

PARTITION PLAT NO. P-30-2023

Located in the Southeast and Southwest One-quarters of Section 17, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PREPARED FOR:

DAVID & SHANNON SNOOK 2219 OLD MILITARY ROAD CENTRAL POINT, OR 97502

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that David J. Snook and Shannon D. Snook, hereinafter referred to as DECLARANTS, are the owners in fee simple of the land as described in the "Surveyor's Certificate" herewith and have caused this tract of land to be surveyed and platted into parcels, with the number of each parcel and the course and length of all lines are plainly set forth, that this plat is a correct representation of this partition, and that the resultant parcels are subject to the existing easements of record. Declarants hereby create those 20-foot Private Water Easements, being over, under, through and across Parcel 3, for the use and benefit of Parcels 1 and 2.

IN WITNESS WHEREOF, signed this 5th day of September, 2023.

Signatures of David J. Snook and Shannon D. Snook.

STATE OF IDAHO } ss County of Bonneville }

Signed or attested before me on September 5th, 2023, by David J. Snook and Shannon D. Snook.

Notary Public - IDAHO (PRINTED NAME) and (SIGNATURE) Miriam R. Johnson

COMMISSION NO.: 20224419

MY COMMISSION EXPIRES: 9-15-2028

SURVEYOR'S CERTIFICATE

I, Robert V. Neathamer, a 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 depicted hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

All that certain real property described as Parcel 1 per Instrument Number 2021-044213, of the Official Records of Jackson County, Oregon, being located in the Southeast One-quarter of the Southeast One-quarter of Section 17, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon. The exterior boundary of which is more particularly described as follows:

Beginning at the Center-South One-Sixteenth corner of Section 17, Township 37 South, Range 2 West of the Willamette Meridian, being common with the southerly right-of-way of Johns Peak Road; thence along said right-of-way, the following courses and distances: South 82°18'43" East, 127.21 feet; thence South 84°17'04" East, 539.80 feet; thence North 89°22'35" East, 402.74 feet to the westerly right-of-way of Old Military Road; thence leaving the southerly right-of-way of Johns Peak Road and along the westerly right-of-way of Old Military Road, the following courses and distances: thence South 22°28'17" West, 672.29 feet; thence South 24°30'12" West, 35.05 feet; thence South 30°36'12" West, 230.73 feet to the beginning of a tangent curve concave to the south-east, having a radius of 423.48 feet and a central angle of 00°46'22" (the long chord of which bears South 30°13'01"N, 5.71 feet); thence along the arc of said curve, 5.71 feet; thence leaving last said right-of-way, North 65°56'29" West, 174.45 feet; thence South 87°27'31" West, 205.34 feet; thence South 87°32'08" West, 304.83 feet to the Center North-South line of said section, being common with the easterly boundary of SUNCREST ESTATES, recorded on March 9, 1995, in Volume 20 at Page 19 of the Plat Records of Jackson County, Oregon, and filed as Survey Number 14450 in the office of the Jackson County Surveyor; thence along said north-south line, a portion of which being common with said easterly boundary of SUNCREST ESTATES, North 00°32'07" West, 827.17 feet to the Point of Beginning.

Signature of Robert V. Neathamer, Surveyor

PURPOSE: Perform a boundary survey for Parcels 1 and 2 per Instrument Number 2021-044213, of the Official Records of Jackson County, Oregon; establish monuments as needed; and prepare a Partition Plat for said Parcel 1, pursuant to Client's Instructions and as approved by the Jackson County Development Services (File Number 439-23-00003-SUB). Said Parcel 2 is not a part of the partition.

PROCEDURE: Equipment/Software utilized: Trimble SX10 robotic total station and scanner; Trimble ST robotic total station; Trimble RIO GNSS equipment; Trimble TSC7 data collectors with Trimble Access software; Trimble Business Center and Trimble Terramodel software. Records utilized: Volume 169 at Page 68 and Volume 169 at Page 81, both of the Deed Records of Jackson County, Oregon; Instrument Number 2021-044213 of the Official Records of Jackson County, Oregon; SUNCREST ESTATES, recorded on March 9, 1995, in Volume 20 of Plats at Page 19 of the Records of Jackson County, Oregon, also filed as Survey Number 14450 in the office of the Jackson County Surveyor; and Surveys Numbered 473, 494, 461, 6292, 11307, 13197, 15152, 19777 and 19890, all as filed in the office of the Jackson County Surveyor.

Linear unit (horizontal) is International Foot (ft); Linear unit (vertical) is U.S. Survey Foot (usft); Vertical datum is the North American Datum Vertical of 1988 (NAVD88); Geodetic Information: Datum is the North American Datum (NAD) of 1983 (2011) Epoch 2010.00; System is the Oregon Coordinate Reference System; Zone is the Grants Pass-Ashland ORS 93312 (1)(c) and OAR 734.005)

All bearings and distances shown hereon are projected (grid) values based on the projection definition herein and above. This projection was utilized in order to minimize the difference between projected (grid) distances and horizontal (ground) distances at the topographic surface within the design area of this coordinate system.

The basis of bearings for this survey is Geodetic North. Note that the grid bearings shown or implied hereon do not equal Geodetic North due to meridian convergence.

The subject tracts are described as Parcels 1 and 2 in said Instrument Number 2021-044213. Utilizing said instrument, record data and tied monuments, the boundaries of which were resolved as follows: (1) Held the One-quarter corner common to Sections 17 and 20 per county notes, and the Center-South One-sixteenth corner of Section 17 per Survey Number 14450, to resolve a portion of the north-south centerline of said Section 17, the westerly boundary of Parcel 1 and the easterly boundary of Parcel 2 of said instrument; (2) Utilized found monuments and record data per Survey Number 14450 to resolve the remaining boundaries of said Parcel 2; (3) Held found monument per Survey Number 13159 and said Center-South One-sixteenth corner, in conjunction with found monuments and record data per Survey Number 15152 to resolve the southerly right-of-way of Johns Peak Road, thereby resolving the northerly boundary of said Parcel 1; (4) Utilized record data per said Volume 169 at Pages 68 and 81, in conjunction with found monuments and record data per Surveys Numbered 473, 461, 6292 and 11307 to resolve the easterly right-of-way of Old Military Road. From which, held the record 40.00-foot offset per said Volume 169 at Pages 68 and 81, to resolve the location of the westerly right-of-way of said Old Military Road, thereby resolving the easterly boundary of said Parcel 1; (5) Utilized found monuments and record data per Surveys Numbered 19777 and 19890 to resolve the southerly boundary of said Parcel 1.

Utilizing the resolved boundaries herein and above, together with said Jackson County Development Services File Number 439-23-00003-SUB to compute the resultant Parcels 1, 2 and 3, as depicted on Sheet 2 hereof.

Monuments were established on July 5, 2023.

TITLE RELATED NOTES

Pursuant to a Public Records Report prepared by First American Title Insurance Company of Oregon, with an Order Number of 7169-400462, the subject property may be subject to the following matters of record:

Taxes for the fiscal year 2022-2023.

The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services.

The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

Power Easement, including the terms and provisions thereof, per Volume 414 at Page 18 and Volume 490 at Page 18, of the Records of Jackson County, Oregon. (Exact location not specified)

I hereby certify that this is an exact copy of the original.

Signature of Robert V. Neathamer, Surveyor

Stamp: \*\* RECEIVED \*\* DATE 9/29/23 BY PB This survey consists of: 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

Stamp: REGISTERED PROFESSIONAL LAND SURVEYOR

Stamp: OREGON JULY 19, 1994 ROBERT V. NEATHAMER 2675 Renewal Date 12/31/24

RECORDING

FILED FOR RECORD THIS THE 29th DAY OF Sept, 2023, AT 2:00 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-30-2023, OF THE RECORDS OF PARTITION PLATS, JACKSON COUNTY, OREGON. INDEX VOLUME 34, PAGE 30.

Signatures of Christine D. Walker, County Clerk and Sonja J. Morgan, Deputy

PREPARED BY: Neathamer Surveying, Inc. 3126 State St, Suite 203 P.O. Box 1584 Medford, Oregon 97501 Phone (541) 732-2869 FAX (541) 732-1382

PLOT DATE: August 31, 2023 PROJECT NUMBER: 22056 Sheet 1 of 2 © NR CN

**PARTITION PLAT NO. P-30-2023**

Located in the Southeast and Southwest One-quarters of Section 17, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon

**PREPARED FOR:**

DAVID & SHANNON SNOOK  
2219 OLD MILITARY ROAD  
CENTRAL POINT, OR 97502

**LEGEND:**

- Indicates a set 5/8-inch diameter by 24 inches long iron pin with a plastic cap marked "NEATHAMER SURVEYING".
- ⊗ Indicates a set 5/8-inch diameter by 30 inches long iron pin with a plastic cap marked "NEATHAMER SURVEYING".
- Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "KAISER RLS 803" per SN 11307, or as noted hereon.
- ⊖ Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "KAISER RLS 803" per SN 13197, 14450, 15152, or as noted hereon.
- ▲ Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "L.J. FRIAR & ASSOC." per SN 19777.
- △ Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "R. BATH L.S. 1069" per SN 11307, 14450, 15152, or as noted hereon.
- Indicates a found monument as noted hereon.
- ⊙ Indicates a found brass disc as noted hereon.
- Indicates a computed position, nothing found or set.
- ( ) Indicates record data per SN 444.
- [ ] Indicates record data per SN 473 and/or 961.
- < > Indicates record data per SN 6292.
- { } Indicates record data per SN 11307.
- (( )) Indicates record data per SN 13197, 14450 or 15152.
- [[ ]] Indicates record data per SN 19777.
- << >> Indicates record data per SN 19890.
- INST Indicates an Instrument recorded by number pursuant to the Official Records of Jackson County, Oregon.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S68°10'17"W	36.22'
L2	N68°29'E	36.22'
L3	N00°32'07"W	15.52'
L4	N00°16'20"W	15.466'
L5	N89°54'47"W	107.56'
L6	N89°39'W	107.64'
L7	S40°02'47"E	150.59'
L8	S39°47'E	160.636'
L9	S02°43'13"E	78.53'
L10	S02°27'26"E	78.53'
L11	N82°18'44"W	22.77'
L12	S82°02'57"E	22.772'
L13	S74°42'13"W	67.40'
L14	N74°58'00"E	67.398'
L15	S44°54'47"E	64.75'
L16	N44°39'W	64.747'
L17	N89°27'53"E	28.23'
L18	S89°43'40"W	28.224'
L19	S89°27'53"W	0.12'

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	16°04'00"	383.48'	107.53'	N08°12'12"E	107.18'
C2	-	383.48'	106.53'	N08°26'31"E	106.19'
C3	14°22'00"	383.48'	96.16'	N23°25'12"E	95.90'
C4	-	383.48'	97.16'	S23°39'31"W	96.90'
C5	00°46'22"	423.48'	5.71'	S30°13'01"W	5.71'
C6	18°22'15"	423.48'	135.78'	S20°38'42"W	135.20'
C7	130°08'00"	75.00'	170.34'	S25°01'13"W	136.02'
C8	130°08'00"	75.00'	170.344'	S25°17'00"W	136.02'
C9	119°37'00"	65.00'	135.70'	S14°53'43"W	112.37'
C10	119°37'00"	65.00'	135.701'	N15°09'30"E	112.365'
C11	42°09'20"	155.00'	114.04'	S23°50'07"E	111.49'
C12	42°11'34"	155.00'	114.142'	N23°33'13"W	111.580'
C13	11°17'23"	423.48'	83.44'	S05°48'53"W	83.31'

I hereby certify that this is an exact copy of the original.  
*Robert V. Neathamer*  
Surveyor

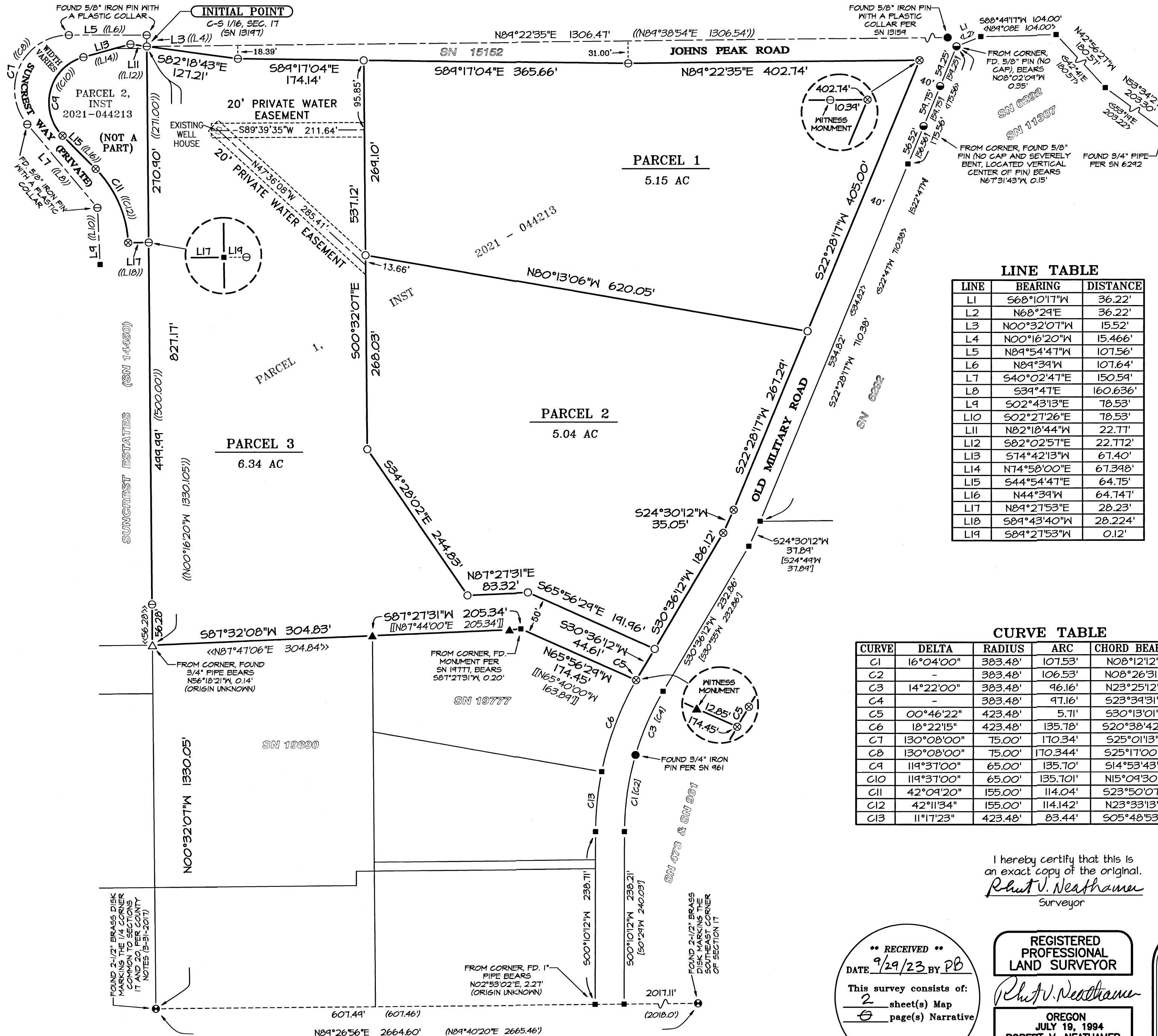
**BASIS OF BEARINGS:**

Geodetic North referenced to the NAD83 2011 (Epoch 2010.00) datum. Refer to Survey Narrative for complete description.

**PREPARED BY:** Neathamer Surveying, Inc.  
3126 State St, Suite 203  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

**PLOT DATE:** August 31, 2023 **PROJECT NUMBER:** 22056

Sheet 2 of 2 © NR CN



**\*\* RECEIVED \*\***  
DATE 9/29/23 BY PB  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR  
REGISTERED PROFESSIONAL LAND SURVEYOR  
*Robert V. Neathamer*  
OREGON JULY 19, 1994  
ROBERT V. NEATHAMER 2675  
Renewal Date 12/31/24