

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that RAY L. AND ELIZABETH M. THERAULT of the THERAULT FAMILY TRUST, hereinafter referred to as DECLARANTS, are the owners in fee simple of the lands 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 and as depicted on the accompanying plat. Declarants hereby create that Private Access Easement, being over, through and across Parcels 1, 2 and 3, for the purpose of pedestrian and vehicular ingress and egress of said parcels and for emergency services, and also allows for private and public utilities that serve said parcels.

IN WITNESS WHEREOF, signed this 13 day of July, 2023.

RAY L. THERAULT TRUSTEE OF THE THERAULT FAMILY TRUST
ELIZABETH M. THERAULT TRUSTEE OF THE THERAULT FAMILY TRUST

STATE OF OREGON } ss
County of Jackson }

Signed or attested before me on July 13, 2023, by Ray L. Therault.

KATHRYN M. CEICHAS NOTARY PUBLIC-OREGON (PRINTED NAME)
Kathryn M. Ceichas (SIGNATURE)

COMMISSION NO.: 1007169
MY COMMISSION EXPIRES: December 22, 2024

STATE OF OREGON } ss
County of Jackson }

Signed or attested before me on July 13, 2023, by Elizabeth M. Therault.

KATHRYN M. CEICHAS NOTARY PUBLIC-OREGON (PRINTED NAME)
Kathryn M. Ceichas (SIGNATURE)

COMMISSION NO.: 1007169
MY COMMISSION EXPIRES: December 22, 2024

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: To survey and monument Client's property pursuant to the Tentative Partition Plat as conditionally approved by the Jackson County Planning Commission on May 12, 2022, File Number 434-21-00064-SUB.

PROCEDURE: Records utilized: Instruments Numbered 85-19299 and 2022-012149, of the Official Records of Jackson County, Oregon; Surveys Numbered 3752, 6847, 8357, 10235, 11871, 17296, 18017, plat recorded February 27, 2013, as Partition Plat Number P-03-2013 of the Records of Partition Plats, Jackson County, Oregon, Volume 24 at Page 3, filed as Survey Number 21218, and plat recorded November 14, 2016, as Partition Plat Number P-41-2016 of the Records of Partition Plats, Jackson County, Oregon, Volume 27 at Page 41, filed as Survey Number 22117, both as filed in the office of the Jackson County Surveyor.

Equipment/Software utilized: Trimble RIO GNSS equipment; Trimble S7 and Trimble SX10 Robotic Instruments; Trimble TSC7 data collector with Trimble Access Software; Trimble Business Center and Trimble Terramodel. Linear unit (horizontal) is International Foot (ft); Linear unit (vertical) is U.S. Survey Foot (usft); Vertical datum is the North American Datum 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 (Refer to ORS, Chapter 93.312(c)).

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 is Geodetic North. Note that the grid bearings depicted do not equal geodetic bearings due to meridian convergence.

Resolved the exterior of the parent tract as described in said Instrument 2022-012149, utilizing said instrument, record data and found monuments as follows: Westerly boundary by holding found monuments set per Surveys Numbered 6847, 10235 and 17296; Northerly boundary by holding found monuments per Surveys Numbered 3752, 6847 and 17296; Easterly boundary by holding found monuments per Surveys Numbered 6847 and 11871; and the Southerly boundary by holding found monuments per Survey Number 11871 and record data for the southerly boundary of that tract of land described in said Instrument Number 85-19299. From which, utilized said county File Number 434-21-00064-SUB to compute the boundaries of Parcels 1, 2 and 3.

Monuments were established, as depicted hereon, on February 8, 2023.

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 real property described in Instrument Number 2022-012149 of the Official Records of Jackson County, Oregon, and as now surveyed, is more particularly described as follows:

Commencing at the corner common to Sections 19, 20, 29 and 30, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon; thence South 89°44'13" West, 1329.69 feet (record: West, 1328.87 feet) and South 00°15'47" East, 2515.13 feet (record: South, 2514.53 feet) to a 5/8-inch diameter iron pin and cap established per Survey Number 17296, as filed in the office of the Jackson County Surveyor, and being on the easterly right-of-way of Fair-A-Dice Road (formerly known as Granite Pit Road); thence along said easterly right-of-way, the following courses: South 00°52'11" East, 190.07 feet (record: South 00°38'41" East, 190.08 feet); thence South 00°20'56" West, 122.18 feet (record: South 00°38'05" West, 122.00 feet) to a 5/8-inch diameter iron pin established per Survey Number 10235, as filed in the office of the Jackson County Surveyor, and being the True Point of Beginning; thence leaving said right-of-way, North 89°20'19" East, 566.97 feet (record: North 89°36'50" East, 567.00 feet); thence North 43°38'52" East, 234.74 feet (record: North 43°33'20" East, 235.00 feet); thence North 07°46'21" East, 128.41 feet (record North 08°03'35" East, 128.79 feet) to a point on the Boundary Line Agreement per Instrument Number 68-04542 of the Official Records of Jackson County, Oregon; thence along said Boundary Line Agreement, the following courses: South 89°50'27" East, 163.60 feet (record: South 89°33'18" East, 163.81 feet to a 1-inch iron pipe); thence North 89°41'51" East, 640.89 feet (record: North 89°54'06" East, 640.90 feet) to a 5/8-inch diameter iron pin established per Survey Number 6847, as filed in the office of the Jackson County Surveyor; thence leaving said boundary line, South 00°20'56" West, 566.34 feet (record: South 00°38'05" West, 566.84 feet); thence North 89°44'21" West, 1548.91 feet (record: North 89°28'33" West, 1548.97 feet) to intersect the easterly right-of-way of said Fair-A-Dice Road; thence North 00°20'56" East, along said right-of-way, 254.99 feet (record: North 00°38'05" East, 254.84 feet) to the Point of Beginning.

Robert V. Neathamer Surveyor

NOTES:

Pursuant to a Preliminary Title Report prepared by First American Title Company of Oregon, with an Order Number of 7169-3945430, the subject property may be subject to the following matters of record:

The subject property is 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 subject property within the limits of streets, roads and highways.

Covenants, conditions, restrictions and/or easements per Instrument Number 68-04577, of the Official Records of Jackson County, Oregon. Located within Parcels 1 and 2 hereof.

Easement per Instrument Number 79-13096 of the Official Records of Jackson County, Oregon. Located within Parcel 3, as depicted.

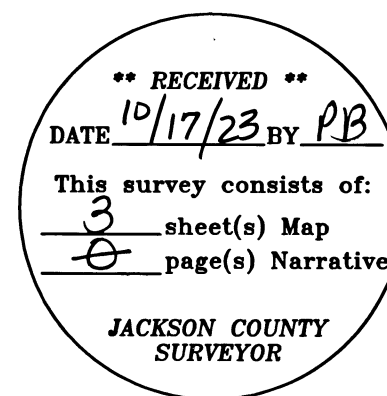
Declaration of easement per Instrument Number 2022-029117 of the Official Records of Jackson County, Oregon. An appurtenant easement being commonly known as Walker Creek Road.

Deed Declaration for an Oak Savannah Conservation Area per Instrument Number 2023-021799, of the Official Records of Jackson County, Oregon. Located within Parcel 3 (hatched area), hereof.

SHEET INDEX

- SHEET 1: THIS SHEET
SHEET 2: PARCELS 1 & 2, AND CURVE TABLE
SHEET 3: PARCEL 3, LINE TABLE & LEGEND

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



PARTITION PLAT NO. P-34-2023

Located within the Northwest and Southwest One-quarters of Section 29, the Southeast One-quarter and the Northeast One-quarter of Section 30, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon.

PREPARED FOR:

RAY & ELIZABETH THERAULT
3940 Walker Creek Rd
Central Point, OR 97502

APPROVALS:

JACKSON COUNTY DEVELOPMENT SERVICES FILE NUMBER: 439-21-00069-SUB

Examined and approved this 13th day of October, 2023.

Shendell Clark Planning Director
10/13/23 Date

Examined and approved this 19 day of July, 2023.

Scott Fein County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of October 17th, 2023.

M. Monette, Marissa Menitt, deputy Tax Collector/Deputy

Examined and approved as required by O.R.S. 92.100 this 17 day of October, 2023.

Chad Hollister Assessor/Agent

RECORDING

FILED FOR RECORD THIS 17th DAY OF October, 2023 AT 2:11 O'CLOCK P.M. AND RECORDED IN VOLUME 34 OF PLATS AT PAGE 34 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker County Clerk
Sonya S. Morgan Deputy

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 24008

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: July 11, 2023 PROJECT NUMBER: 20104

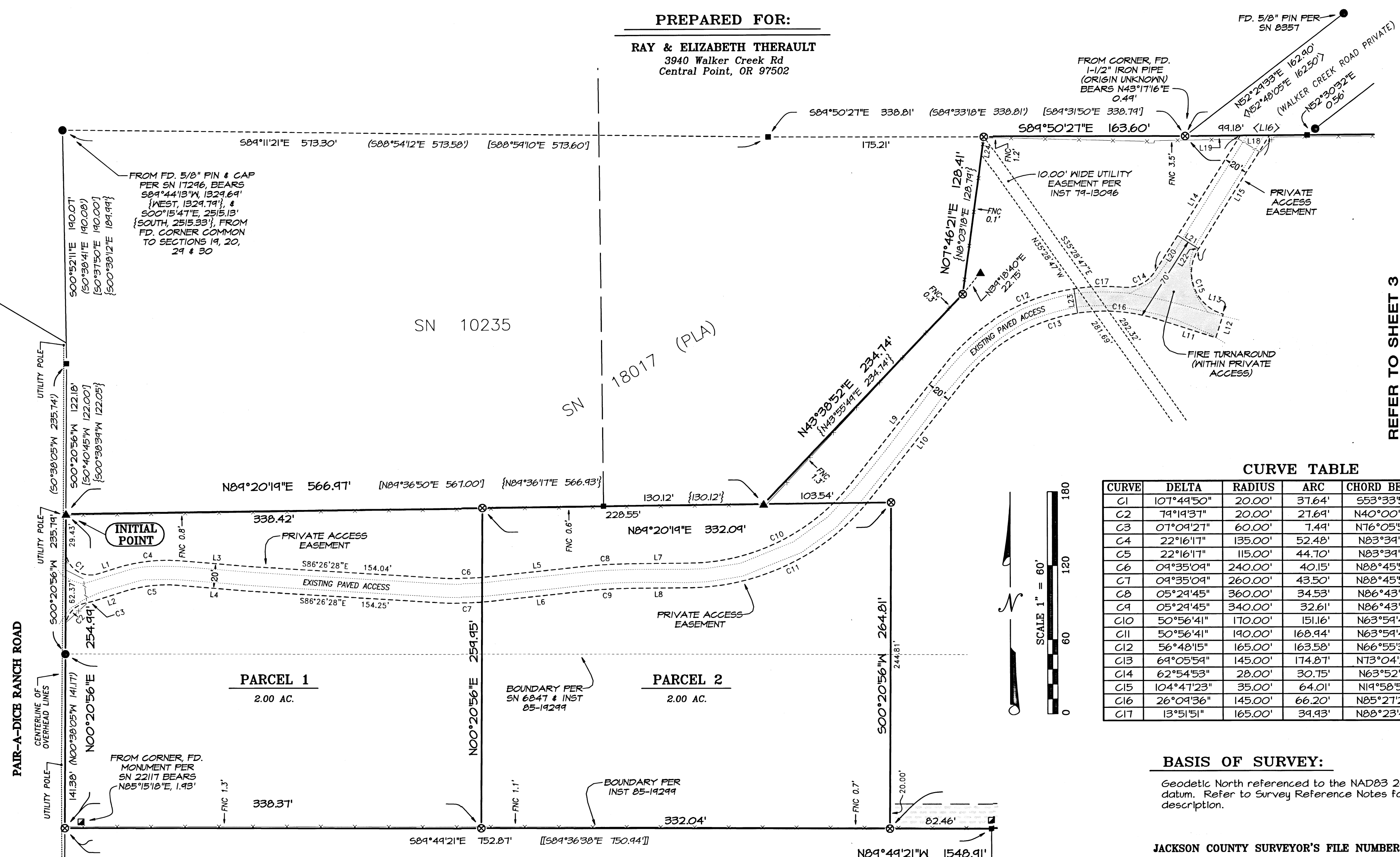
PARTITION PLAT NO. P-31-2023

Located within the Northwest and Southwest One-quarters of Section 29, the Southeast One-quarter and the Northeast One-quarter of Section 30, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon.

PREPARED FOR:

RAY & ELIZABETH THERAULT
3940 Walker Creek Rd
Central Point, OR 97502

REFER TO SHEET 3



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	107°49'50"	20.00'	37.64'	S53°33'59"E	32.33'
C2	79°19'37"	20.00'	27.69'	N40°00'45"E	25.53'
C3	07°09'27"	60.00'	7.49'	NT6°05'50"E	7.44'
C4	22°16'17"	135.00'	52.48'	N03°39'15"E	52.15'
C5	22°16'17"	115.00'	44.70'	N03°39'15"E	44.42'
C6	09°35'09"	240.00'	40.15'	N08°45'58"E	40.11'
C7	09°35'09"	260.00'	43.50'	N08°45'58"E	43.45'
C8	05°29'45"	360.00'	34.53'	N06°43'16"E	34.52'
C9	05°29'45"	340.00'	32.61'	N06°43'16"E	32.60'
C10	50°56'41"	170.00'	151.16'	N63°59'47"E	146.23'
C11	50°56'41"	190.00'	168.94'	N63°59'47"E	163.43'
C12	56°48'15"	165.00'	163.58'	N66°55'34"E	156.97'
C13	69°05'59"	145.00'	174.87'	N73°04'27"E	164.47'
C14	62°54'53"	28.00'	30.75'	N63°52'15"E	29.22'
C15	104°47'23"	35.00'	64.01'	N19°58'53"W	55.46'
C16	26°09'36"	145.00'	66.20'	N85°27'22"W	65.63'
C17	13°51'51"	165.00'	39.43'	N88°23'46"E	39.83'

BASIS OF SURVEY:

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

JACKSON COUNTY SURVEYOR'S FILE NUMBER: **24008**

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: July 11, 2023 **PROJECT NUMBER:** 20104

Sheet 2 of 3 © CN MN

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

REFER TO SHEET 1 FOR SURVEY NARRATIVE, AND SHEET 3 FOR LEGEND

RECEIVED
DATE 10/17/23 BY PB
This survey consists of:
3 sheet(s) Map
0 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

PARTITION PLAT NO. P-34-2023

Located within the Northwest and Southwest One-quarters of Section 29, the Southeast One-quarter and the Northeast One-quarter of Section 30, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon.

PREPARED FOR:

RAY & ELIZABETH THERAULT
3940 Walker Creek Rd
Central Point, OR 97502

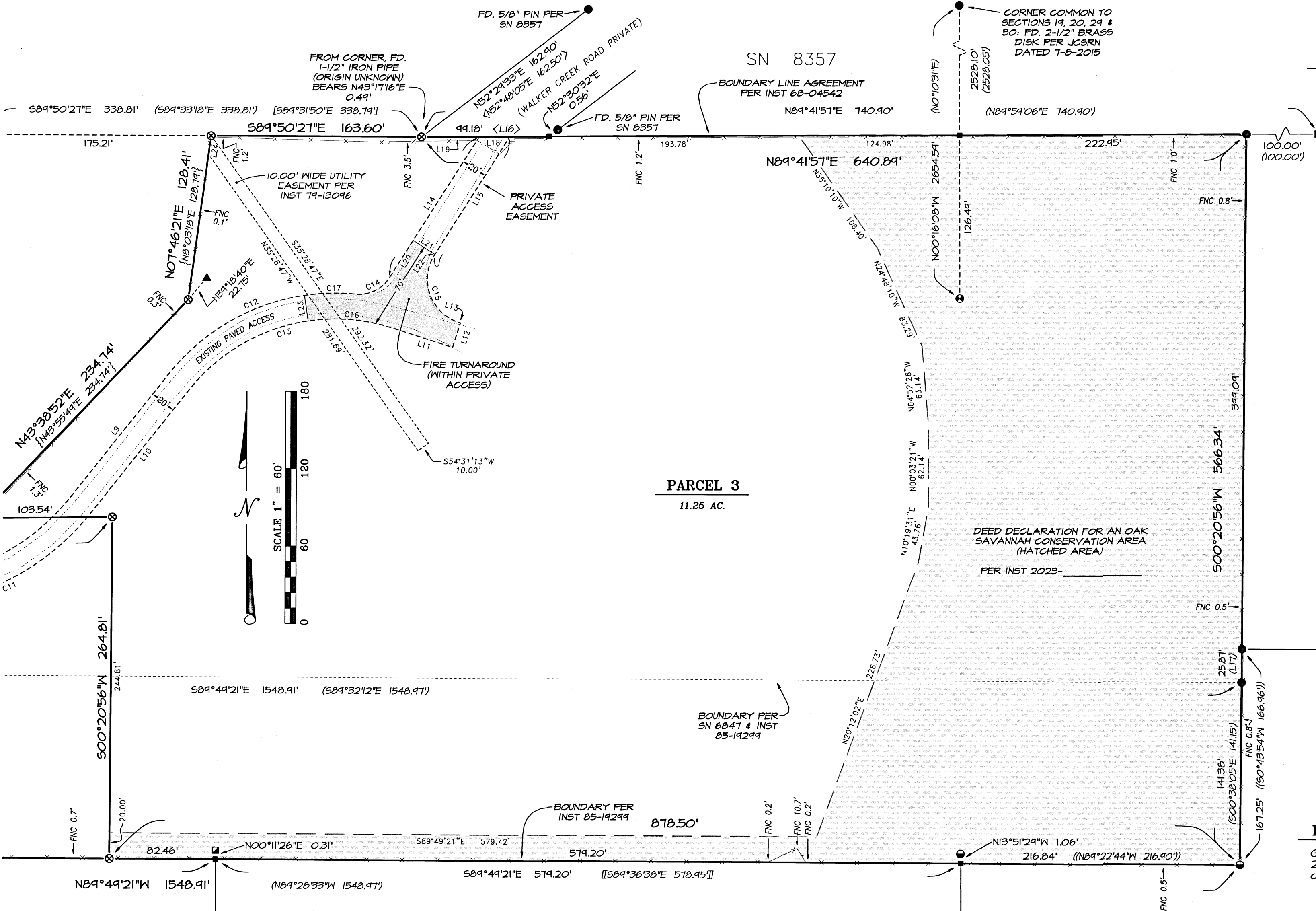
LEGEND:

- ⊗ 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 per SN 3752.
- Indicates a found 5/8-inch diameter iron per SN 6847, or as otherwise noted.
- ⊙ Indicates a found 2-1/2 inch diameter brass disk marking the One-quarter corner common to Sections 29 and 30 per SN 7939.
- ▲ Indicates a found 5/8-inch diameter iron per SN 10235.
- ⊖ Indicates a found 5/8-inch diameter iron pin with plastic cap marked "D.A. EDWARDS RPLS 2339" per SN 11877.
- Indicates a found 5/8-inch diameter iron pin with plastic cap marked "FARBER PLS 2189" per SN 21218 and 22117.
- Indicates a computed position, nothing found or set.
- () Indicates record data per SN 3752 and SN 6847, and INST 85-19299.
- < > Indicates record data per SN 8357.
- [] Indicates record data per SN 10235.
- (()) Indicates record data per SN 11877.
- { } Indicates record data per SN 17296 and 18017.
- [] Indicates record data per SN 21218 and 22117.
- 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.
- x--- Indicates centerline of an existing fence line.
- FNC 1.8'--> Indicates the distance and which side from the boundary line that the centerline of a fence is located.

BASIS OF SURVEY:

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

JACKSON COUNTY SURVEYOR'S FILE NUMBER: **24008**



REFER TO SHEET 2

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N72°31'07"E	15.58'	L9	N38°31'27"E	123.68'	L17	S00°38'05"W	25.82'
L2	N72°31'07"E	24.71'	L10	N38°31'27"E	123.68'	L18	N89°41'57"E	23.77'
L3	S85°12'36"E	58.38'	L11	S72°22'34"E	44.23'	L19	N89°41'57"E	44.84'
L4	S85°12'36"E	58.60'	L12	N17°37'26"E	20.00'	L20	N32°24'49"E	34.32'
L5	N83°58'23"E	76.25'	L13	S72°22'34"E	1.47'	L21	S57°35'11"E	20.00'
L6	N83°58'23"E	76.25'	L14	N32°24'49"E	129.65'	L22	S32°24'49"W	0.59'
L7	N89°28'08"E	51.33'	L15	N32°24'49"E	108.76'	L23	N08°32'10"W	20.00'
L8	N89°28'08"E	51.33'	L16	N89°59'30"E	99.26'	L24	N07°46'21"E	14.59'

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

RECEIVED
DATE **10/17/23** BY **PB**
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
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OREGON
JULY 19, 1994
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Sheet 3 of 3 © CN MN