

APPROVALS:

FILE NO. 439-20-00013-SUB

JACKSON COUNTY DEVELOPMENT SERVICES:

EXAMINED AND APPROVED THIS 2nd DAY OF June, 2021.

[Signature]
JACKSON COUNTY DEVELOPMENT SERVICES

JACKSON COUNTY SURVEYOR:

EXAMINED AND APPROVED THIS 27 DAY OF May, 2021.

[Signature]
JACKSON COUNTY SURVEYOR

JACKSON COUNTY ASSESSOR:

EXAMINED AND APPROVED AS REQUIRED BY ORS 92.100 (d) AND OREGON LAWS 2015 CHAPTER 96 AS OF June 14, 2021.

[Signature] AGENT
ASSESSOR, DEPARTMENT OF ASSESSMENT

JACKSON COUNTY TAX COLLECTOR:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF June 14, 2021.

[Signature]
TAX COLLECTOR

DECLARATION:

KNOWN ALL PERSONS BY THESE PRESENTS, THAT THE ESTATE OF ARNOLD R. ARENS IS THE OWNER OF THE LAND HEREON DESCRIBED AND HAS PARTITIONED THE LAND AS SHOWN HEREON, AND THAT THE SIZE OF THE PARCELS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE PARTITION.

Rebecca Louise Dumas

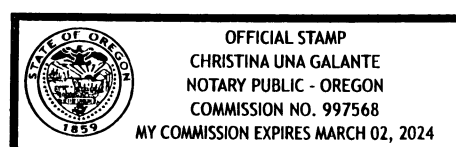
AUTHORITY FOR THE ESTATE:
REBECCA LOUISE DUMAS,
PERSONAL REPRESENTATIVE OF THE ESTATE OF ARNOLD R. ARENS, DECEASED,
PROBATE 19PB01391, FILED IN THE CIRCUIT COURT OF JACKSON COUNTY, OREGON,
RECORDED AS INSTRUMENT NUMBER 2021-021474 OF THE JACKSON COUNTY OFFICIAL
RECORDS.

ACKNOWLEDGMENT:

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED Rebecca L Dumas, ON THIS 20 DAY OF May, 2021, AND ACKNOWLEDGED THE FORGOING TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE [Signature]
NOTARY PUBLIC - OREGON [Signature]
COMMISSION NO. 997568
MY COMMISSION EXPIRES March 02, 2024



PARTITION PLAT NO. P-18-2021

RECORDING: 14th DAY OF JUNE 2021 AT 10:30
FILED FOR RECORD THIS... AND RECORDED AS PARTITION PLAT NO. P-18-2021
IN "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 32, PAGE 18, DOCUMENT NO. 2021-25629
Christine D Walker COUNTY CLERK
Heather Simpson DEPUTY
COUNTY SURVEYOR FILE NO. 23360

SURVEYOR'S CERTIFICATE:

I, MITCHELL J. DURYEY, DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN THAT CERTAIN WARRANTY DEED RECORDED IN VOLUME 355, PAGE 204 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON, EXCEPTING THE TRACT OF LAND DESCRIBED IN THE CERTAIN WARRANTY DEED RECORDED AS DOCUMENT NO. 94-44150 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND ALSO EXCEPTING RILEY ROAD AND STEVENS ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST 1/16 CORNER OF SECTION 2, TOWNSHIP 36 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN SAID POINT ALSO BEING LOCATED ON THE EASTERLY RIGHT OF WAY OF ROBERT TRENT JONES JR BOULEVARD (60 FEET WIDE); THENCE ALONG SAID EASTERLY RIGHT OF WAY, NORTH 00°37'46" WEST 636.55 FEET TO THE SOUTHERLY RIGHT OF WAY OF STEVENS ROAD (60 FEET WIDE); THENCE LEAVING SAID ROBERT TRENT JONES JR BOULEVARD, ALONG SAID STEVENS ROAD, NORTH 89°33'00" EAST 748.47 FEET, TO A POINT MARKING THE SOUTHWESTERLY INTERSECTION OF RILEY ROAD (60 FEET WIDE) AND SAID STEVENS ROAD; THENCE LEAVING SAID STEVENS ROAD ALONG THE WESTERLY RIGHT OF WAY OF SAID RILEY ROAD, SOUTH 07°48'56" EAST 642.33 FEET, TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE LEAVING SAID RILEY ROAD, ALONG SAID SOUTH LINE, SOUTH 89°35'01" WEST 828.82 FEET, TO THE INITIAL POINT OF BEGINNING.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

[Signature]
SURVEYOR

THE FOLLOWING RECORDED DOCUMENTS ENCUMBER THE SUBJECT PROPERTY, BUT ARE NOT PLOTTABLE:

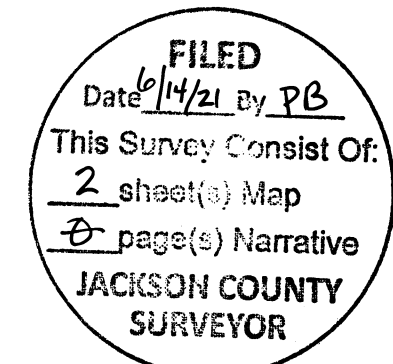
- GRANT OF RIGHT OF WAY RECORDED APRIL 5, 1951 IN BOOK 349, PAGE 94; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.
GRANT OF RIGHT OF WAY RECORDED MAY 10, 1956 IN BOOK 436, PAGE 198; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.
RESTRICTIVE COVENANT RECORDED NOVEMBER 7, 1994, INSTRUMENT NO. 94-39892; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.
DEED DECLARATION OF ACCESSORY STRUCTURE RECORDED NOVEMBER 21, 2008, INSTRUMENT NO. 2008-042201; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.
DEED DECLARATION OF ACCESSORY STRUCTURE RECORDED NOVEMBER 21, 2008, INSTRUMENT NO. 2008-042202; AFFECTS SUBJECT PROPERTY, NOT PLOTTED, GENERAL IN NATURE.

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

PURPOSE: TO SURVEY, PARTITION AND MONUMENT THE PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED IN VOLUME 355, PAGE 204 JACKSON COUNTY RECORDS AS APPROVED BY THE JACKSON COUNTY DEVELOPMENTAL SERVICES UNDER FILE NO. 439-20-00013-SUB.

PROCEDURE: USING A COMBINATION OF GEOMAX ZOOM 90 TOTAL STATION AND A CARLSON BRX6+ GNSS RECEIVER UTILIZING THE ODOT ORGN GPS NETWORK, I SURVEYED AND MONUMENTED THE LAND PARTITION AS APPROVED BY THE JACKSON COUNTY DEVELOPMENTAL SERVICES. I ESTABLISHED THE NORTHERLY BOUNDARY AT AN OFFSET OF 30 FEET FROM THE CENTERLINE OF STEVENS ROAD BY HOLDING FOUND MONUMENTS FROM CS 9168 AND CS 15236. I ESTABLISHED THE WESTERLY BOUNDARY BY HOLDING THE FOUND SOUTHWEST 1/16 CORNER PER CS 17509 AND USING THE BEARING OF THE FOUND CENTERLINE MONUMENTS ALONG ROBERT TRENT JONES JR BOULEVARD. I ESTABLISHED THE SOUTHERLY BOUNDARY BY HOLDING THE FOUND SOUTHWEST 1/16 CORNER AND THE FOUND CENTER SOUTH 1/16 CORNER. I ESTABLISHED THE EASTERLY BOUNDARY BY HOLDING THE FOUND MONUMENT AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY AND USING THE BEARING ESTABLISHED ON THE EAST RIGHT OF WAY OF RILEY ROAD BETWEEN THE FOUND MONUMENTS AS SHOWN ON SHEET 2.

DATE OF FIELD SURVEY: FEBRUARY 9, 2020.



EXPIRES 12/31/2021

PORTION OF THE NE1/4, SW1/4, SECTION 2, TOWNSHIP 36 SOUTH, RANGE 1 WEST, W.M. JACKSON COUNTY, OREGON MARCH, 2021 SHEET 1 OF 2

DURYEY & ASSOCIATES Surveying and Mapping 2702 N. Perry Street Spokane, WA 99207 (509) 465-8007 www.duryea-associates.com Job No. 19-2843

