

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, RICHARD E. JAMES AND VALERIE J. JAMES, TRUSTEES OF THE RICHARD E. JAMES TRUST DATED MARCH 22, 1999, AND THE VALERIE J. JAMES TRUST DATED MARCH 22, 1999, ARE THE OWNERS OF THE REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ON THIS PARTITION PLAT, AND HAVE CAUSED THE SAME TO BE ADJUSTED, SURVEYED, AND PLATTED INTO PARCEL 1 AND PARCEL 2, AND CREATE A 25-FOOT WIDE EXCLUSIVE DRIVEWAY EASEMENT AND ADJACENT LANDSCAPE EASEMENT FOR THE BENEFIT OF PARCEL 2, AS SHOWN HEREON.

Richard E. James, Valerie J. James
RICHARD E. JAMES, VALERIE J. JAMES

ACKNOWLEDGEMENT

STATE OF OREGON)
)SS
JACKSON COUNTY)

PERSONALLY APPEARED THE ABOVE NAMED RICHARD E. JAMES AND VALERIE J. JAMES

THIS 13th DAY OF May, 2021, AND ACKNOWLEDGE THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE: [Signature]
NOTARY PUBLIC OREGON
COMMISSION NO. 967783
MY COMMISSION EXPIRES: October 19, 2021

STATE OF OREGON)
)SS
JACKSON COUNTY)

NOTARY STAMP NOT REQUIRED PER O.R.S. 194-280

LIENS AND ENCUMBRANCES NOTED IN THE PRELIMINARY TITLE REPORT (PUBLIC RECORD REPORT) FOR 4000 WALKER CREEK ROAD PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. 7169-3708429 DATED MARCH 31, 2021.

EXCEPTIONS NOT LOCATABLE
CALIFORNIA OREGON POWER COMPANY (VOL.232, P.225; VOL.232, P.449, VOL.232, P.169; VOL.478, P.227; VOL.490, P.17)

PACIFIC POWER AND LIGHT COMPANY (VOL.533, P.449; VOL.556, P.157; DOC. 73-12889; DOC. 80-11485)

COVENANTS, CONDITIONS, RESTRICTIONS IN (DOC. 68-04577 HAVE NO EFFECT ON THIS PROPERTY)

PRIVATE ROAD MAINTENANCE AGREEMENT (A PORTION OF WALKER CREEK ROAD NOT SHOWN ON THIS PARTITION PLAT (DOC. 87-18693)

PACIFIC POWER & LIGHT CO. (DOC. 95-34657)

RESTRICTIVE COVENANTS AS SHOWN IN DOC.03-81332 ARE ADDRESSED IN THIS PARTITION PLAT. THE PURPOSE IS TO CREATE TWO SEPARATE, LEGAL LOT PREVIOUSLY KNOWN AS TL1101 AND TL500 (NOW TL2100).

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: THIS SURVEY CONSISTS OF THE FOLLOWING:
1. TO SURVEY AND PARTITION THE BOUNDARY LINE BETWEEN TAX LOTS 372W30A-1101 AND 372W30A-2100. THESE TWO "TAX LOTS" ARE CONSIDERED ONE LEGAL LOT BY JACKSON COUNTY.
2. PARTITION TAX LOT 372W30A-2100 INTO TWO PARCELS, CREATING LEGAL LOTS.

PROCEDURE: ALL ADJACENT DEEDS OF RECORD, SURVEYS OF RECORD, AND EXISTING PHYSICAL LOCATION OF WALKER CREEK ROAD AND WALKER CREEK WERE REVIEWED FOR CONSISTENCY. SURVEYS OF RECORD ARE AS SHOWN ON PAGE TWO OF THIS PLAT.

EQUIPMENT: LEICA TRCP1203 ELECTRONIC (ROBOTIC) TOTAL STATION, LEICA GS14 GNSS (GPS) SYSTEM UTILIZING A NETWORK ADJUSTED GEODETIC SOLUTION FROM OREGON DEPARTMENT OF TRANSPORTATION'S ORGN NETWORK.

PARTITION PLAT NO. P- 17-2021

TOWNSHIP 37 SOUTH, RANGE 2 WEST,
SOUTHEAST QUARTER OF THE
NORTHEAST QUARTER (SE 1/4 NE 1/4)
SECTION 30 JACKSON COUNTY, OREGON.

SURVEYOR'S CERTIFICATE:
I, STEPHAN L. BAROTT, LS 2332, A DULY REGISTERED SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS, AND ACCURATELY DESCRIBED THE LANDS AS REPRESENTED, AS PROVIDED BY LAW.

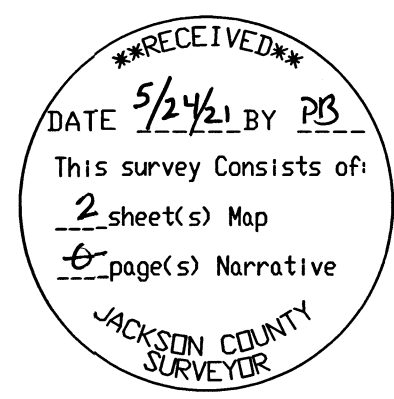
Stephan Barott
SURVEYOR

PARENT TRACT- RECORDED AS BARGAIN AND SALE DEED NO. 2009-002316, OFFICE OF THE CLERK OF JACKSON COUNTY, OREGON.

BEGINNING AT A POINT ON THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 76-17240 WHICH BEARS SOUTH 00°16'06" EAST, 2068.62 FEET (RECORD SOUTH 00°31'37" WEST 2069.55 FEET) FROM THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE THENCE ALONG SAID NORTH LINE NORTH 89°24'13" EAST, 43.31 FEET TO A 3/4" IRON PIPE ON THE WESTERLY RIGHT-OF-WAY LINE OF WALKER CREEK ROAD (DEED RECORD NORTH 89°39'50" EAST, 50.697 FEET); THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 39°31'38" WEST, 69.03 FEET TO A 3/4" DIAMETER IRON PIN; THENCE SOUTH 39°26'15" WEST, 210.55 FEET TO A 5/8" DIAMETER IRON PIN; THENCE ALONG THE ARC OF A 924.93 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA OF 13°08'15" (THE CHORD TO WHICH BEARS SOUTH 45°57'35" WEST, 211.62 FEET) AN ARC LENGTH OF 212.08 FEET; THENCE SOUTH 52°38'51" WEST, 162.40 FEET TO A 1" PIPE MARKING THE EASTERLY TERMINUS OF THAT BOUNDARY LINE AGREEMENT DESCRIBED IN DOCUMENT NO. 68-04542 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, NORTH 89°46'31" WEST, 163.74 FEET; THENCE SOUTH 7°49'48" WEST, 128.79 FEET; THENCE SOUTH 43°42'19" WEST, 234.74 FEET TO A 5/8" IRON PIN ON THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 87-13645 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE ALONG SAID SOUTH LINE SOUTH 89°22'47" WEST, 130.12 FEET TO A 5/8" IRON PIN; THENCE LEAVING SAID SOUTH LINE NORTH 00°35'30" WEST, 355.58 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89°14'51" EAST, 106.30 FEET TO A 5/8" IRON PIN; THENCE NORTH 00°35'33" WEST, 214.70 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89°59'00" WEST, 18.60 FEET TO A 5/8" IRON PIN; THENCE NORTH 00°39'24" WEST, 181.81 FEET TO A 5/8" IRON PIN ON A LINE BEING THE WESTERLY EXTENSION OF THE NORTH LINE OF THAT PARCEL DESCRIBED IN THE AFOREMENTIONED DOCUMENT NO. 76-17240; THENCE SOUTH 89°28'16" WEST, CONTINUING ALONG THE WESTERLY EXTENSION OF SAID LINE, 197.72 FEET TO A 5/8" IRON PIN MARKING THE MOST NORTHERLY NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2002-00358 SAID OFFICIAL RECORDS; THENCE NORTH 00°35'51" WEST, 276.02 FEET TO A 5/8" IRON PIN; THENCE CONTINUE NORTH 00°35'51" WEST, 34.57 FEET TO A POINT ON THE CENTERLINE OF WALKER CREEK; THENCE CONTINUING ALONG SAID CENTERLINE THE FOLLOWING COURSES:
NORTH 51°43'45" EAST, 68.97 FEET; NORTH 44°34'30" EAST, 49.00 FEET; NORTH 89°46'30" EAST, 35.00 FEET; NORTH 63°34'30" EAST, 37.00 FEET; NORTH 83°54'30" EAST, 39.00 FEET; NORTH 72°50'30" EAST, 54.00 FEET; NORTH 82°30'30" EAST, 44.00 FEET; SOUTH 73°15'30" EAST, 21.35 FEET; SOUTH 73°15'30" EAST, 176.65 FEET; NORTH 74°24'07" EAST, 101.13 FEET TO INTERSECT THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 87-13645 (TRACT B); THENCE ALONG SAID EAST LINE SOUTH 00°35'51" EAST, 55.21 FEET TO A 3/4" IRON PIN; THENCE CONTINUING ALONG SAID LINE, SOUTH 00°35'51" EAST, 339.79 FEET TO A 5/8" DIAMETER IRON ON THE AFOREMENTIONED NORTH BOUNDARY PER DOCUMENT NO 76-17240; THENCE ALONG SAID NORTH BOUNDARY NORTH 89°24'13" EAST, 428.64 FEET TO THE POINT OF BEGINNING.

I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT
Stephan Barott
SURVEYOR

FILED AS SURVEY
NO. 23341
JACKSON COUNTY SURVEYOR'S OFFICE



APPROVALS:

APPROVED BY JACKSON COUNTY SURVEYOR, THIS 17 DAY OF May, 2021.
[Signature]
JACKSON COUNTY SURVEYOR

APPROVED BY DEVELOPMENT SERVICES, THIS 20th DAY OF May, 2021.
[Signature]
JACKSON COUNTY DEVELOPMENT SERVICES
FILE NO. 439-20-00041-SUB

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 21st DAY OF May, 2021.
[Signature]
JACKSON COUNTY ASSESSOR OR DEPUTY
[Signature]
JACKSON COUNTY TAX COLLECTOR

STATE OF OREGON)
)SS
COUNTY OF JACKSON)

FILED FOR RECORD ON THE 24th DAY OF May, 2021 AT 9:52 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P-17-2021, OF THE JACKSON COUNTY RECORDS.

[Signature]
DEPUTY
[Signature]
COUNTY CLERK

SURVEY FOR: RICAHRD E JAMES AND VALERIE J. JAMES
4000 WALKER CREEK ROAD
CENTRAL POINT, OR 97502
MAY 13, 2021 PROJECT 2020-03
SHEET 1 OF 2

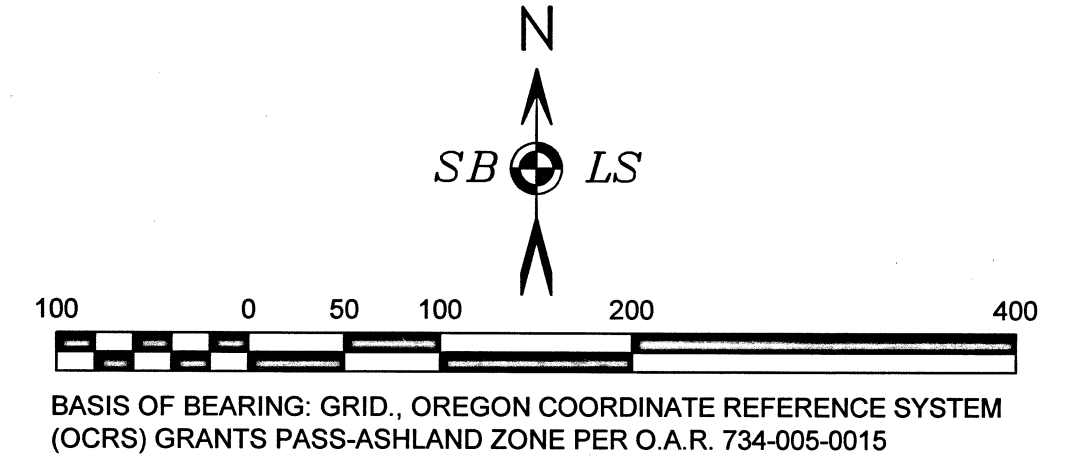
S B L S
STEPHAN BAROTT LAND SURVEYING
REGISTERED PROFESSIONAL LAND SURVEYOR
1446 ST. ANDREW WAY MEDFORD, OR 97504
Stephan Barott
OREGON JULY 28, 1988
STEPHAN L. BAROTT 2332
PHONE: 541-776-1272
CELL: 541-510-8278
e-mail: sbarott@charter.net
RENEWS: DECEMBER 31, 2021

PARTITION PLAT P-17-2021

LOCATED IN NE 1/4 SECTION 30, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

T. 37 S., R. 2 W.

GCDB 200300
19 20



LINE TABLE

LINE	BEARING	DISTANCE	RECORD	RECORD
L1	S 89°46'00" W	99.26 FT	<<S 89°59'30" W>>	<< 99.26 FT>>
L2	S 89°14'51" E	106.30 FT	<<S 89°01'21" E>>	
L3	S 89°59'00" W	18.60 FT	<N 89°47'30" W>	
L4	N 00°35'51" W	34.57 FT	<N 00°22'00" W>	
L5	N 51°43'45" E	68.97 FT	<N 51°14'00" E>	
L6	N 44°34'30" E	49.00 FT	<N 44°48'00" E>	
L7	N 89°46'30" E	35.00 FT	<N 90°00'00" E>	
L8	N 63°34'30" E	37.00 FT	<N 63°48'00" E>	
L9	N 83°54'30" E	39.00 FT	<N 84°06'00" E>	
L10	N 72°50'30" E	54.00 FT	<N 73°04'00" E>	
L11	N 82°30'30" E	44.00 FT	<N 82°44'00" E>	
L12	S 73°15'30" E	21.35 FT	<S 73°02'00" E>	
L13	N 73°15'30" W	176.65 FT	<S 73°02'00" E>	
L14	N 74°24'07" E	101.13 FT	<N 74°36'00" E>	
L15	N 00°35'51" E	55.21 FT	<S 00°22'00" E>	((55.21 FT))
L16	N 73°35'45" E	83.00 FT	<S 74°06'00" W>	C.S. 8655
L17	N 66°07'55" E	120.61 FT	<S 66°38'10" W>	C.S. 8655
L18	S 39°31'38" W	68.03 FT	<<S 39°41'05" W>>	<<68.97 FT>>
L19	S 86°02'35" W	204.04 FT	<<S 86°16'05" W>>	
L20	N 86°02'35" E	204.04 FT	<<S 86°16'05" E>>	
L21	N 52°34'37" E	83.43 FT	<<N 52°48'05" E>>	<<83.42 FT>>
L22	S 52°38'51" W	162.40 FT	<<S 52°48'05" W>>	
L23	N 89°48'31" W	163.74 FT	<N 89°33'11" W>	
L24	S 07°42'19" W	128.79 FT	<S 08°03'18" W>	
L25	S 43°42'19" W	234.74 FT	<S 43°55'49" W>	
L26	S 89°22'47" W	130.12 FT	<S 89°36'17" W>	
L27	S 39°26'15" W	210.55 FT	<<S 39°41'05" W>>	<<210.83 FT>>
L28	S 39°27'49" E	210.68 FT	<<N 39°41'05" E>>	<<210.83 FT>>
L29	N 02°52'30" E	74.73 FT		
L30	N 02°52'30" E	130.00 FT		
L50	N 63°37'39" W	41.71 FT		
L51	S 89°24'13" W	257.87 FT		
L52	N 69°35'29" W	34.87 FT		
L53	S 08°05'03" W	63.52 FT		

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	DELTA ANGLE
C1	160.22 FT	130.31 FT	126.75 FT	N 62°44'25" E	46°36'03"
C2	924.93 FT	212.08 FT	211.62 FT	S 45°57'35" W	13°08'15"
C3	984.93 FT	225.63 FT	225.14 FT	N 46°00'48" E	13°07'31"
C4	100.22 FT	81.48 FT	79.25 FT	N 62°45'01" E	46°34'51"
C5	288.51 FT	135.80 FT	134.55 FT	N 77°06'43" W	13°29'04"

LEGEND

- PARTITION LINE
- EXISTING TAX LOT LINES
- SECTION SUBDIVISION LINES
- WELL OR WATER SYSTEM
- FOUND 5/8" IRON PIN C.S. 8357
- CALCULATED POINT
- MONUMENT FOUND, SET, AND DESCRIBED IN C.S. 18017 OR 21373 AS NOTED.
- FOUND IRON PIN DESCRIBED IN C.S. 18017
- FOUND IRON PIN C.S. 7214 AND C.S. 18017
- IRON PIN C.S. 8357
- SET 5/8"x30" IRON PIN WITH 1 3/4" GPC MARKED AS SHOWN
- GPC GREEN PLASTIC MORASSE STYLE CAP
- 1 3/4" GPC
- YPC YELLOW PLASTIC CAP
- OPC ORANGE PLASTIC CAP
- GCDB GEOGRAPHIC COORDINATE DATABASE INDEX NUMBER
- C.S. JACKSON COUNTY SURVEYOR FILED SURVEY NUMBER
- 2 1/2" BRASS CAP MONUMENT PER JACKSON COUNTY RE-ESTAB NOTES
- 2 1/2" BRASS CAP MONUMENT PER C.S. 7939
- () RECORD FROM C.S. 18017
- [] RECORD FROM C.S. 7939
- (()) RECORD FROM C.S. 6851
- < > RECORD FROM C.S. 21373
- << >> RECORD FROM C.S. 8357
- D.R. DEED RECORD 2009-002316

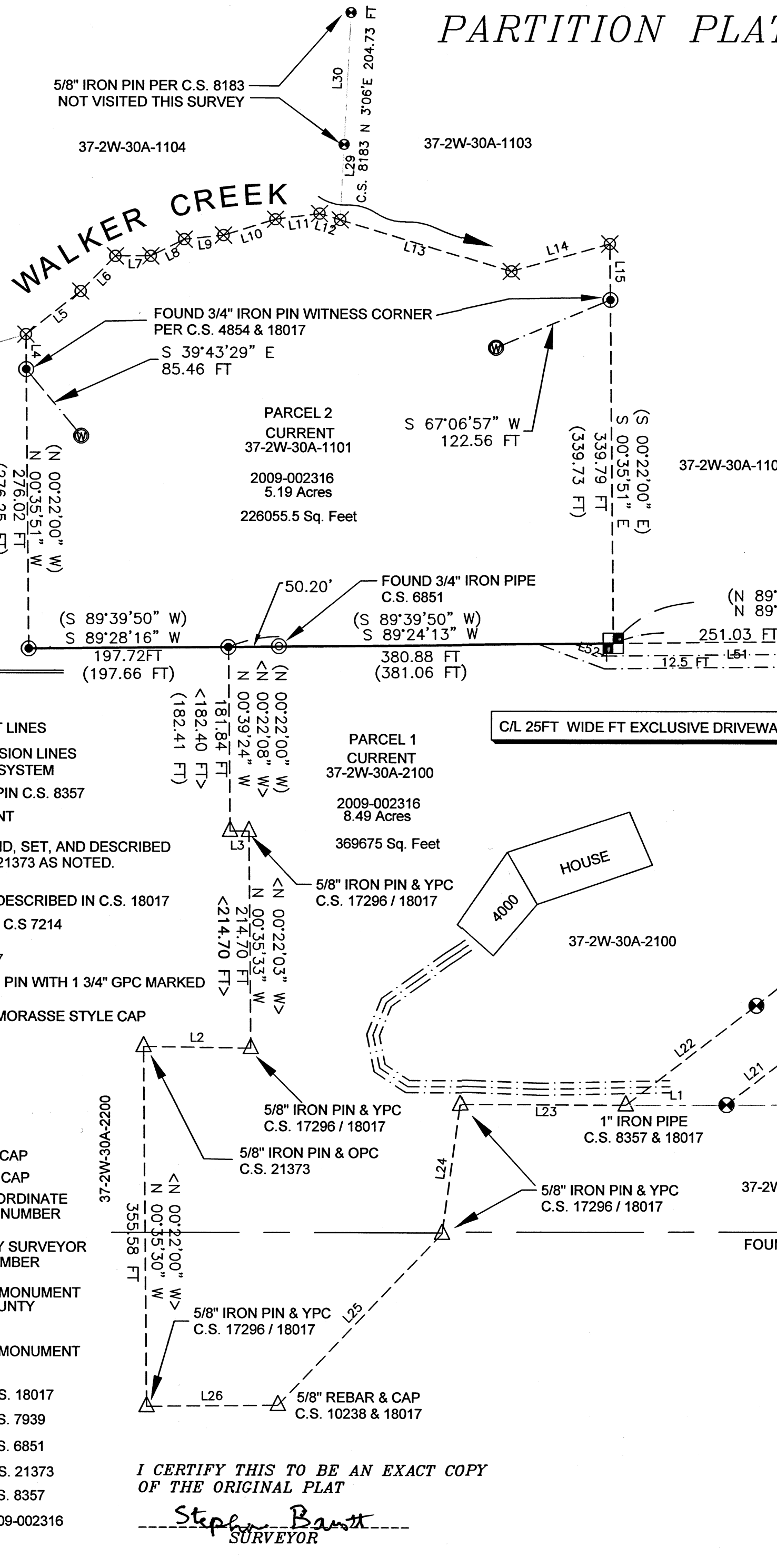


1 3/4" GPC
YPC
OPC
GCDB
C.S.

2 1/2" BRASS CAP MONUMENT PER JACKSON COUNTY RE-ESTAB NOTES
2 1/2" BRASS CAP MONUMENT PER C.S. 7939

() RECORD FROM C.S. 18017
[] RECORD FROM C.S. 7939
(()) RECORD FROM C.S. 6851
< > RECORD FROM C.S. 21373
<< >> RECORD FROM C.S. 8357
D.R. DEED RECORD 2009-002316

37-2W-30A-1101 & 2100



I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT
Stephan Barott
SURVEYOR

FOUND (GPS)
JACKSON COUNTY REESTAB
OR330370S0020W0_200200
AUGUST 10, 2015 P.4

RECEIVED
DATE 5/24/21 BY DB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

PARTITION PLAT

DRAWN	DATE	RICHARD E. JAMES
SBLs	5-13-2021	VALERIE J. JAMES
APPROVED	DATE	4000 WALKER CREEK RD
		CENTRAL POINT, OR 97502
SCALE	SHEET	PROJECT NO.
1"=100'	2 OF 2	2020-03

S B L S

STEPHAN BAROTT LAND SURVEYING

<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">REGISTERED PROFESSIONAL LAND SURVEYOR</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">OREGON JULY 28, 1988 STEPHAN L. BAROTT 2332</div>	1446 ST. ANDREW WAY MEDFORD, OR 97504 PHONE: 541-776-1272 CELL: 541-510-8278 e-mail: sbarott@charter.net
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RENEWS: DECEMBER 31, 2021