

***** APPROVALS *****

PARTITION PLAT NO. P-26-2022

***** RECORDING *****

FILE #439-21-01652-ZON
(Validation of Single Parcel per O.R.S. 92.176)

EXAMINED AND APPROVED this 3 day of August, 20 22

Shandell Clark
Jackson County Planning

Partially Surveyed
Located in the S.W. 1/4 of the N.W. 1/4 of Sec. 35,
T.38S, R.1E, W.M. Jackson County, Oregon
(File No. 439-21-01652-ZON)
(Validation of Single Parcel per O.R.S. 92.176)

Filed for record this 10 day of August, 20 22 at
9:45 o'clock A m., and recorded as Partition Plat No. P-26-2022
in "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 33, Page 26. Document No. 2022-24700, ORJCO.

EXAMINED AND APPROVED as required by ORS 92.100 this 24 day of
May, 20 22.

Scott Fein
Jackson County Surveyor

SURVEY FOR:

ROCKY YOUNGER
c/o RSA, INC.
100 E. MAIN ST., SUITE 0
MEDFORD, OR 97501

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

Christine D. Walker Elise Hall
County Clerk Deputy
County Surveyor File No. 23707

DATE:

APRIL 13, 2022

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96
as of AUGUST 10, 20 22.

MMA AGENT
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have
been paid as of August 10th, 20 22.

Jason Dodd
Tax Collector

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

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HERBY 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 AS FOLLOW:

The Southwest quarter of the Northwest quarter of Section 35, Township 38 South, Range 1 East,
Willamette Meridian, Jackson County, Oregon.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

J. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE: 6-30-23

***** DECLARATION *****

Know all men by these presents that ROCKY YOUNGER and LETHA A. YOUNGER or her Successor as
Trustee of The Letha A. Younger Revocable Living Trust dated October 1, 2013 are the owners in fee of
the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate and have
partitioned the same into the Parcel as shown on Sheet 2.

Rocky Younger
ROCKY YOUNGER

Letha A. Younger
LETHA A. YOUNGER, Trustee
The Letha A. Younger Revocable Living
Trust dated October 1, 2013

BY ROCKY YOUNGER
OWNER P.O.A.

STATE OF OREGON))ss
COUNTY OF JACKSON)

PERSONALLY appeared the above named Rocky Younger and acknowledged the foregoing instrument to be
his voluntary act and deed.

Dated this 17th day of MAY, 20 22.

Kelly Rae Madress Tunnan
KELLY RAE MADRESS TUNNAN Notary Public - Oregon
Commission No. 99244
My Commission Expires MARCH 30, 2024

STATE OF OREGON))ss
COUNTY OF JACKSON)

PERSONALLY appeared the above named Letha A. Younger and acknowledged the foregoing instrument to be
her voluntary act and deed.

Dated this _____ day of _____, 20 _____.

Notary Public - Oregon
Commission No. _____
My Commission Expires _____

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

PURPOSE: To depict the corners of on partially surveyed Parcel validated under ORS 92.176 and created
through a partially surveyed Land Partition. See County File 439-21-01652-ZON. The subject tract being
Parcel 4 per Doc. 2013-042649, ORJCO.

PROCEDURE: Using Trimble R10 G.P.S. receivers, made ties to monuments shown hereon to control the
exterior of the subject parcel. For the purposes of this unsurveyed partition, I computed the position of the
S.E. corner of Sec. 35 using map record data per FS9259 & FS9372. As the S. 1/4 corner established by
FS5441 has been destroyed, I computed its position at the mid-point between the S.W. & S.E. corners of
Sec. 35. With the controlling corner positions fixed by computations or found monuments, I subdivided the
N.W. 1/4 of Sec. 35 as shown on Sheet 2. If the N.E. & S.E. corners of the subject Parcel would be
requested to be set in the future, a survey tie would need to be made to the S.E. corner of Sec. 35,
which would then solidify the positions of the N.E. & S.E. corners of the subject Parcel.

FILED
Date 8/10/22 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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

SHEET 1 OF 2
19223FM

SURVEY FOR:

ROCKY YOUNGER
c/o RSA, INC.
100 E. MAIN ST., SUITE 0
MEDFORD, OR 97501

DATE:

APRIL 13, 2022

PARTITION PLAT NO. P-26-2022

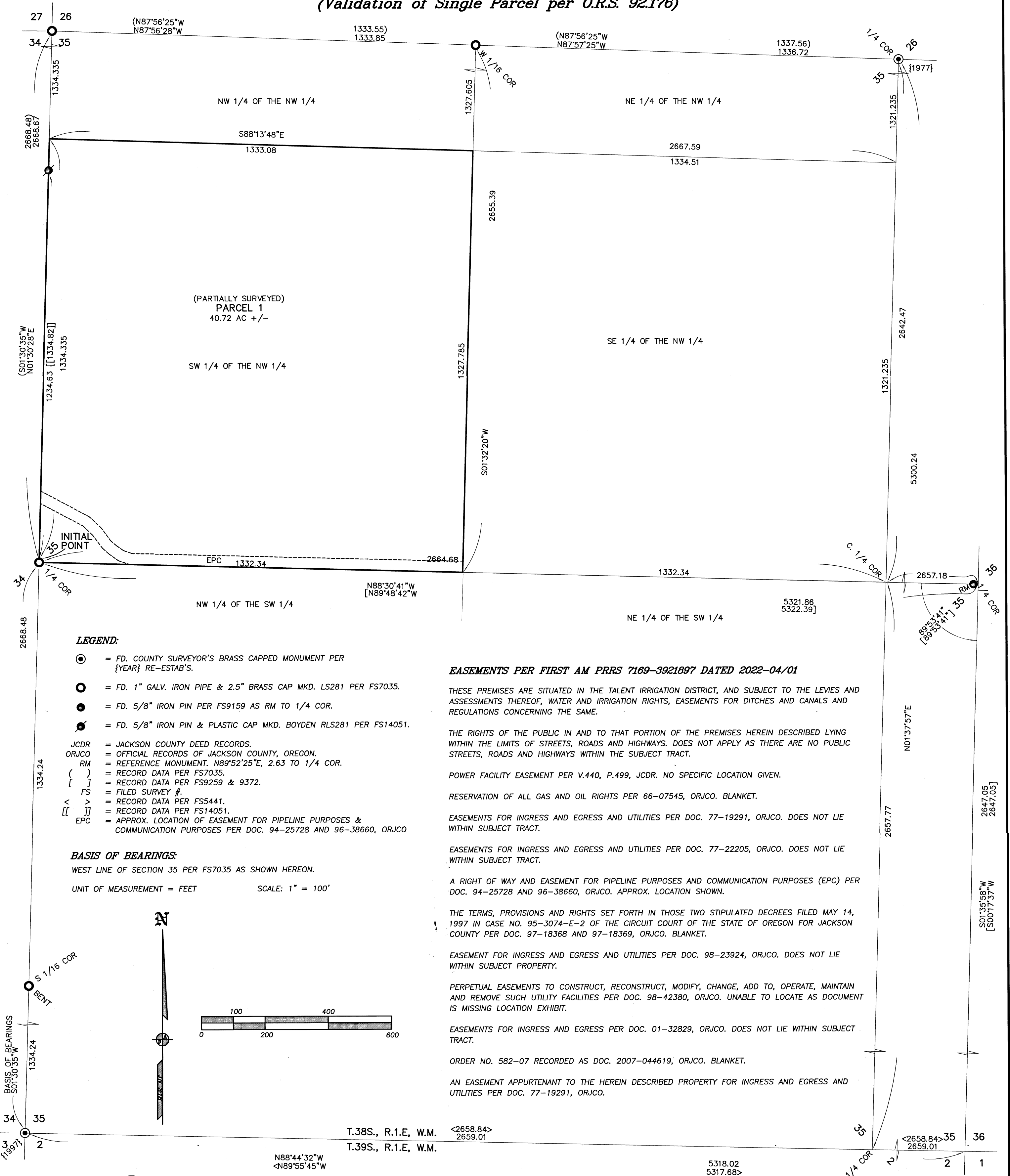
Partially Surveyed

Located in the S.W. 1/4 of the N.W. 1/4 of Sec. 35,
T.38S, R.1E, W.M. Jackson County, Oregon
(File No. 439-21-01652-ZON)

(Validation of Single Parcel per O.R.S. 92.176)

SURVEY BY:

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PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET
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LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
- = FD. 1" GALV. IRON PIPE & 2.5" BRASS CAP MKD. LS281 PER FS7035.
- = FD. 5/8" IRON PIN PER FS9159 AS RM TO 1/4 COR.
- ⦿ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. BOYDEN RLS281 PER FS14051.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- RM = REFERENCE MONUMENT. N89°52'25"E, 2.63 TO 1/4 COR.
- () = RECORD DATA PER FS7035.
- [] = RECORD DATA PER FS9259 & 9372.
- FS = FILED SURVEY #.
- < > = RECORD DATA PER FS5441.
- [[]] = RECORD DATA PER FS14051.
- EPC = APPROX. LOCATION OF EASEMENT FOR PIPELINE PURPOSES & COMMUNICATION PURPOSES PER DOC. 94-25728 AND 96-38660, ORJCO

BASIS OF BEARINGS:

WEST LINE OF SECTION 35 PER FS7035 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 100'



EASEMENTS PER FIRST AM PRRS 7169-3921897 DATED 2022-04/01

THESE PREMISES ARE SITUATED IN THE TALENT IRRIGATION DISTRICT, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.

THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS. DOES NOT APPLY AS THERE ARE NO PUBLIC STREETS, ROADS AND HIGHWAYS WITHIN THE SUBJECT TRACT.

POWER FACILITY EASEMENT PER V.440, P.499, JCDR. NO SPECIFIC LOCATION GIVEN.

RESERVATION OF ALL GAS AND OIL RIGHTS PER 66-07545, ORJCO. BLANKET.

EASEMENTS FOR INGRESS AND EGRESS AND UTILITIES PER DOC. 77-19291, ORJCO. DOES NOT LIE WITHIN SUBJECT TRACT.

EASEMENTS FOR INGRESS AND EGRESS AND UTILITIES PER DOC. 77-22205, ORJCO. DOES NOT LIE WITHIN SUBJECT TRACT.

A RIGHT OF WAY AND EASEMENT FOR PIPELINE PURPOSES AND COMMUNICATION PURPOSES (EPC) PER DOC. 94-25728 AND 96-38660, ORJCO. APPROX. LOCATION SHOWN.

THE TERMS, PROVISIONS AND RIGHTS SET FORTH IN THOSE TWO STIPULATED DECREES FILED MAY 14, 1997 IN CASE NO. 95-3074-E-2 OF THE CIRCUIT COURT OF THE STATE OF OREGON FOR JACKSON COUNTY PER DOC. 97-18368 AND 97-18369, ORJCO. BLANKET.

EASEMENT FOR INGRESS AND EGRESS AND UTILITIES PER DOC. 98-23924, ORJCO. DOES NOT LIE WITHIN SUBJECT PROPERTY.

PERPETUAL EASEMENTS TO CONSTRUCT, RECONSTRUCT, MODIFY, CHANGE, ADD TO, OPERATE, MAINTAIN AND REMOVE SUCH UTILITY FACILITIES PER DOC. 98-42380, ORJCO. UNABLE TO LOCATE AS DOCUMENT IS MISSING LOCATION EXHIBIT.

EASEMENTS FOR INGRESS AND EGRESS PER DOC. 01-32829, ORJCO. DOES NOT LIE WITHIN SUBJECT TRACT.

ORDER NO. 582-07 RECORDED AS DOC. 2007-044619, ORJCO. BLANKET.

AN EASEMENT APPURTENANT TO THE HEREIN DESCRIBED PROPERTY FOR INGRESS AND EGRESS AND UTILITIES PER DOC. 77-19291, ORJCO.

FILED
Date 8/10/22 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
J. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE: 6-30-23

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