

SURVEYOR'S CERTIFICATE:

I, PETER D. ALLEN, OREGON REGISTERED PROFESSIONAL LAND SURVEYOR No. 2757, HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE PARCEL OF LAND DESIGNATED AND REPRESENTED ON THIS PARTITION PLAT LOCATED WITHIN THE NW 1/4 OF THE NW 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, THE BOUNDARIES BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD, MONUMENTING THE MOST NORTHERLY NORTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT NO. P-43-1990, ALSO BEING ON THE NORTH LINE OF SAID SECTION 21; THENCE N89°14'29"E ALONG SAID NORTH LINE, 601.06 FEET TO THE WEST RIGHT OF WAY LINE OF WEST EVANS CREEK ROAD; THENCE S11°23'28"E ALONG SAID WEST RIGHT OF WAY LINE, 221.23 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE S12°19'05"E 452.04 FEET TO THE NORTH LINE OF THE FLAGPOLE OF SAID PARCEL 2; THENCE S89°14'43"W ALONG SAID NORTH LINE, 846.06 FEET TO A 5/8" IRON ROD MONUMENTING AN ANGLE POINT IN SAID NORTH LINE WITH THE EAST LINE OF SAID PARCEL 2; THENCE N09°00'14"E 669.94 FEET ALONG SAID EAST LINE TO THE BEGINNING, CONTAINING 10.95 ACRES, MORE OR LESS.

Peter D. Allen
PETER D. ALLEN, P.L.S. 2757

APPROVALS:

APPROVED BY THE JACKSON COUNTY SURVEYOR, THIS 21 DAY OF October, 2021.

Scott Fein
JACKSON COUNTY SURVEYOR

APPROVED BY THE JACKSON COUNTY DEVELOPMENT SERVICES, THIS 3rd DAY OF November, 2021.
(PLANNING FILE NO. 439-20-00012-SUB)

John Hill
DEVELOPMENT SERVICES DIRECTOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THIS 15th DAY OF November, 2021.

JACKSON COUNTY ASSESSOR Jim [Signature] AGENT
ASSESSOR OR DEPUTY

JACKSON COUNTY TAX COLLECTOR Walter [Signature]
TAX COLLECTOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT MICKEY HALL AND COREY A. WESTLAKE, NOT AS TENANTS IN COMMON BUT WITH RIGHT OF SURVIVORSHIP, ARE THE OWNERS OF THE REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ON THIS PLAT; THEY HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP.

Mickey Hall
MICKEY HALL

Corey A. Westlake
COREY A. WESTLAKE

STATE OF OREGON)
COUNTY OF JOSEPHINE) SS.

THIS IS TO CERTIFY THAT ON THIS 20th DAY OF October, 2021, BEFORE ME PERSONALLY CAME, MICKEY HALL, TO ME KNOWN TO BE THE IDENTICAL PERSON DESCRIBED IN THE ABOVE DECLARATION AND WHO EXECUTED THE SAME FOR THE PURPOSE(S) THEREIN SET FORTH.

Judith Ann Butler Judith Ann Butler
NOTARY PUBLIC-OREGON (PRINTED NAME) NOTARY PUBLIC-OREGON (SIGNATURE)

COMMISSION NUMBER: 999996

MY COMMISSION EXPIRES ON THE 20th DAY OF May, 2024

STATE OF OREGON)
COUNTY OF JOSEPHINE) SS.

THIS IS TO CERTIFY THAT ON THIS 20th DAY OF October, 2021, BEFORE ME PERSONALLY CAME, COREY A. WESTLAKE, TO ME KNOWN TO BE THE IDENTICAL PERSON DESCRIBED IN THE ABOVE DECLARATION AND WHO EXECUTED THE SAME FOR THE PURPOSE(S) THEREIN SET FORTH.

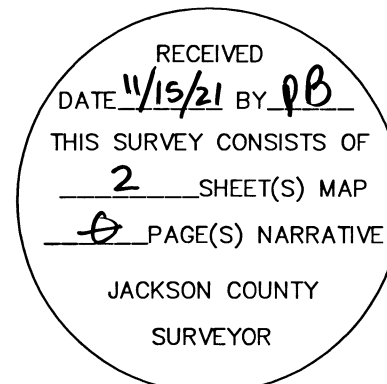
Judith Ann Butler Judith Ann Butler
NOTARY PUBLIC-OREGON (PRINTED NAME) NOTARY PUBLIC-OREGON (SIGNATURE)

COMMISSION NUMBER: 999996

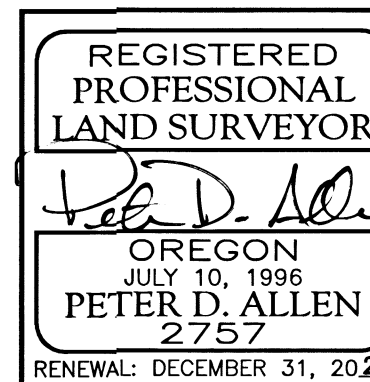
MY COMMISSION EXPIRES ON THE 20th DAY OF May, 2024

NOTICE REGARDING EXISTING EASEMENTS:

EXISTING EASEMENTS AS OR IF NOTED OR DEPICTED ON THIS PLAT, ARE OF RECORD PER THE PUBLIC RECORD REPORT/SUBDIVISION GUARANTY AS REFERENCED HEREON OR FROM OTHER SOURCES, AND ARE SHOWN HEREON FOR REFERENCE ONLY AND AS REQUIRED BY OREGON REVISED STATUTE 92.050(6), AND IF DEPICTED, REPRESENT MY BEST INTERPRETATION OF PROBABLE LOCATION. RECITAL OF SAID EASEMENTS HEREON, HOWEVER, DOES NOT GUARANTEE, VALIDATE, VERIFY OR CONFIRM THE AUTHORITY, AUTHENTICITY, PURPOSE, BENEFITED OR BURDENED PROPERTIES OR PARTIES, USE OR EXACT LOCATION OR INTERPRETATION OF SAID EASEMENTS. BE AWARE THAT OTHER EASEMENTS MAY EXIST WHICH ARE NOT CONTAINED IN OR DISCLOSED BY THE PUBLIC RECORD, OR NOTED OR SHOWN ON THIS PLAT.

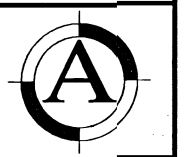


I, PETER D. ALLEN, REGISTERED PROFESSIONAL LAND SURVEYOR No. 2757, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.
Peter D. Allen
PETER D. ALLEN, P.L.S. 2757



THIS FINAL PLAT IS PREPARED UNDER THE APPROVAL OF THE JACKSON COUNTY DEVELOPMENT SERVICES TENTATIVE STAFF DECISION FOR A LAND USE PERMIT (FILE NO. 439-20-00012-SUB) AND UNDER A BALLOT MEASURE 49 FINAL ORDER E131625A_McCune

Peter D. Allen Land Surveying
321 N.W. "A" Street
Grants Pass, Oregon 97526
541-476-4502



PROJECT NUMBER: 2021-015-1166	final plat of a LAND PARTITION (M49 E131625A_McCune) LOCATED IN Map No. 35-4W-21, Tax Lot 601 NW1/4 of Section 21 Township 35, South, Range 4 West, W.M. Jackson County, Oregon SURVEY FOR Corey Westlake Rogue River, Oregon
DRAWING FILE: Westlake-WEvansCrkRd.dwg	
DRAWING SCALE: 1" = 100'	DATE: October 18, 2021
SHEET: 1 of 2 (tz)	

ASSESSOR'S MAP NO. 35-4W-21
TAX LOT 601

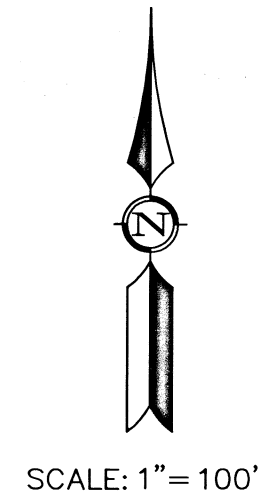
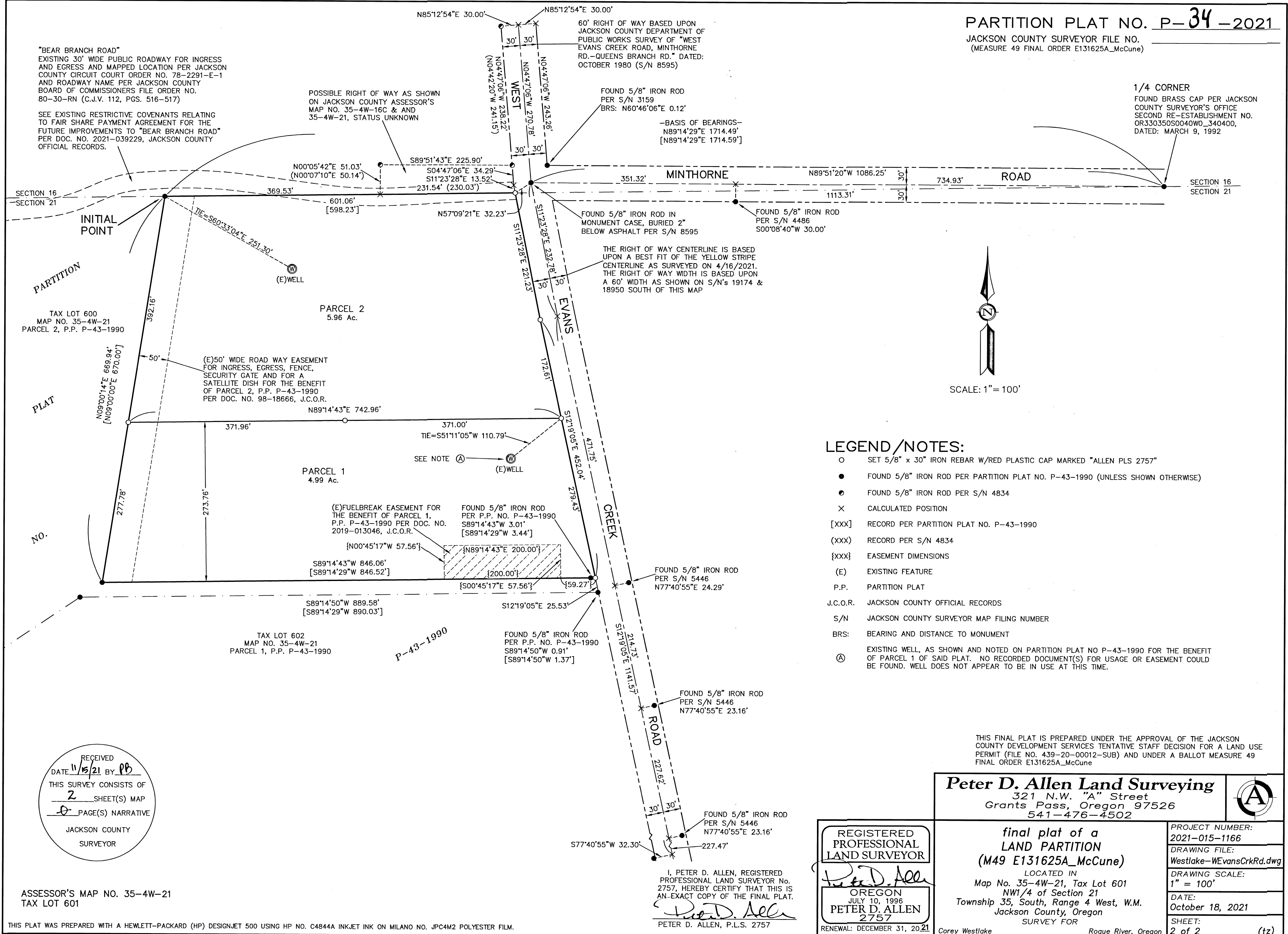
PARTITION PLAT NO. P-34-2021
JACKSON COUNTY SURVEYOR FILE NO.
(MEASURE 49 FINAL ORDER E131625A_McCune)

"BEAR BRANCH ROAD"
EXISTING 30' WIDE PUBLIC ROADWAY FOR INGRESS
AND EGRESS AND MAPPED LOCATION PER JACKSON
COUNTY CIRCUIT COURT ORDER NO. 78-2291-E-1
AND ROADWAY NAME PER JACKSON COUNTY
BOARD OF COMMISSIONERS FILE ORDER NO.
80-30-RN (C.J.V. 112, PGS. 516-517)
SEE EXISTING RESTRICTIVE COVENANTS RELATING
TO FAIR SHARE PAYMENT AGREEMENT FOR THE
FUTURE IMPROVEMENTS TO "BEAR BRANCH ROAD"
PER DOC. NO. 2021-039229, JACKSON COUNTY
OFFICIAL RECORDS.

POSSIBLE RIGHT OF WAY AS SHOWN
ON JACKSON COUNTY ASSESSOR'S
MAP NO. 35-4W-16C & AND
35-4W-21, STATUS UNKNOWN

60' RIGHT OF WAY BASED UPON
JACKSON COUNTY DEPARTMENT OF
PUBLIC WORKS SURVEY OF "WEST
EVANS CREEK ROAD, MINTHORNE
RD.-QUEENS BRANCH RD." DATED:
OCTOBER 1980 (S/N 8595)

1/4 CORNER
FOUND BRASS CAP PER JACKSON
COUNTY SURVEYOR'S OFFICE
SECOND RE-ESTABLISHMENT NO.
OR33035050040W_340400,
DATED: MARCH 9, 1992

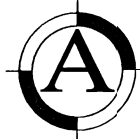


LEGEND/NOTES:

- SET 5/8" x 30" IRON REBAR W/RED PLASTIC CAP MARKED "ALLEN PLS 2757"
- FOUND 5/8" IRON ROD PER PARTITION PLAT NO. P-43-1990 (UNLESS SHOWN OTHERWISE)
- FOUND 5/8" IRON ROD PER S/N 4834
- × CALCULATED POSITION
- [XXX] RECORD PER PARTITION PLAT NO. P-43-1990
- (XXX) RECORD PER S/N 4834
- {XXX} EASEMENT DIMENSIONS
- (E) EXISTING FEATURE
- P.P. PARTITION PLAT
- J.C.O.R. JACKSON COUNTY OFFICIAL RECORDS
- S/N JACKSON COUNTY SURVEYOR MAP FILING NUMBER
- BRS: BEARING AND DISTANCE TO MONUMENT
- Ⓐ EXISTING WELL, AS SHOWN AND NOTED ON PARTITION PLAT NO P-43-1990 FOR THE BENEFIT OF PARCEL 1 OF SAID PLAT. NO RECORDED DOCUMENT(S) FOR USAGE OR EASEMENT COULD BE FOUND. WELL DOES NOT APPEAR TO BE IN USE AT THIS TIME.

THIS FINAL PLAT IS PREPARED UNDER THE APPROVAL OF THE JACKSON COUNTY DEVELOPMENT SERVICES TENTATIVE STAFF DECISION FOR A LAND USE PERMIT (FILE NO. 439-20-00012-SUB) AND UNDER A BALLOT MEASURE 49 FINAL ORDER E131625A_McCune

Peter D. Allen Land Surveying
321 N.W. "A" Street
Grants Pass, Oregon 97526
541-476-4502



REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 10, 1996
PETER D. ALLEN
2757
RENEWAL: DECEMBER 31, 2021

final plat of a
LAND PARTITION
(M49 E131625A_McCune)
LOCATED IN
Map No. 35-4W-21, Tax Lot 601
NW1/4 of Section 21
Township 35, South, Range 4 West, W.M.
Jackson County, Oregon
SURVEY FOR
Corey Westlake
Rogue River, Oregon

PROJECT NUMBER:
2021-015-1166
DRAWING FILE:
Westlake-WEvansCrkRd.dwg
DRAWING SCALE:
1" = 100'
DATE:
October 18, 2021
SHEET:
2 of 2 (tz)

RECEIVED
DATE 11/15/21 BY PB
THIS SURVEY CONSISTS OF
2 SHEET(S) MAP
PAGE(S) NARRATIVE
JACKSON COUNTY
SURVEYOR

ASSESSOR'S MAP NO. 35-4W-21
TAX LOT 601

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