

PARTITION PLAT No. P-33-2021

Located in Section 36, T.34S.,R1E.,W.M., Jackson County, Oregon

SURVEY FOR:
Connie Irwin, Trustee
P.O. Box 21
Butte Falls, OR. 97522

DATE:
August 2, 2021

SURVEY BY:
Kaiser Surveying
2178 Butte Falls Hwy.
Eagle Point, OR. 97524

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT
Bary D. Kaiser
SURVEYOR

*** SURVEYOR'S CERTIFICATE ***

I, Bary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed the land represented on the attached Partition Plat, the boundaries being described as follows:

Beginning at a 2" iron pipe with brass cap found set for the the Quarter corner common to Section 36, Township 34 South, Range 1 East and Section 31, Township 34 South, Range 2 East of the Willamette Meridian in Jackson County, Oregon, for THE INITIAL POINT OF BEGINNING; Thence along the East-West centerline of said Section 36, North 89° 33' 16" West, 2650.73 feet to a 5/8" rebar with plastic cap found set for the Southwest corner of the Northeast quarter of said Section 36; Thence along the North-South centerline of said Section 36, North 0° 03' 45" West, 1346.43 feet to intersect the Southerly right-of-way line of Butte Falls Highway at a 5/8" rebar with plastic cap found set; Thence along said Highway line as follows: Thence 223.106 feet along the arc of a 328.10 foot radius curve to the right (long chord bears South 69° 16' 46" East, 218.833 feet); Thence South 49° 47' 56" East, 992.54 feet; Thence 592.45 feet along the arc of a 1175.92 foot radius curve to the left (long chord bears South 64° 13' 56" East, 586.20 feet); Thence South 78° 39' 56" East, 275.65 feet; Thence 209.51 feet along the arc of a 1462.395 foot radius curve to the left (long chord bears South 82° 46' 11" East, 209.33 feet); Thence South 86° 49' 30" East, 682.67 feet to intersect the Easterly boundary of said Section 36; Thence leaving said Highway line along said boundary, South 0° 23' 25" East, 275.79 feet to THE INITIAL POINT OF BEGINNING.

Bary D. Kaiser
SURVEYOR

*** DECLARATION ***

Known all men by these presents that CONNIE IRWIN, Successor Trustee of the Clein W. Poulton and Eva M. Poulton Living Trust dated October 26, 1992, hereafter referred to as declarant, is the owner of the lands represented on this Partition Plat and more particularly described in the Surveyor's Certificate, and have caused the same to be partitioned into parcels as shown on sheet 2 of the Partition Plat.

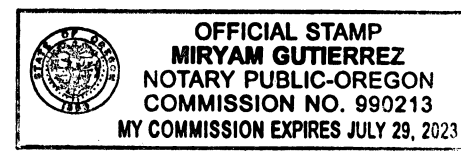
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 19 DAY, OF August, 2021.

Connie L. Irwin Trustee
CONNIE IRWIN, Successor Trustee of the Clein W. Poulton and Eva M. Poulton Living Trust

STATE OF OREGON }
COUNTY OF JACKSON }_{ss}

Personally appeared the above named CONNIE IRWIN, Trustee of the Clein W. Poulton and Eva M. Poulton Living Trust dated October 26, 1992, and acknowledge the foregoing instrument to be her voluntary act and deed, signed on behalf of the said Poulton Living Trust.

Subscribed and sworn to before me this 19th day of August, 2021.



(SIGN) Miryam Gutierrez
Miryam Gutierrez NOTARY PUBLIC - Oregon
(PRINT) (STATE)
COMMISSION NO. 990213
MY COMMISSION EXPIRES July 29, 2023



*** APPROVALS ***

Examined and approved this 3 day of September, 2021.

Scott J...
JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Development Services. (File No. 439-19-00060-SUB).
21st day of October, 2021.

Spandell Rankin
JACKSON COUNTY PLANNING DIRECTOR Manager

Examined and approved as required by O.R.S. 92.100 this 29 day of OCTOBER, 2021.

[Signature] ASSESSOR, AGENT 10/29/21
DATE

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 29th day of October, 2021.

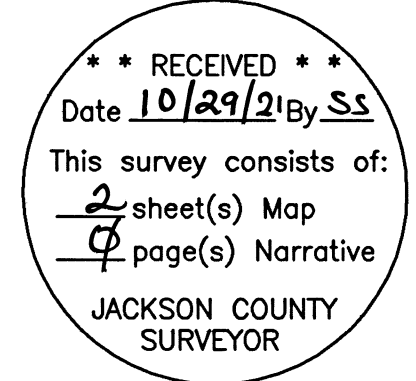
[Signature] TAX COLLECTOR, 10/29/21
DATE

*** RECORDER'S CERTIFICATE ***

Filed for record, this 29th day of October, 2021, at 3:18 o'clock P. m., and recorded as Partition Plat No. P-33-2021 of the Records of Partition Plats in Jackson County, Oregon
Index Volume 32, Page 33

By: Christine D. Walker COUNTY CLERK, Sonya S. Morgan DEPUTY

COUNTY SURVEYOR FILE No. 23477

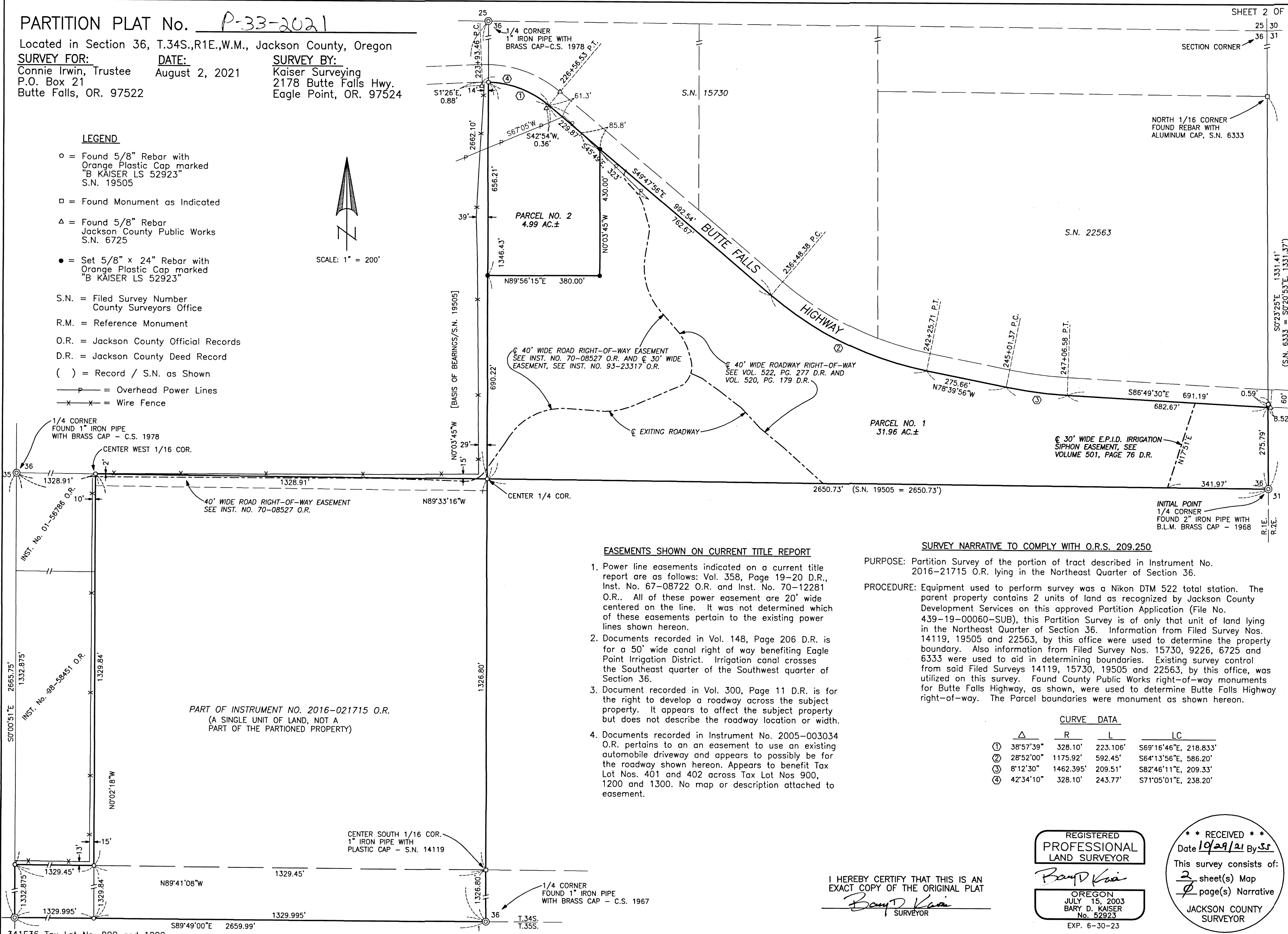
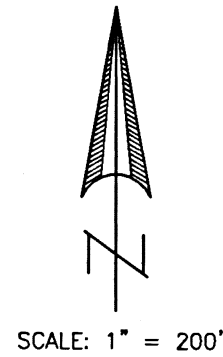


PARTITION PLAT No. P-33-2021

Located in Section 36, T.34S.,R1E.,W.M., Jackson County, Oregon
SURVEY FOR: Connie Irwin, Trustee
DATE: August 2, 2021
SURVEY BY: Kaiser Surveying
 2178 Butte Falls Hwy.
 Eagle Point, OR. 97524

LEGEND

- = Found 5/8" Rebar with Orange Plastic Cap marked "B KAISER LS 52923" S.N. 19505
- = Found Monument as Indicated
- △ = Found 5/8" Rebar Jackson County Public Works S.N. 6725
- = Set 5/8" x 24" Rebar with Orange Plastic Cap marked "B KAISER LS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- R.M. = Reference Monument
- O.R. = Jackson County Official Records
- D.R. = Jackson County Deed Record
- () = Record / S.N. as Shown
- = Overhead Power Lines
- x-x- = Wire Fence



EASEMENTS SHOWN ON CURRENT TITLE REPORT

1. Power line easements indicated on a current title report are as follows: Vol. 358, Page 19-20 D.R., Inst. No. 67-08722 O.R. and Inst. No. 70-12281 O.R.. All of these power easement are 20' wide centered on the line. It was not determined which of these easements pertain to the existing power lines shown hereon.
2. Documents recorded in Vol. 148, Page 206 D.R. is for a 50' wide canal right of way benefiting Eagle Point Irrigation District. Irrigation canal crosses the Southeast quarter of the Southwest quarter of Section 36.
3. Document recorded in Vol. 300, Page 11 D.R. is for the right to develop a roadway across the subject property. It appears to affect the subject property but does not describe the roadway location or width.
4. Documents recorded in Instrument No. 2005-003034 O.R. pertains to an easement to use an existing automobile driveway and appears to possibly be for the roadway shown hereon. Appears to benefit Tax Lot Nos. 401 and 402 across Tax Lot Nos 900, 1200 and 1300. No map or description attached to easement.

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

PURPOSE: Partition Survey of the portion of tract described in Instrument No. 2016-21715 O.R. lying in the Northeast Quarter of Section 36.

PROCEDURE: Equipment used to perform survey was a Nikon DTM 522 total station. The parent property contains 2 units of land as recognized by Jackson County Development Services on this approved Partition Application (File No. 439-19-00060-SUB), this Partition Survey is of only that unit of land lying in the Northeast Quarter of Section 36. Information from Filed Survey Nos. 14119, 19505 and 22563, by this office were used to determine the property boundary. Also information from Filed Survey Nos. 15730, 9226, 6725 and 6333 were used to aid in determining boundaries. Existing survey control from said Filed Surveys 14119, 15730, 19505 and 22563, by this office, was utilized on this survey. Found County Public Works right-of-way monuments for Butte Falls Highway, as shown, were used to determine Butte Falls Highway right-of-way. The Parcel boundaries were monument as shown hereon.

CURVE DATA

	Δ	R	L	LC
①	38°57'39"	328.10'	223.106'	S69°16'46"E, 218.833'
②	28°52'00"	1175.92'	592.45'	S64°13'56"E, 586.20'
③	8°12'30"	1462.395'	209.51'	S82°46'11"E, 209.33'
④	42°34'10"	328.10'	243.77'	S71°05'01"E, 238.20'

PART OF INSTRUMENT NO. 2016-021715 O.R.
 (A SINGLE UNIT OF LAND, NOT A PART OF THE PARTIONED PROPERTY)

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

Bary D. Kaiser
 SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Bary D. Kaiser
 OREGON
 JULY 15, 2003
 BARY D. KAISER
 No. 52923
 EXP. 6-30-23

**** RECEIVED ****
 Date 10/29/21 By SI
 This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY SURVEYOR