

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT I, LAURA LEE SCHAEFFER, AM THE OWNER OF THE REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ON THIS PARTITION PLAT AND HAVE CAUSED THE SAME TO BE ADJUSTED, SURVEYED, AND PLATTED INTO PARCEL 1, AND PARCEL 2, AND DEDICATE THE 10-FOOT PUBLIC UTILITY EASEMENT AS SHOWN HEREON.

Laura Lee Schaeffer
LAURA LEE SCHAEFFER

PARTITION PLAT NO. P-13-2022
TOWNSHIP 35 SOUTH, RANGE 2 WEST,
SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER (SW 1/4 SW 1/4)
SECTION 33 JACKSON COUNTY, OREGON.

APPROVALS:

APPROVED BY JACKSON COUNTY SURVEYOR, THIS 16 DAY OF March, 2022.

Stephan Barott
JACKSON COUNTY SURVEYOR

APPROVED BY DEVELOPMENT SERVICES, THIS 24th DAY OF March, 2022.

Shanell Clark
JACKSON COUNTY DEVELOPMENT SERVICES
FILE NO. 439-21-00051-SUB

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 24 DAY OF March, 2022.

Susan Krebs - Agent
JACKSON COUNTY ASSESSOR OR DEPUTY

Gaull Thase
JACKSON COUNTY TAX COLLECTOR

STATE OF OREGON)
)SS
COUNTY OF JACKSON)

FILED FOR RECORD ON THE 24th DAY OF March, 2022 AT 1:40 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-13-2022, OF THE JACKSON COUNTY RECORDS.

Sonya J. Morgan
Christine D. Walker
DEPUTY
COUNTY CLERK

JACKSON COUNTY 439-21-00051-SUB

ACKNOWLEDGEMENT

STATE OF OREGON)
)SS
JACKSON COUNTY)

PERSONALLY APPEARED THE ABOVE NAMED LAURA LEE SCHAEFFER THIS 14th DAY OF March, 2022, AND ACKNOWLEDGE THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE: Soje Marie Sculley
NOTARY PUBLIC OREGON
COMMISSION NO. 1006843
MY COMMISSION EXPIRES: 12-10-2024

STATE OF OREGON)
)SS
JACKSON COUNTY)

LIENS AND ENCUMBRANCES NOTED IN THE PRELIMINARY TITLE REPORT FOR 444 TRESHAM LANE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. 7169-3888086, DATED JANUARY 27, 2022.

EXCEPTIONS NOT LOCATABLE

2. POWER EASEMENT TO PACIFIC POWER & LIGHT RECORDED IN VOLUME 251, PAGE 58. VOLUME 442, PAGE 464, AND VOLUME 459, PAGE 382.

3. POWER EASEMENT TO PACIFIC POWER & LIGHT RECORDED IN VOLUME 550, PAGE 417.

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

PURPOSE: TO PARTITION LAND DESCRIBED IN DOCUMENT 2021-038690 INTO TWO PARCELS.

PROCEDURE: THIS SURVEY BEGAN WITH A DILIGENT SEARCH OF RELEVANT RECORDS INCLUDING:

- 1. COUNTY SURVEY NUMBERS 5819, 8815, 19248, AND LAND OF MANY OAKS, ADDITION 1 SUBDIVISION (6L/22).
2. CLIENT'S CURRENT DEED 2021-038690 AND DEEDS FROM ADJACENT PROPERTIES.
3. JACKSON COUNTY RE-ESTAB NOTES FOR PLSS CORNERS IN TRESHAM LANE, DUGGAN ROAD, AND OLD SAM'S VALLEY HIGHWAY.

ALL CONTROLLING MONUMENTS FOR THE CURRENT TAX LOT 444 WERE FOUND WITH THE EXCEPTION OF THE SOUTHEAST CORNER. MONUMENTS FOUND ALONG THE EAST LINE OF THE EXISTING TAX LOTS 444 AND 2500 WERE HELD FOR ALIGNMENT CONTROL. THE SOUTHEAST CORNER OF THIS PARTITION PLAT WAS ESTABLISHED ON THE NORTH RIGHT-OF-WAY LINE FOR TRESHAM LANE. SAID POINT FALLS ON THE WESTERLY EDGE OF A RAILROAD TIE FENCE CORNER. SAID POINT IS A 5/8-INCH X 30-INCH IRON PIN.

1 SET A 5/8-INCH X 24-INCH IRON PIN "LINE MONUMENT" ON THE DIVIDING LINE BETWEEN LEASE AREA A AND B AS SHOWN ON PAGE 2. SAID POINT FALLS UNDER A WOODEN FENCE, BETWEEN RAILROAD TIE FENCE POSTS. SAID POINT IS ALSO ON THE NORTHEAST LINE OF PARCEL 2.

IS SET THE SOUTH CORNER FOR PARCELS 1 AND 2 AT MID POINT BETWEEN THE SOUTHEAST CORNER OF PARCEL 2 AND THE INITIAL POINT OF BEGINNING. SAID POINT IS A 5/8-INCH X 24-INCH IRON PIN SET ON THE NORTHERLY RIGHT-OF-WAY LINE FOR TRESHAM LANE.

EQUIPMENT: LEICA TRCP1203 ELECTRONIC (ROBOTIC) TOTAL STATION, LEICA GS14 GNSS (GPS) SYSTEM UTILIZING A NETWORK ADJUSTED GEODETIC SOLUTIONS FROM OREGON DEPARTMENT OF TRANSPORTATION'S ORGN NETWORK. DATUM IS NAD83(2011) EPOCH 2010.00. GEOID MODEL USED IS GEOID 12A TO COMPUTE NAVD88 ELEVATIONS.

352W33-TL444 PLOTTED ON PLOTTER DIRECT SINGLE MATTE MYLAR #6516 USING CANON IPF655 PLOTTER

SURVEYOR'S CERTIFICATE:

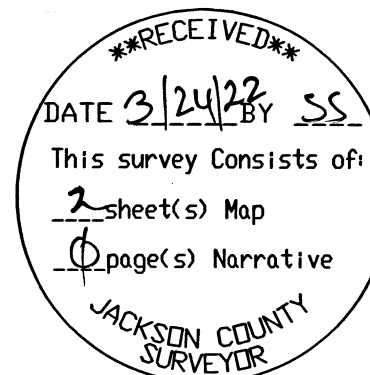
I, STEPHAN L. BAROTT, LS 2332, A DULY REGISTERED SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND THAT I HAVE SURVEYED AND MARKED WITH PROPER MONUMENTS, AND ACCURATELY DESCRIBED THE LANDS AS REPRESENTED, AS PROVIDED BY LAW.

Stephan Barott
SURVEYOR

PARENT TRACT- AS DESCRIBED IN DOCUMENT NO. 2021-038690

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: .

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 35 SOUTH, RANGE 2 WEST WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 44°24'31" EAST, 42.20 FEET DISTANCE TO A 3/4-INCH IRON PIN LOCATED AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF DUGGAN ROAD WITH THE NORTH RIGHT-OF-WAY LINE OF TRESHAM LANE, FOR THE TRUE POINT OF BEGINNING; THENCE ALONG SAID ROAD LINE NORTH 0°48'32" WEST, 342.23 FEET TO A 2-INCH GALVANIZED IRON PIPE LOCATED AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 1, LAND OF MANY OAKS ADDITION 1; THENCE NORTH 89°13'04" EAST, 398.43 FEET TO A 1-INCH DIAMETER IRON PIN LOCATED AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 0°42'04" WEST, 203.20 FEET TO A 3/4-INCH DIAMETER IRON PIPE LOCATED AT THE SOUTHWEST CORNER OF LOT 5, SAID BLOCK 1; THENCE SOUTH 53°53'53" EAST, 500.29 FEET TO A 1 INCH IRON PIPE LOCATED AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 0°48'48" EAST, 252.59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TRESHAM LANE, MARKED WITH A 5/8-INCH DIAMETER IRON PIN; THENCE ALONG SAID LANE LINE, NORTH 89°45'03" WEST, 798.88 FEET TO THE TRUE POINT OF BEGINNING.



I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT

Stephan Barott
SURVEYOR

FILED AS SURVEY

NO. 23612

JACKSON COUNTY SURVEYOR'S OFFICE

PARTITION PLAT

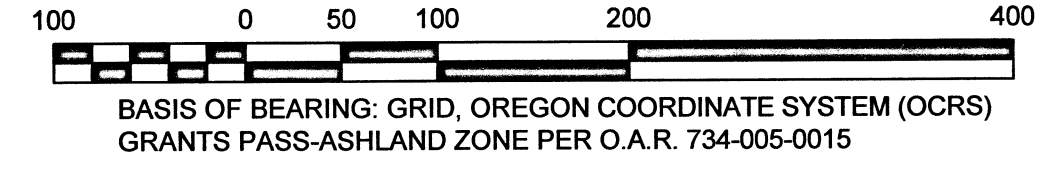
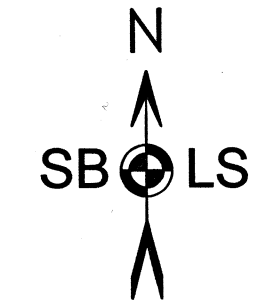
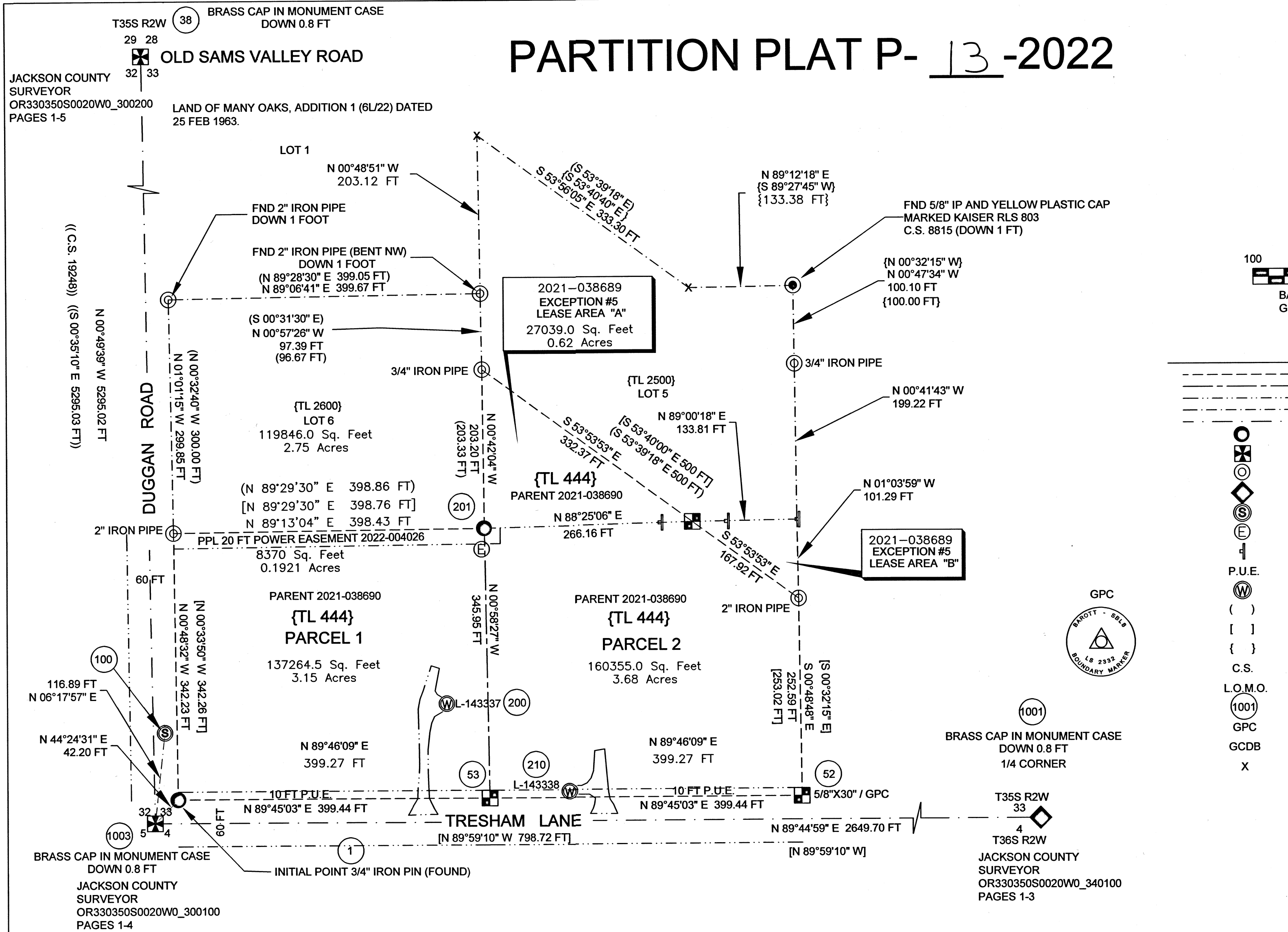
Table with 3 columns: DRAWN/SBLS, DATE, and LAURA LEE SCHAEFFER. Includes details like 3-12-2022, 644 UPPER RIVER RD, GOLD HILL, OR 97525, 35-2W-33 TL 444, PROJECT NO. 2021-24, SHEET 1 OF 2.

S B L S
STEPHAN BAROTT LAND SURVEYING

Professional information for Stephan Barott, Registered Professional Land Surveyor, 1446 St. Andrew Way Medford, Oregon 97504, Cell 541-510-8278, 541-776-1272, sbarott@charter.net. Includes registration details for Oregon, July 26, 1988, License 2332, expires December 31, 2023.

PARTITION PLAT P-13-2022

TOWNSHIP 35 SOUTH, RANGE 2
WEST, SW 1/4 OF SECTION 33,
JACKSON COUNTY, OREGON



LEGEND

- EXISTING TAX LOT LINE FOR TL 444
- - - PARTITION LINE
- - - EASEMENT OR RIGHT-OF-WAY LINES
- - - OTHER TAX LOTS
- - - SECTION LINES
- FOUND IRON PIN C.S. 5819
- ⊗ BRASS CAP IN MONUMENT CASE (SECTION CORNER)
- ⊙ FOUND IRON PIPE AS NOTED (C.S. 5819 OR 6L-22)
- ⊠ BRASS CAP IN MONUMENT CASE (1/4 CORNER)
- ⊕ AT & T MANHOLE COVER WITH B.C. MARKED 15846+14 IN CENTER
- ⊕ NEW POWER METER
- ⊕ WOODEN FENCE POST
- ⊕ 10 FT PUBLIC UTILITY EASEMENT
- ⊕ NEW WELL AS NOTED
- () RECORD DATA FROM L.O.M.O.
- [] RECORD DATA FROM C.S. 5819
- { } RECORD DATA FROM C.S. 8815
- C.S. FILED SURVEY NO. JACKSON COUNTY SURVEYOR'S OFFICE
- L.O.M.O. LAND OF MANY OAKS ADDITION 1 SUBDIVISION (6L/22)
- (1001) POINT REFERENCE NUMBER- SEE TABLE
- ⊕ GPC 1 3/4" GREEN PLASTIC MORASSE STYLE CAP MARKED AS SHOWN
- ⊕ GCDB GEOGRAPHIC COORDINATE DATABASE REFERENCE NUMBER
- X CALCULATED POINT



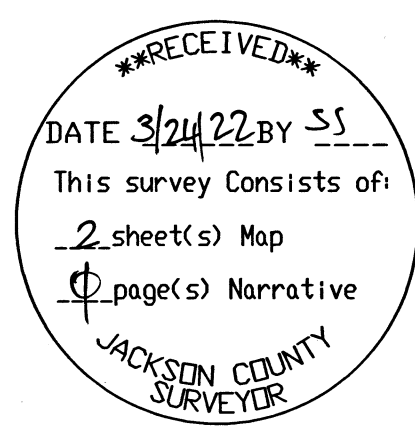
POINT TABLE

OGRS GRANTS PASS-ASHLAND ZONE INTERNATIONAL FEET
NAD83(2011) EPOCH 2010.00 ELEV. NAVD88 USING GEOID 12A
EQUIPMENT: LEICA GS14 GNSS RECEIVER UTILIING OREGON DEPARTMENT OF
TRANAPORTATION'S ORGN GNSS NETWORK

Point	Northing	Easting	Elevation	Description
1	265043.579	266283.005	1260.79	INITIAL POINT FND 3/4" IRON PIN
38	263742.260	268889.074	1308.03	BC IN MON CASE GCDB 300200
52	265047.053	267081.887	1252.79	SET 5/8" X 30" IRON PIN W/GPC
53	265045.316	266682.446	1260.79	SET 5/8" X 24" IRON PIN W/GPC
100	265129.621	266266.303	1260.87	AT & T MH COVER W/ BC 15846+04
200	265166.150	266627.579	1257.74	WELL L-143337
201	265391.213	266676.565	1255.97	FND 1" IRON PIN
1001	265025.005	268903.156	1225.07	BC MON CASE GCDB 340100
1003	265013.436	266253.478	1260.80	BC MON CASE GCDB 300100
210	265053.975	266784.578	1254.48	WELL L-143338

I CERTIFY THIS TO BE AN EXACT COPY
OF THE ORIGINAL PLAT

Stephen Barott
SURVEYOR



S B L S
STEPHAN BAROTT LAND SURVEYING

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Stephen Barott

OREGON
JULY 28, 1988
STEPHAN L. BAROTT
2332
RENEWS: DECEMBER 31, 2023

1446 ST. ANDREW WAY
MEDFORD, OR 97504

PHONE: 541-776-1272
CELL: 541-510-8278
e-mail: sbarott@charter.net

PARTITION		
DRAWN SBLS	DATE 3-12-2022	LAURA SCHAEFFER 644 UPPER RIVER ROAD GOLD HILL, OR 97525 35-2W-33-00444
APPROVED	DATE	
SCALE 1"=100'	SHEET 2 OF 2	PROJECT NO. 2021-24