

PARTITION PLAT NO. P-19-2021

LOCATED WITHIN

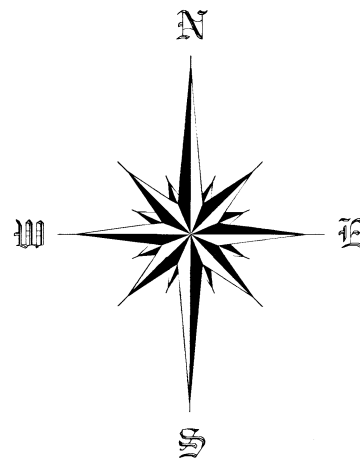
THE SOUTHWEST QUARTER OF SECTION 35
TOWNSHIP 34 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN,
JACKSON COUNTY, OREGON

FOR

KATHLEEN MCCAULEY

16800 JONES ROAD

WHITE CITY, OREGON 97503



SCALE 1" = 400'

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND PIPE AS NOTED, PER SURVEY NUMBER 4000
- ✕ CALCULATED POSITION
- 3493 TRANSFORMER
- () RECORD SURVEY DATA PER SURVEY NUMBER 4000
- R&M RECORD AND MEASURED
- S.N. SURVEY NUMBER
- SUBJECT PROPERTY
- - - CADASTRAL LINE
- ROAD RIGHT OF WAY
- - - CENTERLINE OF EASEMENT

SURVEY NARRATIVE

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF THREE PARCELS OF LAND CREATED THROUGH A LAND PARTITION WITHIN THE BOUNDARY OF DOCUMENT NUMBER 2018-034545 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, PER JACKSON COUNTY DEVELOPMENT SERVICES PLANNING ACTION 439-19-00052-SUB.

PROCEDURE: THIS SURVEY WAS CONDUCTED USING A LEICA TCRP 1203+ ROBOTIC TOTAL STATION, DISTANCE PRISMS, A LEICA GS15 DATA COLLECTOR, LEICA GS14 AND TRIMBLE 4000 SSE SURVEY GRADE GPS RECEIVERS. THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST-WEST CENTER QUARTER LINE OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON AS DEFINED BETWEEN THE FOUND WEST QUARTER CORNER AND CENTER-WEST ONE SIXTEENTH CORNER AS DETERMINED BY SURVEY NUMBER 4000, FILED IN THE JACKSON COUNTY, OREGON SURVEYOR'S OFFICE. THE MONUMENTS RECOVERED FROM SURVEY NUMBER 4000 AND JACKSON COUNTY RE-ESTABLISHMENT NOTES WERE FOUND TO FIT REASONABLY WELL WITH RECORD DIMENSIONS, AND WERE HELD AS TIED TO DETERMINE THE BOUNDARY OF SAID DOCUMENT.

DECLARATIONS

KNOW ALL PERSONS BY THESE PRESENTS, THAT KATHLEEN MCCAULEY AS TRUSTEE OF THE MCCAULEY LIVING TRUST, DATED OCTOBER 26, 2009 FOR THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 2018-034545 AND OF THE REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ON THIS PLAT; HAS PARTITIONED THE SAME INTO PARCELS AS SHOWN AND DOES HEREBY CREATE HEREON A WELL AND WATER LINE EASEMENT ON PARCEL ONE FOR THE BENEFIT OF PARCELS TWO AND THREE AND A WATER LINE EASEMENT ON PARCEL TWO FOR THE BENEFIT OF PARCEL 3.

Kathleen McCauley
KATHLEEN MCCAULEY, TRUSTEE
THIS 21 DAY OF MAY 2021

SHEET INDEX

- | | |
|---------------------|------------------------------------------------------------------|
| STATE OF OREGON) | 1) SURVEYOR'S CERTIFICATE, NARRATIVE, DECLARATIONS AND RECORDER. |
| COUNTY OF JACKSON) | 2) APPROVALS AND EASEMENTS. |
| | 3) DETAILS OF PARCELS 2, 3 AND WATER EASEMENT. |

BEFORE ME PERSONALLY APPEARED KATHLEEN MCCAULEY, TO ME KNOWN TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND THAT SHE EXECUTED THE SAME FOR THE PURPOSE THEREIN SET FORTH.

DATED THIS 21st DAY OF MAY, 2021.

Kelly Rae Marquess Thomas NOTARY PUBLIC - OREGON (PRINT NAME)

Kelly Rae Marquess Thomas NOTARY PUBLIC - OREGON (SIGNATURE)

COMMISSION NO. 998446

MY COMMISSION EXPIRES March 30, 2024

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST - WEST CENTER QUARTER LINE OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON AS DEFINED BETWEEN THE FOUND WEST QUARTER CORNER AND CENTER-WEST ONE SIXTEENTH CORNER AS DETERMINED BY SURVEY NUMBER 4000, FILED IN THE JACKSON COUNTY, OREGON SURVEYOR'S OFFICE

SURVEYOR'S CERTIFICATE

I, JASON M. MARTIN, AN OREGON REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 54729, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE PROPERTY LINES DESIGNATED AND REPRESENTED ON THIS PARTITION PLAT LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON. THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY AS SET FORTH HEREON:

THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON.

I, JASON M. MARTIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 54729, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.

Jason M. Martin
JASON M. MARTIN, P.L.S. 54729

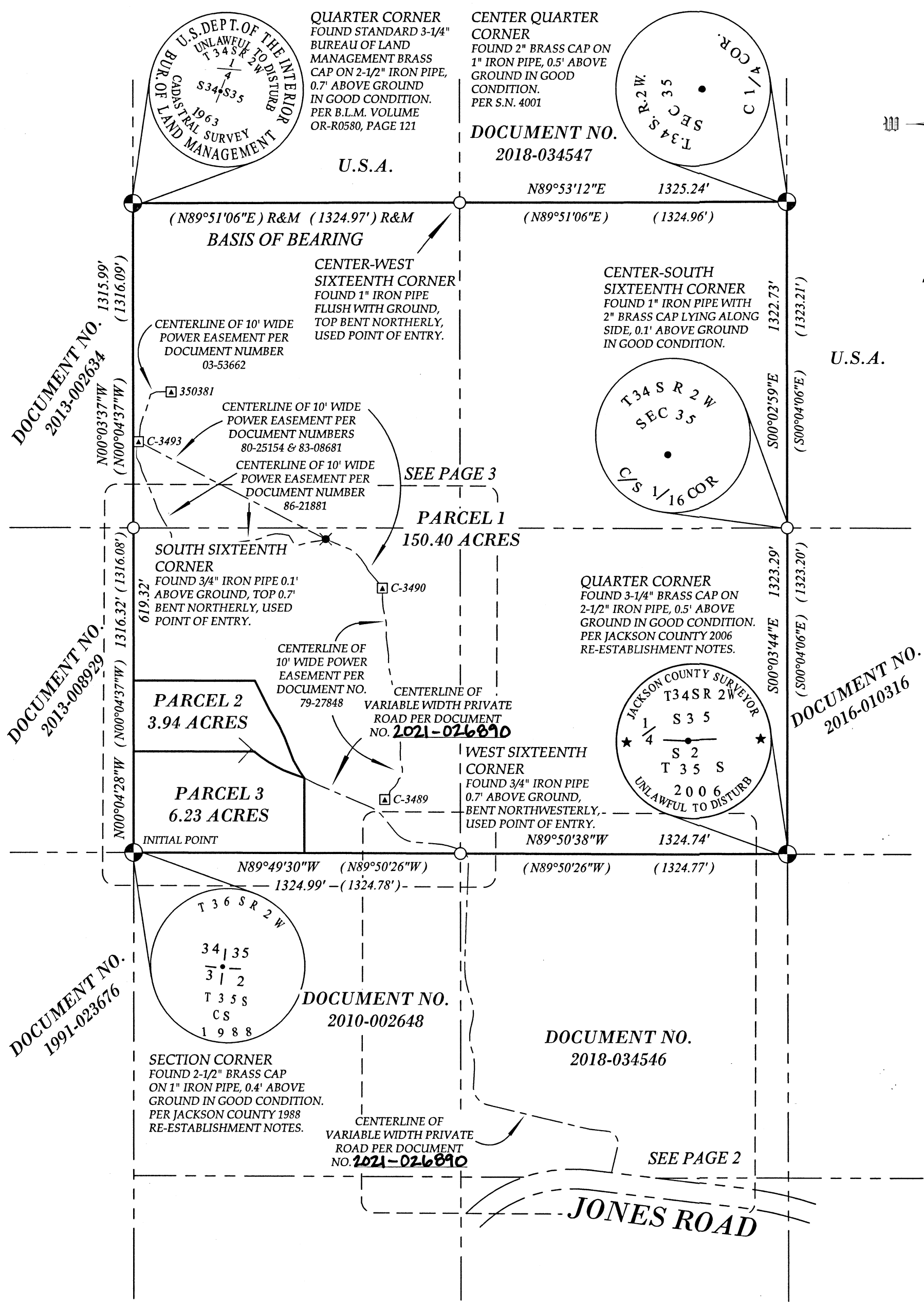
Jason M. Martin
JASON M. MARTIN, P.L.S. 54729

** FILED **
Date 6/21/21 By PB
This survey consists of 3 sheet(s) Map
page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Jason M. Martin
OREGON MAY 8, 2012 JASON M. MARTIN 54729

RENEWS: 1/1/2023

SURVEYED BY:
TO THE POINT LAND SURVEYING, LLC
P.O. BOX 217
GOLD HILL, OR 97525
(541) 855-4280
Date: March 29, 2021
Project No. 0059-17



RECORDER

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORDING ON THE 21st DAY OF June, 2021 AT 9:34 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P-19-2021 JACKSON COUNTY RECORDS.

Christine D Walker
JACKSON COUNTY CLERK

Heather Simpson
DEPUTY

Assessor's Plat No. 342W Tax Lot 13000

TO THE POINT LAND SURVEYING

PARTITION PLAT NO. P-19-2021

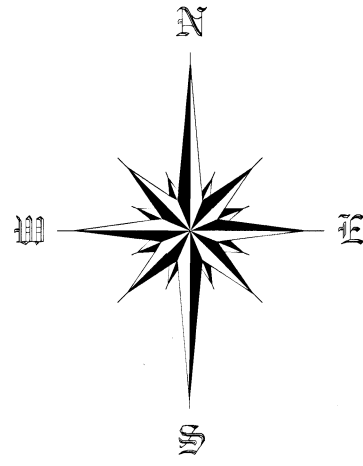
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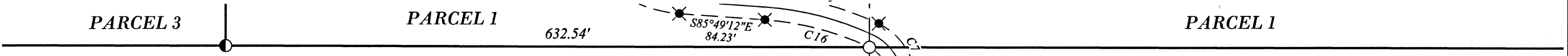
FOR

KATHLEEN MCCAULEY

16800 JONES ROAD
WHITE CITY, OREGON 97503



SCALE 1" = 100'



DOCUMENT NO.
2010-002648

APPROVALS

EXAMINED AND APPROVED BY THE JACKSON COUNTY PLANNING DEPARTMENT, FILE NO.: 439-19-00052-SUB
APPROVED THIS 10th DAY OF June, 2021

Shanel Clark
PLANNING DIRECTOR
Manager

APPROVED THIS 26 DAY OF May, 2021

Scott Lee
JACKSON COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES, AS PROVIDED BY O.R.S. 92.095, HAVE BEEN PAID THIS 17th DAY OF June, 2021

Jim [Signature]
AGENT
JACKSON COUNTY ASSESSOR OR DEPUTY

6/17/21
DATE

Harold [Signature]
JACKSON COUNTY TAX COLLECTOR

6/17/21
DATE

EASEMENTS AND ENCUMBRANCES

(PER OWNER'S PUBLIC RECORD REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS FILE NO. 7159-3255356, DATE OF REPORT; MARCH 22, 2021)

- THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.
- EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED TO PACIFIC POWER AND LIGHT COMPANY, RECORDED DECEMBER 20, 1979 AS DOCUMENT NUMBER 79-27848, OFFICIAL RECORDS OF JACKSON COUNTY. (DOES NOT PERTAIN TO THIS PARCEL)
- EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED TO PACIFIC POWER AND LIGHT COMPANY, RECORDED DECEMBER 9, 1980 AS DOCUMENT NUMBER 80-25154 AND RE-RECORDED AS DOCUMENT NO. 83-08681, OFFICIAL RECORDS OF JACKSON COUNTY.
- EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED TO PACIFIC POWER AND LIGHT COMPANY, RECORDED OCTOBER 30, 1986 AS DOCUMENT NUMBER 86-21881, OFFICIAL RECORDS OF JACKSON COUNTY.
- RESTRICTIVE COVENANT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS IMPOSED BY JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT, RECORDED SEPTEMBER 19, 1989 AS DOCUMENT NUMBER 89-21118 OFFICIAL RECORDS OF JACKSON COUNTY.
- RESTRICTIVE COVENANT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS IMPOSED BY JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT, RECORDED OCTOBER 25, 1995 AS DOCUMENT NUMBER 95-30496 OFFICIAL RECORDS OF JACKSON COUNTY.
- EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED TO PACIFICORP, DOING BUSINESS AS, PACIFIC POWER AND LIGHT COMPANY, RECORDED DECEMBER 19, 1995 AS DOCUMENT NUMBER 95-36367, OFFICIAL RECORDS OF JACKSON COUNTY. (DOES NOT PERTAIN TO THIS PARCEL)
- RIGHT OF WAY EASEMENT GRANTED TO PACIFICORP, AN OREGON CORPORATION, RECORDED AUGUST 12, 2003 AS DOCUMENT NUMBER 03-53662, OFFICIAL RECORDS OF JACKSON COUNTY.
- RESTRICTIVE COVENANT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS IMPOSED BY JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT, RECORDED FEBRUARY 12, 2020 AS DOCUMENT NUMBER 2020-004691 OFFICIAL RECORDS OF JACKSON COUNTY.
- RESTRICTIVE COVENANT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS IMPOSED BY JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT, RECORDED AUGUST 4, 2020 AS DOCUMENT NUMBER 2020-027587 OFFICIAL RECORDS OF JACKSON COUNTY.

DOCUMENT NO.
2018-034546

CENTERLINE OF VARIABLE WIDTH PRIVATE ROAD PER DOCUMENT NO. 2021-026490

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S84°22'12"E	36.28'	L23	N68°21'26"E	5.00'
L2	S13°25'21"W	12.50'	L24	N12°27'14"E	37.81'
L3	S86°53'43"E	12.50'	L25	S77°32'46"E	10.00'
L4	S3°06'17"W	72.46'	L26	S82°33'21"W	22.50'
L5	N77°32'46"W	14.50'	L27	S86°53'43"E	7.50'
L6	S12°27'14"W	37.81'	L28	N76°34'39"W	31.18'
L7	S30°10'19"E	57.02'	L29	S13°25'21"W	7.50'
L8	S1°34'58"E	61.98'	L30	N84°22'12"W	36.28'
L9	S17°25'59"E	22.17'	L31	S83°07'26"E	25.16'
L22	N7°01'42"E	31.30'			

CURVE	Δ	RADIUS	ARC LENGTH	CHORD BEARING	LONG CHORD
C1	97°44'14"	62.50'	106.61'	N35°30'04"W	94.15'
C2	7°47'33"	487.50'	66.30'	S80°28'25"E	66.25'
C3	79°40'56"	50.00'	69.54'	S36°44'11"E	64.07'
C4	22°13'17"	212.50'	82.42'	N8°00'21"W	81.90'
C5	31°34'14"	137.50'	75.76'	S3°19'53"E	74.81'
C6	34°05'48"	177.00'	105.33'	N4°35'40"W	103.78'
C7	67°06'30"	62.50'	73.20'	N31°18'04"W	69.09'
C16	20°57'53"	287.50'	105.20'	N75°20'15"W	104.61'
C17	67°06'30"	37.50'	43.92'	N31°18'04"W	41.45'
C18	12°26'28"	370.00'	80.34'	S15°25'20"E	80.18'
C19	34°05'48"	125.00'	74.39'	N4°35'40"W	73.29'
C20	19°53'53"	185.00'	64.25'	S2°30'17"W	63.93'
C21	11°40'21"	162.50'	33.10'	S13°16'50"E	33.05'
C22	22°13'17"	187.50'	81.50'	N8°00'21"W	72.26'
C23	79°40'56"	95.00'	132.12'	S36°44'11"E	121.73'
C24	7°47'33"	512.50'	69.70'	S80°28'25"E	69.65'
C25	97°44'14"	37.50'	42.39'	N35°30'04"W	56.49'
C26	6°41'58"	362.50'	42.39'	S1°05'48"E	42.36'

I, JASON M. MARTIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 54729, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.

Jason M. Martin
JASON M. MARTIN, P.L.S. 54729

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- SURVEYOR'S CERTIFICATE, NARRATIVE, DECLARATIONS AND RECORDER.
- APPROVALS AND EASEMENTS.
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LEGEND

- FOUND PIPE AS NOTED, PER SURVEY NUMBER 4000
- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP STAMPED "J. MARTIN, PLS 54729"
- ✱ CALCULATED POSITION
- () RECORD SURVEY DATA PER SURVEY NUMBER 4000
- SUBJECT PROPERTY
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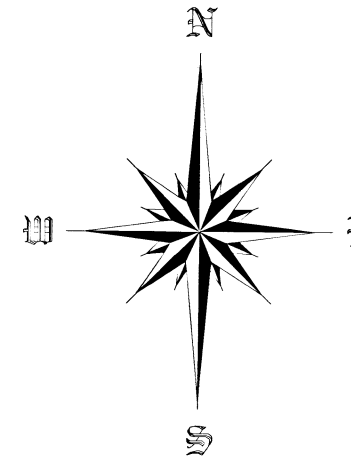
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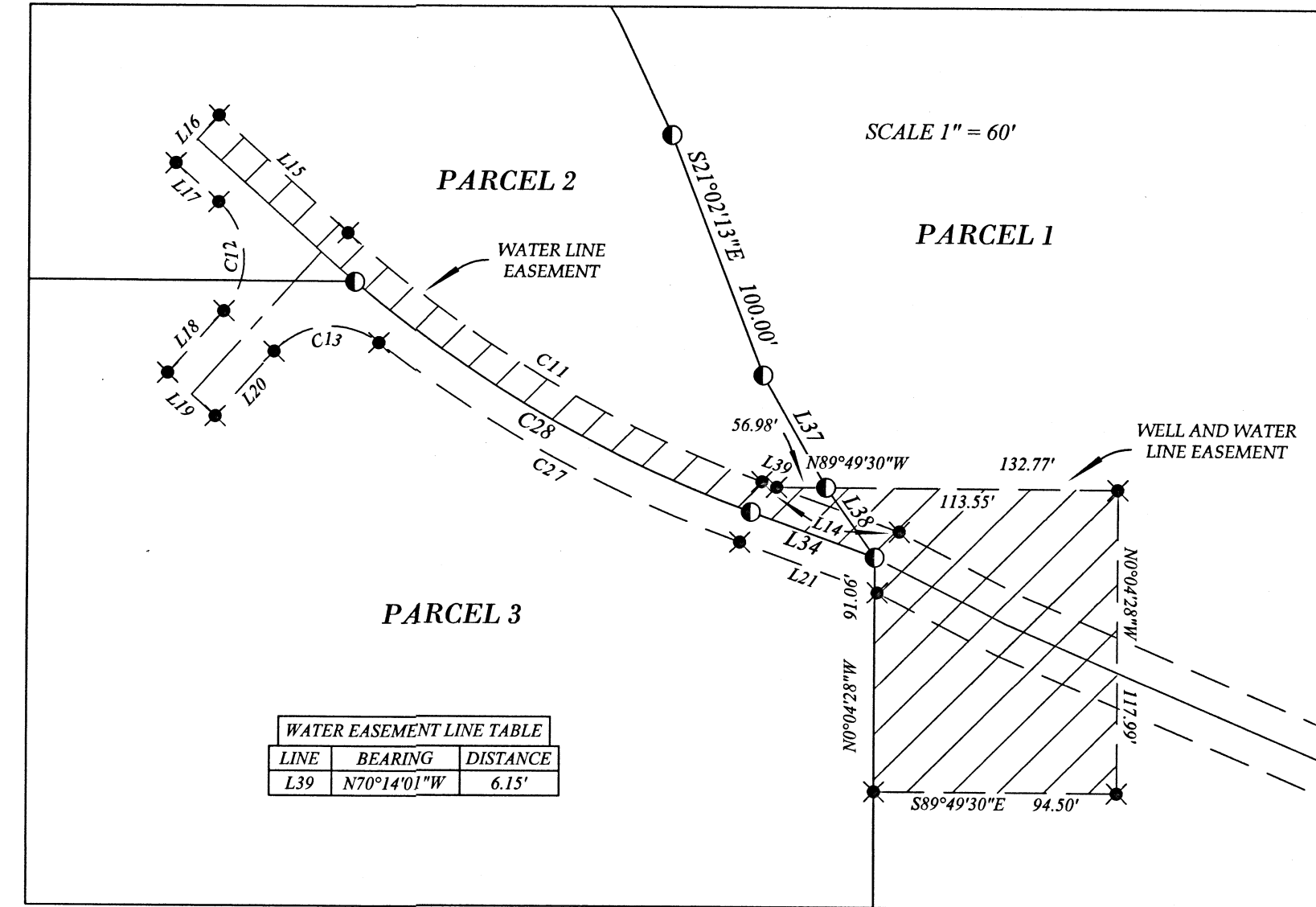
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 JACKSON COUNTY, OREGON

FOR
KATHLEEN MCCAULEY
 16800 JONES ROAD
 WHITE CITY, OREGON 97503



SCALE 1" = 100'



DETAIL

SCALE 1" = 60'

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SOUTH SIXTEENTH CORNER FOUND 3/4" IRON PIPE 0.1' ABOVE GROUND, TOP 0.7' BENT NORTHERLY, USED POINT OF ENTRY.

CENTERLINE OF 10' WIDE POWER EASEMENT PER DOCUMENT NUMBER 86-21881

CENTERLINE OF 10' WIDE POWER EASEMENT PER DOCUMENT NUMBER 86-21881

PRIVATE ROAD CURVE TABLE

CURVE	Δ	RADIUS	ARC LENGTH	CHORD BEARING	LONG CHORD
C7	67°06'30"	62.50'	73.20'	N31°18'04"W	69.09'
C8	20°57'53"	312.50'	114.34'	N75°20'15"W	113.71'
C9	46°52'47"	97.50'	79.77'	S62°22'48"E	77.57'
C10	27°50'28"	150.00'	72.89'	N52°51'39"W	72.17'
C11	22°13'53"	487.50'	189.16'	S59°07'04"E	187.97'
C12	90°00'00"	30.00'	47.12'	N3°00'07"W	42.43'
C13	85°47'38"	30.00'	44.92'	S84°53'42"W	40.84'
C14	27°50'28"	112.50'	54.67'	N52°51'39"W	54.13'
C15	46°52'47"	122.50'	100.23'	S62°22'48"E	97.46'
C16	20°57'53"	287.50'	105.20'	N75°20'15"W	104.61'
C17	67°06'30"	37.50'	43.92'	N31°18'04"W	41.45'

PRIVATE ROAD LINE TABLE

LINE	BEARING	DISTANCE
L10	S38°56'25"E	62.95'
L11	S51°03'35"W	12.50'
L12	S38°56'25"E	19.01'
L13	N23°13'07"E	12.50'
L14	S70°14'01"E	57.81'
L15	S48°00'07"E	67.71'
L16	N41°59'53"E	25.00'
L17	N48°00'07"W	22.50'
L18	N41°59'53"E	32.50'
L19	N48°00'07"W	25.00'
L20	S41°59'53"W	33.96'
L21	N70°14'01"W	56.16'
L32	S62°39'56"E	51.58'
L33	S62°39'56"E	52.34'

LEGEND

- FOUND MONUMENT AS NOTED
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- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP STAMPED "J. MARTIN, PLS 54729"
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- ☐ 3493 TRANSFORMER
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PROPERTY BOUNDARY CURVE TABLE

CURVE	Δ	RADIUS	ARC LENGTH	CHORD BEARING	LONG CHORD
C28	20°31'47"	500.00'	179.16'	S59°58'07"E	178.20'

PROPERTY BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L34	S70°14'01"E	51.34'
L35	S31°22'25"E	75.00'
L36	S25°22'05"E	50.00'
L37	S29°32'06"E	50.00'
L38	S35°15'29"E	33.05'

WATER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L39	N70°14'01"W	6.15'

DOCUMENT NO. 2013-008929

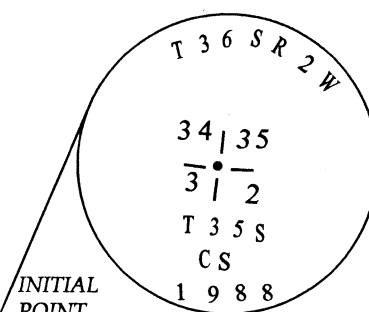
DOCUMENT NO. 1991-023676

PARCEL 2
3.94 ACRES

PARCEL 1
150.40 ACRES

PARCEL 3
6.23 ACRES

PARCEL 1
150.4 ACRES



SECTION CORNER FOUND 2-1/2" BRASS CAP ON 1" IRON PIPE, 0.4' ABOVE GROUND IN GOOD CONDITION. PER JACKSON COUNTY 1988 RE-ESTABLISHMENT NOTES.

WEST SIXTEENTH CORNER FOUND 3/4" IRON PIPE 0.7' ABOVE GROUND, BENT NORTHWESTERLY, USED POINT OF ENTRY.