

PARTITION PLAT No. P-05-2022

MEASURE 49 PARTITION

Located in the N.E. 1/4 of Section 4, T.37S.,R2E.,W.M., Jackson County, Oregon
SURVEY FOR: Thomas and Dawn Hodgkins
4633 S. Fork Little Butte Creek Rd.
Eagle Point, OR. 97524
DATE: September 10, 2021
SURVEY BY: Kaiser Surveying
2178 Butte Falls Highway
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:

Commencing at a 1" iron pipe with brass cap found set for the the Quarter corner common to Section 4, Township 37 South, Range 2 East and Section 33, Township 36 South, Range 2 East of the Willamette Meridian in Jackson County, Oregon, also being the Northwesterly corner of Government Lot 2 of said Section 4; Thence along the Northerly boundary of said Section 4, South 89° 52' 15" East, 138.14 feet to intersect the Northeasterly right-of-way line of South Fork of Little Butte Creek Road at a 5/8" rebar with plastic cap set for THE INITIAL POINT OF BEGINNING; Thence continuing along said Section 4 Boundary, South 89° 52' 15" East, 1259.22 feet to a 5/8" rebar with plastic cap set for a reference monument; Thence continuing along said boundary, South 89° 52' 15" East, 174.20 feet, a more or less distance, to intersect the center of the South Fork of Little Butte Creek; Thence along said Creek line as follows: South 39° 40' 00" East, 87.66 feet; Thence South 13° 08' 04" East, 202.15 feet; Thence South 34° 50' 24" East, 403.55 feet; Thence South 40° 18' 27" East, 206.80 feet; Thence South 42° 54' 36" East, 232.05 feet to intersect the Northerly right-of-way line of said South Fork of Little Butte Creek Road; Thence along said Road line as Follows: South 74° 48' 16" West, 123.07 feet, a more or less distance, to a 5/8" rebar with plastic cap set for a reference monument; Thence continuing South 74° 48' 16" West, 145.00 feet to a 5/8" rebar with a plastic cap set; Thence South 88° 34' 00" West, 597.39 feet to a 5/8" rebar with plastic cap set; Thence 574.11 feet along the arc of a 542.96 foot radius curve to the right (long chord bears North 61° 08' 30" West, 547.74 feet) to a 5/8" rebar with plastic cap set; Thence North 30° 51' 00" West, 214.23 feet to a 5/8" rebar with plastic cap set; Thence 843.57 feet along the arc of a 1462.40 foot radius curve to the left (long chord bears North 47° 22' 31" West, 831.925 feet) to THE INITIAL POINT OF BEGINNING.

Bary D Kaiser
SURVEYOR

*** DECLARATION ***

Known all men by these presents that THOMAS J. HODGKINS AND DAWN M. HODGKINS, as tenants by the entirety, are the owners 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, WE HAVE SET OUR HANDS AND SEALS THIS 26 DAY, OF Oct, 2021.

Thomas J. Hodgkins
THOMAS J. HODGKINS

Dawn M. Hodgkins
DAWN M. HODGKINS

STATE OF OREGON)
COUNTY OF JACKSON)ss

Personally appeared before me the above named THOMAS J. HODGKINS and DAWN M. HODGKINS, and acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 26th day of October, 20 21.

(SIGN) Tim Heim
Tim Heim NOTARY PUBLIC - OR
(PRINT) (STATE)
COMMISSION NO. 996959
MY COMMISSION EXPIRES 2/12/2024

REGISTERED PROFESSIONAL LAND SURVEYOR

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

** RECEIVED **
Date 2/4/22 By JB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

*** APPROVALS ***

Examined and approved this 3 day of November, 20 21.

Scott J...
JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Development Services. (File No. SUB2009-00063).
24 day of January, 20 22.

Sherrill Clark
JACKSON COUNTY PLANNING DIRECTOR / ALACER

Examined and approved as required by O.R.S. 92.100 this 4 day of FEBRUARY, 2022

[Signature], AGENT 2/4/2022
ASSESSOR DATE

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 4th day of February, 20 22.

[Signature] 2/4/22
TAX COLLECTOR DATE

*** RECORDER'S CERTIFICATE ***

Filed for record, this 4th day of FEBRUARY, 20 22, at 2:39 O'clock P.m., and recorded as Partition Plat No. P-05-2022 of the Records of Partition Plats in Jackson County, Oregon
Index Volume 33, Page 05

By: CHRISTINE D WALKER COUNTY CLERK HEATHER SIMPSON DEPUTY

COUNTY SURVEYOR FILE No. 23570

ENCUMBRANCES ON CURRENT TITLE REPORT

- Document recorded in Volume 380, Page 250 D.R. pertains to 20' wide power line easement centered on a pole line that may affect the subject property, unable to determine location from document other than in the N.E. 1/4 of Section 4. Documents recorded in Inst. Nos. 91-17456 O.R. and 91-17457 O.R. also pertain to power line easements affecting the N.W. 1/4 of the N.E. 1/4 of Section 4, exact location and width not given, but from the grantors names they appear to be atleast partly for the power lines shown hereon.
- Documents recorded in Volume 533, Page 344 D.R. pertains to the right-of-way taking and slope easement for the present location of South Fork of Little Butte Creek Road as shown hereon along the Southerly and Southwesterly boundary of the subject property.
- Documents recorded in Inst. No. 78-09747 O.R. pertain to a Contrat of Sale of the subject property in which the Grantor reserved some mineral right to gravel and rock source, the status of this reservation is unknown.

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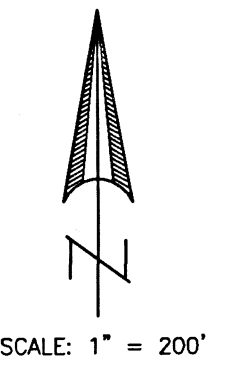
DATE: September 10, 2021

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

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Bary D. Kaiser
 SURVEYOR

| CURVE DATA | | | | |
|------------|-----------|----------|---------|-----------------------|
| | Δ | R | L | LC |
| ① | 33°03'02" | 1462.40' | 843.57' | N47°22'31"W, 831.925' |
| ② | 19°00'45" | 1462.40' | 485.27' | N54°23'40"W, 483.045' |
| ③ | 14°02'17" | 1462.40' | 358.30' | N37°52'09"W, 357.41' |
| ④ | 60°35'00" | 542.96' | 574.11' | N61°08'30"W, 547.74' |



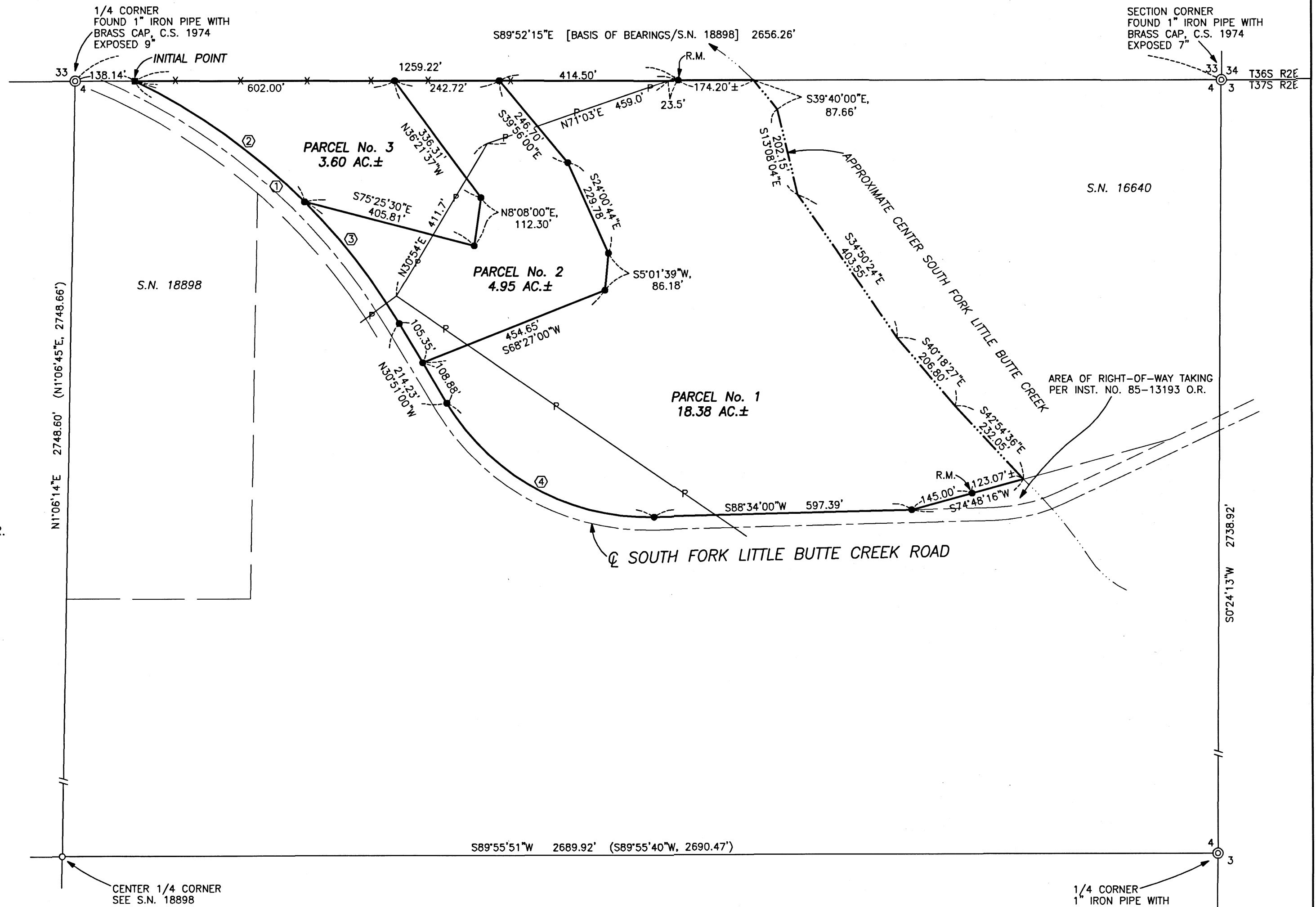
LEGEND

- ⊙ = Found Jackson County Surveyor Monument as shown
- = Found 5/8" Rebar with Orange Plastic Cap marked "B KAISER RLS 52923" - S.N. 18898
- = Set 5/8" x 24" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923"
- = Set 5/8" x 30" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- C.S. = County Surveyor
- R.M. = Reference Monument
- () = Record/S.N. 13200
- P— = Power Lines
- x-x- = Fence

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

PURPOSE: Partition survey of the tract described in Instrument No. 2016-036199 O.R.

PROCEDURE: Equipment used to perform survey was a Nikon DTM522 total station. The subject property is located in the Northeast Quarter of Section 4, lying Northerly of South Fork of Little Butte Creek Road per Volume 533, Page 344 D.R. and Westerly of the South Fork of Little Butte Creek and the North boundary being the North line of said Section 4. The centerline of South Fork of Little Butte Road was computed using information in Volume 533, Page 344 D.R. and was found to fit very well to the existing roadway location. Document No. 85-13193 O.R. was also used to determine the Northerly right-of-way of the said Road at the bridge crossing of South Fork Little Butte Creek near the Southeast corner of the property. Survey ties were made to Government corners as shown along with survey ties to the South Fork of Little Butte Creek to aid in computing property boundaries. The property boundary and Parcel boundaries were monument as shown hereon. The parcel boundaries were located as directed by the client and County Approval.



REGISTERED PROFESSIONAL LAND SURVEYOR

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

** RECEIVED **
 Date 2/4/22 By PK
 This survey consists of:
2 sheet(s) Map
6 page(s) Narrative
 JACKSON COUNTY SURVEYOR