

***** APPROVALS *****

FILE M49 D135033 & 439-17-00051-SUB
EXAMINED AND APPROVED by Jackson County Development Services.

this 8th day of October, 20 21.

Attest: Gardell Clark
Planning Director Manager

EXAMINED AND APPROVED as required by ORS 92.100 as of September 3, 2021.

Scott Ben
County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96
as of OCTOBER 18, 20 21.

[Signature] AGENT
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have
been paid as of October 18, 20 21.

[Signature] DEPUTY
Tax Collector

***** DECLARATION *****

Know all men by these presents that we, DENNIS C. MARTIN and LINDA H. MARTIN, are the owners in fee
of the lands shown on this Partition Plat, more particularly described in the Surveyor's Certificate and have
caused the same to be Partitioned into the Parcels as shown on Sheet 2 and does hereby make and establish
Ingress-Egress Easement (IEE) and Utility Easement (UE) as shown on Sheet 2 for the benefit of and use
by Parcel 2.

[Signature]
DENNIS C. MARTIN

[Signature]
LINDA H. MARTIN

STATE OF OREGON)
COUNTY OF JACKSON)

PERSONALLY appeared the above named Dennis C. Martin and Linda H. Martin and acknowledged the foregoing
instrument to be their voluntary act and deed.

Dated this 1st day of September, 20 21.

[Signature]
[Signature] Notary Public - Oregon
Commission No. 9157293
My Commission Expires 02/01/2022

MEASURE 49 STATEMENT:

THIS LAND DIVISION IS PURSUANT TO 2007 STATE BALLOT MEASURE 49 AND
OREGON DLCD FINAL ORDER #D135033 SIGNED DECEMBER 21, 2010.

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

[Signature]
SURVEYOR

PARTITION PLAT NO. P-31-2021

(Partially Surveyed)
Located in the S.W. 1/4 of Sec. 2,
T.37S., R.4W., W.M. Jackson County, Oregon
(File No. M49 D135033
& 439-17-00051-SUB)

SURVEY FOR:

DENNIS MARTIN
PO BOX 1522
GOLD HILL, OR 97525

DATE:

JULY 28, 2021

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET
WWW.FRIARANDASSOCIATES.COM

***** RECORDING *****

Filed for record this 18th day of October, 20 21 at
1:43 o'clock P. m., and recorded as Partition Plat No. P-31-2021

in "Record of Partition Plats" of Jackson County, Oregon.

Index Volume 32, Page 31. Document No. 2021-43715, ORJCO.

Christine D. Walker County Clerk
[Signature] Deputy
County Surveyor File No. 23468

***** SURVEYOR'S CERTIFICATE *****

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS
PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND COMPLIES WITH THE REGULATIONS FOR PARTITIONS,
AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

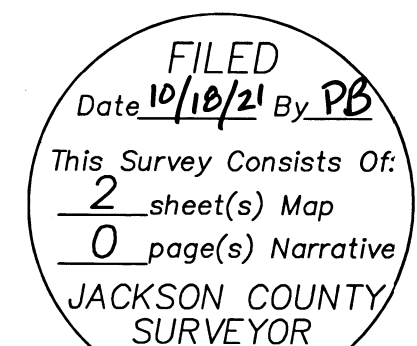
Beginning at the Southeast corner of the West half of the Southwest Quarter of the Section 2, Township 37
South, Range 4 West, Willamette Meridian, Jackson County, Oregon and the INITIAL POINT OF BEGINNING;
thence North 00°23'37" East, 1480.00 feet to a 5/8 inch iron pin; thence EAST, 527.26 feet to the West
line of Right Fork Fooths Creek Road; thence along said West line, North 05°19'15" East, 35.15 feet to the
South line of that tract set forth in Document No. 02-055040, Official Records of Jackson County, Oregon;
thence along said North line the following seven courses: WEST, 530.28 feet to an angle point; thence North
89°59'25" West (record South 89°59'40" West), 25.00 feet to an angle point; thence North 34°56'18" West,
45.54 feet to a 5/8 inch iron pin; thence North 72°57'53" West, 36.55 feet to a 5/8 inch iron pin; thence
South 71°08'16" West, 225.72 feet to a 5/8 inch iron pin; thence South 34°41'01" West, 200.65 feet to an
angle point; thence North 89°59'20" West, 925.00 feet to the West line of said Section 2; thence South
00°12'09" West, along said West line, 601.01 feet to a point being 225.54 feet Northerly of a 5/8 inch iron
pin marking the most Northerly corner of Lot 10 of Frantz Subdivision, now record in Jackson County,
Oregon and filed as Survey No. 8037; thence South 62°15'59" East, along a line parallel to and 200.00 feet
distant from the Northeasterly line of said Lot 10, a distance 1071.25 feet; thence South 00°12'09" West,
225.54 feet to a 5/8 inch iron pin marking the most Easterly corner of said Lot 10 and also being on the
South line of said Section 2; thence along said South line, South 89°59'25" East, 383.08 feet to the initial
point of beginning.



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

PURPOSE: To survey and monument Parcel 1 according to O.R.S. 92.060 and Parcel 2
according to O.R.S. 92.055 both being created through a Land Partition of
that property set forth in Doc. 02-055036, ORJCO. See JCDS File No.
439-17-00051-SUB and Oregon DLCD #D135033.

PROCEDURE: Made ties to existing monuments as shown on Sheet 2 to control this Survey.
Computed the position of the new Parcel and set monuments as shown on
Sheet 2. Since Parcel 1 is greater than 10 acres I have graphically shown its
location.



SURVEY FOR:

DENNIS MARTIN
PO BOX 1522
GOLD HILL, OR 97525

DATE:
JULY 28, 2021

SURVEY BY:

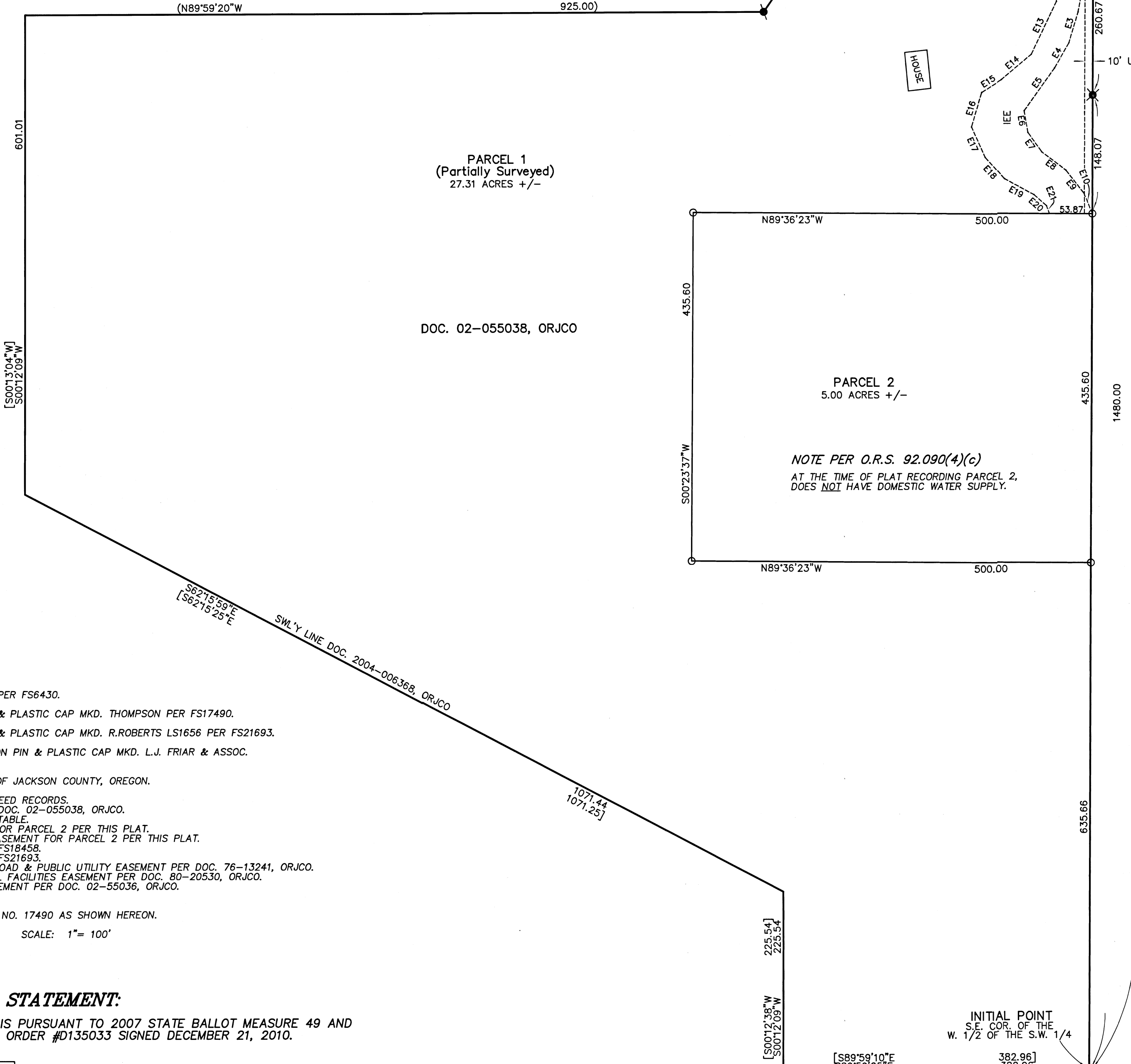
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PARTITION PLAT NO. P-31-2021

(Partially Surveyed)
Located in the S.W. 1/4 of Sec. 2,
T.37S., R.4W., W.M. Jackson County, Oregon
(File No. M49 D135033
& 439-17-00051-SUB)

DOC. 02-055040, ORJCO

(N89°59'20"W 925.00)



PARCEL 1
(Partially Surveyed)
27.31 ACRES +/-

DOC. 02-055038, ORJCO

PARCEL 2
5.00 ACRES +/-

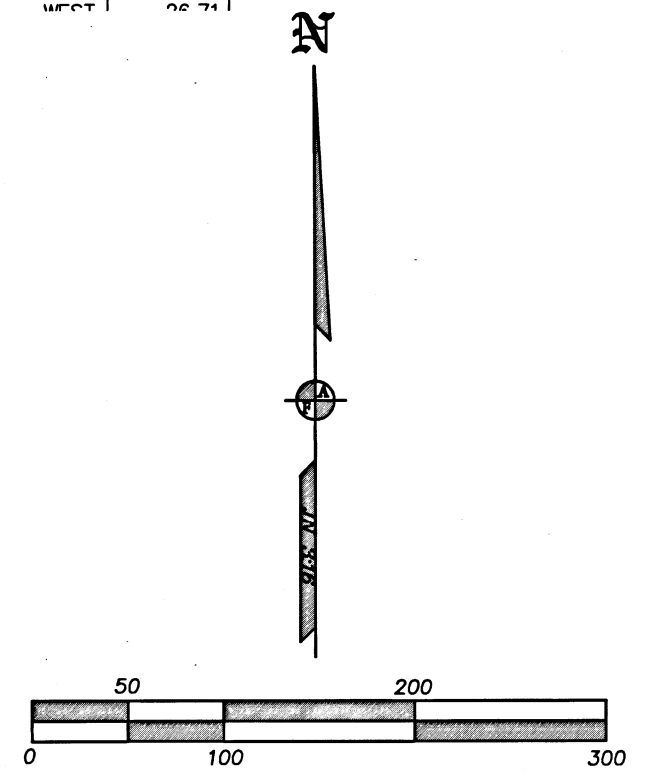
NOTE PER O.R.S. 92.090(4)(c)
AT THE TIME OF PLAT RECORDING PARCEL 2,
DOES NOT HAVE DOMESTIC WATER SUPPLY.

COURSE DATA TABLE

| NUM | BEARING | DISTANCE |
|-----|-------------|----------|
| E1 | WEST | 10.00 |
| E2 | S10°51'40"W | 48.18 |
| E3 | S16°44'08"W | 40.09 |
| E4 | S30°13'13"W | 36.18 |
| E5 | S35°47'28"W | 65.06 |
| E6 | S09°04'35"E | 27.53 |
| E7 | S35°18'04"E | 29.82 |
| E8 | S62°45'04"E | 38.17 |
| E9 | S38°06'54"E | 36.27 |
| E10 | S22°02'36"E | 27.92 |
| E11 | WEST | 23.29 |
| E12 | S13°41'51"W | 29.16 |
| E13 | S25°43'45"W | 72.97 |
| E14 | S50°14'59"W | 48.98 |
| E15 | S58°08'44"W | 28.86 |
| E16 | S16°39'50"W | 44.74 |
| E17 | S23°56'16"E | 41.62 |
| E18 | S41°27'03"E | 36.52 |
| E19 | S61°13'34"E | 41.78 |
| E20 | S48°18'00"E | 20.91 |
| E21 | S20°43'47"E | 10.45 |

COURSE DATA TABLE

| NUM | BEARING | DISTANCE |
|-----|-------------|----------|
| L1 | N05°19'15"E | 35.15 |
| L2 | S89°59'25"E | 25.00 |
| L3 | N34°56'18"W | 45.54 |
| L4 | N72°57'53"W | 36.55 |
| L5 | N05°19'15"E | 25.11 |



EASEMENTS PER PUBLIC RECORDS REPORT

EASEMENT FOR ELECTRICAL, TELEPHONE, TELEGRAPH AND COMMUNICATION FACILITIES PER V.415, P.130, JC.DR. NON-SPECIFIC LOCATION.

A NON-EXCLUSIVE PRIVATE EASEMENT FOR VEHICULAR AND PUBLIC UTILITY ACCESS PER DOC. 76-13241, ORJCO. SHOWN.

EASEMENT FOR ELECTRICAL FACILITIES PER DOCUMENT NO. 80-20530, ORJCO. POSSIBLE LOCATION SHOWN.

SHARED WELL AGREEMENT PER DOC. 02-55036, ORJCO. SHOWN.

JACKSON COUNTY COMMISSIONER ORDER NO. 244-06 PER DOC. 2006-028376, ORJCO. BLANKET.

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

for 2/18/21
SURVEYOR

LEGEND:

- = FD. 5/8" IRON PIN PER FS6430.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. THOMPSON PER FS17490.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. R.ROBERTS LS1656 PER FS21693.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- JCDR = JACKSON COUNTY DEED RECORDS.
- () = RECORD DATA PER DOC. 02-055038, ORJCO.
- [] = SEE COURSE DATA TABLE.
- L1/E1 = UTILITY EASEMENT FOR PARCEL 2 PER THIS PLAT.
- UE = INGRESS-EGRESS EASEMENT FOR PARCEL 2 PER THIS PLAT.
- [] = RECORD DATA PER FS18458.
- [] = RECORD DATA PER FS21693.
- > = RECORD DATA PER FS21693.
- PRE = 60' WIDE PRIVATE ROAD & PUBLIC UTILITY EASEMENT PER DOC. 76-13241, ORJCO.
- EE = 10' WIDE ELECTRICAL FACILITIES EASEMENT PER DOC. 80-20530, ORJCO.
- SWE = SHARED WELL AGREEMENT PER DOC. 02-55036, ORJCO.

BASIS OF BEARINGS: SURVEY NO. 17490 AS SHOWN HEREON.
UNIT OF MEASUREMENT: FEET SCALE: 1"= 100'

MEASURE 49 STATEMENT:

THIS LAND DIVISION IS PURSUANT TO 2007 STATE BALLOT MEASURE 49 AND OREGON DLCD FINAL ORDER #D135033 SIGNED DECEMBER 21, 2010.

374W02 TL'S 4900 & 4903

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON MILANO JPC4M2 POLYESTER FILM.

INITIAL POINT
S.E. COR. OF THE
W. 1/2 OF THE S.W. 1/4

[S89°59'10"E 382.96]
[S89°59'25"E 382.96]

REGISTERED PROFESSIONAL LAND SURVEYOR
for 2/18/21
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE: 6-30-23

FILED
Date 10/18/21 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR
SHEET 2 OF 2
16184FM