

APPROVALS:

EXAMINED AND APPROVED THIS 18<sup>th</sup> DAY OF April, 2023
JACKSON COUNTY DEVELOPMENT SERVICES
FILE NO. 439-21-00065-SUB

EXAMINED AND APPROVED THIS 3 DAY OF April, 2023
JACKSON COUNTY SURVEYOR (Scott Fein)

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT DAVID C. BOBB, TRUSTEE OF THE DAVID C. BOBB REVOCABLE LIVING TRUST, IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND HAS PARTITIONED THE LAND AS SHOWN HEREON, AND THAT THE SIZE OF THE PARCELS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PARTITION.

DAVID C. BOBB, TRUSTEE

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } ss

PERSONALLY APPEARED THE ABOVE NAMED DAVID C. BOBB, TRUSTEE OF THE DAVID C. BOBB REVOCABLE LIVING TRUST, ON THIS 31<sup>st</sup> DAY OF MARCH, 2023, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laurie A. Miller
NOTARY PUBLIC - OREGON
COMMISSION NO. 989058
MY COMMISSION EXPIRES: July 02, 2023

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE COMPANY OF OREGON ORDER No. 7169-3812069, EFFECTIVE DATE JANUARY 24, 2023, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- ALL WATER, IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS AFFECTING ANY PART OF SAID PROPERTY BY THE TALENT IRRIGATION DISTRICT, IN WARRANTY DEED RECORDED MAY 20, 1952 IN VOLUME 366, PAGE 237 IN THE DEED RECORDS IN JACKSON COUNTY, OREGON.
EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES OF ONE OR MORE WIRES, AND ALL NECESSARY OR DESIRABLE APPURTENANCES, INCLUDING TELEPHONE AND TELEGRAPH WIRES, TOWERS, POLES, PROPS, GUYS AND OTHER SUPPORTS AND RELATED MATTERS, RECORDED MARCH 9, 1955 IN VOLUME 410, PAGE 169 IN THE DEED RECORDS OF JACKSON COUNTY, OREGON.
EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES OF ONE OR MORE WIRES, AND ALL NECESSARY OR DESIRABLE APPURTENANCES, INCLUDING TELEPHONE AND TELEGRAPH WIRES, TOWERS, POLES, PROPS, GUYS AND OTHER SUPPORTS AND RELATED MATTERS, RECORDED JULY 9, 1954 IN VOLUME 396, PAGE 312 IN THE DEED RECORDS OF JACKSON COUNTY, OREGON.

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

Shawn Kampmann
SURVEYOR

Assessor's Map No. 40 3E 05, Tax Lots 1100 & 1300

PARTITION PLAT NO. P-14 - 2023

M-49 LAND PARTITION

LYING SITUATE WITHIN

SOUTHWEST QUARTER OF SECTION 5
TOWNSHIP 40 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR

David Bobb

975 Anderson Creek Road
Talent, Oregon 97540

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT DESCRIBED WITHIN DOCUMENT NO. 2021-031074 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING A LEICA TS-16i ROBOTIC TOTAL STATION AND RANGING PRISMS, IN CONJUNCTION WITH A LEICA GS-16 GNSS RECEIVER OPERATING ON THE OREGON REFERENCE GEODETIC NETWORK (ORGN), I SURVEYED AND MONUMENTED THE LAND PARTITION AS SHOWN HEREON. THE SUBJECT TRACT WAS PREVIOUSLY SURVEYED IN 1970 BY GEORGE R. BURRELL, AS DENOTED ON SURVEY NO. 4269, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. ALL OF BURRELL'S MONUMENTS EXCEPT FOR THE MOST EASTERLY-SOUTHEAST CORNER WERE RECOVERED AROUND THIS TRACT FIT WELL WITH THE SURVEY RECORD AND HELD FOR POSITION AS SHOWN. I RE-ESTABLISH SAID EASTERLY-SOUTHEAST CORNER SOUTH, 100.00 FEET AND EAST 60.00 FEET AT RIGHT ANGLES TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, PER BURRELL'S PLAT RECORD.

THE MAJORITY OF THE SUBJECT TRACT LIES IN A STEEP CANYON WITH VERY LIMITED ACCESS ASIDE FROM A SHORT SECTION OF BALDY CREEK ROAD NEAR THE NORTHEAST QUADRANT OF THE PROPERTY. BECAUSE OF THE STEEP, RUGGED, SITE TOPOGRAPHY, SUITABLE BUILDING AREAS ARE LIMITED WHICH ACCOUNTS FOR THE UNUSUAL PARCEL CONFIGURATIONS.

THE THREAD OF THE "UN-NAMED SEASONAL CREEK" TRANSITING NORTHWESTERLY THROUGH THE SOUTHEASTERLY PORTION OF THE SUBJECT PROPERTY TO ITS TERMINUS INTERSECTING THE THREAD OF TYLER CREEK, IS THE MONUMENT FOR THE SOUTHWESTERLY LINES OF PARCEL 1 AND PARCEL 2, AS DENOTED HEREON. PARCEL 3 ALSO SHARES THE OPPOSING PORTION OF THE COMMON "UN-NAMED CREEK" THREAD ON ITS NORTHEASTERLY SIDE.

THE FLAGGED COURSES ALONG SAID "UN-NAMED CREEK" ARE DENOTED FOR THE PURPOSE OF PARCEL AREA CALCULATIONS ONLY, YIELDING TO THE "THREAD" OF THE CREEK AS THE ACTUAL PARTITION BOUNDARY PER OREGON REVISED STATUTES CHAPTER 93.310(4). THE THREAD OF SAID "UN-NAMED CREEK" PORTION OF THE PARTITION BOUNDARIES ARE AMBULATORY BY NATURE AND SUBJECT TO THE "SLOW AND IMPERCEPTABLE" NATURAL ACTION OF EROSION AND ACCRETION OVER THE COURSE OF TIME, OTHER THAN A SUDDEN NATURAL OCCURRING OR MAN-MADE AVULSIVE EVENT.

REFERENCE MONUMENTS WERE ESTABLISHED ON THE LOWEST CREEK BANK AS PRACTICAL ADJACENT TO SAID "UN-NAMED CREEK" ON THE SOUTHERLY SIDELINES OF PARCEL 1 AND PARCEL 2, WITH THE DISTANCE FROM THE INTERSECTION OF THE THREAD TO THE CORNER LABELED "ML" (MORE OR LESS).

BALDY CREEK ROAD IS A 100 FOOT WIDE BUREAU OF LAND MANAGEMENT (B.L.M.) ROAD EASEMENT THAT TRANSITS THROUGH THE SUBJECT TRACT AS DESCRIBED IN VOLUME 498, PAGE 95 OF THE DEED RECORDS IN JACKSON COUNTY, COMMENCING AT THE SOUTHWEST CORNER OF SECTION 5, ALSO BEING THE SOUTHWEST CORNER OF THE SUBJECT TRACT. I HOLD THE EASEMENT RECORD RIGHT ANGLE OF 90° BETWEEN SAID SOUTHWEST CORNER AND THE POINT OF BEGINNING AND ROTATE TO ALIGN WITH SAID WEST LINE OF SECTION 5, AND PLOT THE EASEMENT FROM THE CENTERLINE OF TYLER CREEK ROAD (FORMERLY KNOWN AS "OLD GREENSPRINGS HIGHWAY") TO THE SOUTH LINE OF SAID SECTION 5.

I SURVEY AND MONUMENT THE LAND PARTITION AS SHOWN HEREON.

\*\* RECEIVED \*\*
Date 4/20/23 By [Signature]
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 20<sup>th</sup> OF APRIL, 2023 AT 2:16 O'CLOCK P.M. AND RECORDED IN VOLUME 34, PAGE 14 IN THE PLAT RECORDS OF JACKSON COUNTY, OREGON.
Christine D Walker COUNTY CLERK
Heather Simpson DEPUTY

COUNTY SURVEYOR FILE NO. 23873

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 4/20/2023, 2023.
James Hard, deputy TAX COLLECTOR DATE 4/20/2023
David [Signature] ASSESSOR DATE 4-20-23

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2021-031074 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 40 SOUTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 40 SOUTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON.

ALSO; BEGINNING AT A 1" IRON PIPE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5, THENCE NORTH 00°13'10" EAST, 280.25 FEET (DEED RECORD NORTH 00°13'23" EAST, 280.46 FEET) TO A 1/2 INCH IRON PIPE ON THE SOUTHERLY LINE OF TYLER CREEK ROAD; THENCE NORTH 74°17'22" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 62.40 FEET (DEED RECORD NORTH 74°12'42" EAST, 62.42 FEET) TO A 1/2 INCH IRON PIPE; THENCE SOUTH 00°13'10" WEST, LEAVING SAID SOUTHERLY LINE, 397.37 FEET (DEED RECORD SOUTH 00°13'23" WEST, 397.68 FEET) TO A 5/8 INCH IRON PIN; THENCE NORTH 89°46'50" WEST, 60.00 FEET (DEED RECORD NORTH 89°46'37" WEST, 60.00 FEET) TO A 1/2 INCH IRON PIN ON THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE NORTH 00°13'21" EAST, ALONG SAID DESCRIBED EASTERLY LINE, 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.78 ACRES, MORE OR LESS.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON JULY 14, 1998 SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2023

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

JANUARY 6, 2023
PROJECT NO. 1376-21

**PARTITION PLAT NO. P-14-2023**

**M-49 LAND PARTITION**

LYING SITUATE WITHIN  
 SOUTHWEST QUARTER OF SECTION 5  
 TOWNSHIP 40 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN  
 JACKSON COUNTY, OREGON

FOR  
**David Bobb**

975 Anderson Creek Road  
 Talent, Oregon 97540

**LEGEND**

- ⊕ 2" IRON PIPE w/ 3-1/2" BRASS CAP (SEE MONUMENT DETAIL) PER APRIL 9, 2007 JA.CO. COUNTY RE-ESTAB. NOTES (RECOVERED)
- ⊕ 2" IRON PIPE w/ 3-1/2" BRASS CAP (SEE MONUMENT DETAIL) PER APRIL 9, 2007 JA.CO. COUNTY RE-ESTAB. NOTES (RECOVERED)
- ⊕ 1" IRON PIPE, NO CAP OR OTHER MARKINGS, PER S/N 4269 BY GEORGE R. BURRELL (RECOVERED)
- 5/8" IRON PIN, ORIGIN UNKNOWN (RECOVERED)
- 1/2" IRON PIPE, NO CAP OR OTHER MARKINGS, PER S/N 4269 BY GEORGE R. BURRELL (RECOVERED)
- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- SUBJECT PROPERTY LINE
- - - LAND PARTITION LINE
- BOUNDARY LINE
- CENTERLINE
- - - PREVIOUS DEED LINE
- - - EASEMENT LINE
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- D.R. DEED RECORD VOLUME / PAGE, JACKSON COUNTY CLERK
- R.M. PARCEL SIDELINE REFERENCE MONUMENT, AS DESCRIBED
- M/L SIDELINE DISTANCE TO THREAD OF STREAM, MORE OR LESS
- B.L.M. U.S. DEPT. OF INTERIOR-BUREAU OF LAND MANAGEMENT
- ( ) SURVEY RECORD DATA PER S/N 4269 (BURRELL)
- [ ] DEED RECORD DATA PER VOLUME 498, PAGE 95, JACKSON COUNTY

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 5 IN TOWNSHIP 40 SOUTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, HAVING A RECORD PLAT BEARING OF NORTH 00°05'25" EAST, AS REFERENCED ON SURVEY NO. 4269, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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

*Shawn Kampmann*  
 SURVEYOR

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Shawn Kampmann*

OREGON  
 JULY 14, 1998  
 SHAWN KAMPMANN  
 2883 LS

RENEWAL DATE: 6/30/2023

SURVEYED BY:

**POLARIS LAND SURVEYING LLC**  
 P.O. BOX 459  
 ASHLAND, OREGON 97520  
 (541) 482-5009

JANUARY 6, 2023  
 PROJECT NO. 1376-21

FILE: SURVEYS\1376-21\BOBB PARTITION PLAT.DWG SHEET 2 of 2

TABLE OF COURSES					
FLAG	BEARING	DISTANCE	FLAG	BEARING	DISTANCE
①	N 74°17'22" E	62.40'	②1	S 15°00'17" E	30.87'
	(N 74°12'42" E)	(62.42')	②2	S 36°19'57" E	25.87'
②	N 89°46'50" W	60.00'	②3	S 15°04'27" E	24.98'
	(N 89°46'37" W)	(60.00')	②4	S 52°32'35" E	55.64'
③	S 28°30'00" E	61.34'	②5	S 55°00'58" E	55.32'
④	S 20°00'00" E	83.00'	②6	S 15°10'05" E	41.82'
⑤	S 21°30'00" W	60.00'	②7	S 40°52'52" E	53.56'
⑥	S 37°30'00" W	25.80'	②8	S 34°39'20" E	87.27'
⑦	S 37°30'00" W	23.20'	②9	S 31°04'20" E	48.70'
⑧	S 69°15'00" W	39.00'	③0	S 09°14'16" E	38.03'
⑨	N 67°45'00" W	44.00'	③1	S 19°05'20" W	32.18'
⑩	N 49°00'00" W	50.00'	③2	S 03°50'28" W	43.83'
⑪	S 78°30'00" W	102.00'	③3	S 15°24'44" E	37.79'
⑫	S 89°40'21" E	20.00' M/L	③4	S 03°30'24" E	67.68'
⑬	N 67°13'00" W	107.74'	③5	S 37°35'37" E	33.58'
⑭	N 88°24'00" W	188.60'	③6	S 28°00'49" E	38.15'
⑮	N 69°25'00" E	91.06'	③7	S 07°09'14" E	13.53'
⑯	N 34°56'00" W	70.78'	③8	S 36°42'20" W	11.09'
⑰	S 36°34'53" E	69.37'	③9	S 03°15'36" E	17.82'
⑱	S 50°25'31" E	86.13'	④0	S 28°20'41" E	72.22'
⑳	S 60°40'19" E	39.75'	④1	S 18°22'12" E	94.92'
	S 34°11'17" E	34.22'			

U.S. DEPT. OF THE INTERIOR  
 BUREAU OF LAND MANAGEMENT  
 1405 R3E  
 S6, S5  
 S7, S8  
 1966

D.R. 244/571  
 ADDITIONAL 100' WIDE POWERLINE  
 EASEMENT 50' PARALLEL TO NORTH  
 LINE OF D.R. 167/163

CENTERLINE OF 100' WIDE  
 POWER LINE EASEMENT  
 PER D.R. 167/163

INITIAL POINT

B. L. M.  
 Assessor's Map No. 40 3E 05, Tax Lots 1100 & 1300