

PARTITION PLAT NO. ~~P-24~~<sup>39 HS</sup>-2023

LOCATED WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5 TOWNSHIP 35 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN JACKSON COUNTY, OREGON

FOR JEFF CLARKE 9107 & 9111 WEST EVANS CREEK ROAD ROGUE RIVER, OREGON 97537

SURVEY NARRATIVE

PURPOSE: TO SURVEY AND MONUMENT TWO PARCELS CREATED THROUGH A LAND PARTITION WITHIN DOCUMENT NUMBER 2020-034729 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, PER JACKSON COUNTY DEVELOPMENT SERVICES PLANNING ACTION FILE NUMBER 439-21-00020-SUB.

PROCEDURE: THIS SURVEY WAS CONDUCTED USING A LEICA TCRP1203+ ROBOTIC TOTAL STATION, DISTANCE PRISMS AND A LEICA CS15 DATA COLLECTOR. THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE PARENT TRACT, DESCRIBED IN INSTRUMENT NUMBER 2020-034729 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, AS DETERMINED ON SURVEY NUMBER 13526 FILED IN THE JACKSON COUNTY, OREGON SURVEYORS OFFICE. THE NORTHWEST, SOUTHWEST AND SOUTHEAST CORNERS WERE FOUND TO FIT WELL AND WERE HELD TO DETERMINE THE WEST AND SOUTH BOUNDARIES OF THE PARENT TRACT. THE NORTHEAST CORNER WAS FOUND TO HAVE BEEN DISTURBED, THEREFORE THE RECORD POSITION PER SURVEY NUMBER 13526 WAS HELD TO DETERMINE THE NORTH AND EAST BOUNDARIES OF THE PARENT TRACT. THE NEW PROPERTY LINE WAS THEN CALCULATED AND MONUMENTED AS SHOWN.

SURVEYOR'S CERTIFICATE

I, JASON M. MARTIN, AN OREGON REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 54729, DO HEREBY CERTIFY, THAT I HAVE ACCURATELY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE PROPERTY LINES DESIGNATED AND REPRESENTED ON THIS PARTITION PLAT LOCATED WITHIN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON. THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY AS SET FORTH HEREON:

BEGINNING AT THE CENTER-SOUTH-SOUTHEAST SIXTY-FOURTH CORNER OF SAID SECTION 5, MONUMENTED WITH A 1/2-INCH IRON PIPE; THENCE SOUTH 01°02'00" EAST (RECORD SOUTH 00°26'30" EAST), 441.19 FEET (RECORD 441.05 FEET) TO THE NORTHWEST CORNER OF INSTRUMENT NUMBER 2006-054119, MONUMENTED WITH A 5/8-INCH REBAR; THENCE NORTH 89°10'04" EAST (RECORD NORTH 89°46'33" EAST) ALONG THE NORTH BOUNDARY OF SAID INSTRUMENT AND THE NORTH BOUNDARY OF INSTRUMENT NUMBER 2014-020076, 566.43 FEET (RECORD 570.0 FEET), TO THE SOUTHWEST CORNER OF PARCEL TWO OF PARTITION PLAT NUMBER P-46-1993, MONUMENTED WITH A 5/8-INCH REBAR; THENCE NORTH 01°02'00" WEST (RECORD NORTH 00°26'03" WEST), 439.01 FEET, TO THE NORTHWEST CORNER OF PARCEL ONE OF SAID PARTITION PLAT, MONUMENTED WITH A 5/8-INCH REBAR; THENCE SOUTH 89°23'20" WEST (RECORD SOUTH 89°59'30" WEST), 566.44 FEET (RECORD 560.0 FEET) TO THE POINT OF BEGINNING.

Jason M. Martin, P.L.S. NUMBER 54729

EASEMENTS AND ENCUMBRANCES

(PER PUBLIC RECORD REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS ORDER NO. 7169-3666786, EFFECTIVE DATE: 8:00 A.M. ON SEPTEMBER 18, 2023)

- 4) EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: DOCUMENT NOS. 72-12628 AND 75-02999 FOR: INGRESS AND EGRESS (60' WIDE, AS SHOWN)
5) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: DOCUMENT NO. 73-06506 IN FAVOR OF: PACIFIC POWER AND LIGHT COMPANY FOR: TRANSMISSION AND DISTRIBUTION OF ELECTRICITY (20' WIDE, AS SHOWN)
6) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: JANUARY 10, 1991 AS DOCUMENT NO. 91-00651 IN FAVOR OF: PACIFICORP, A CORPORATION, DBA PACIFIC POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS UNDERGROUND RIGHT-OF-WAY FOR: UNDERGROUND RIGHT-OF-WAY (10' WIDE, SPECIFIC LOCATION NOT GIVEN)

DECLARATIONS

KNOW ALL PERSONS BY THESE PRESENTS, THAT JEFFREY CLARKE IS THE OWNER OF THE REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ON THIS PLAT; HE HAS CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP AND DOES HEREBY DEDICATE A 10' WIDE WATER LINE AND WELL EASEMENT ON PARCEL 2 FOR THE BENEFIT PARCEL 1.

JEFFREY CLARKE

STATE OF OREGON ) COUNTY OF JACKSON )

BEFORE ME PERSONALLY APPEARED, JEFFREY CLARKE, TO ME KNOWN TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DECLARATION AND THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN SET FORTH.

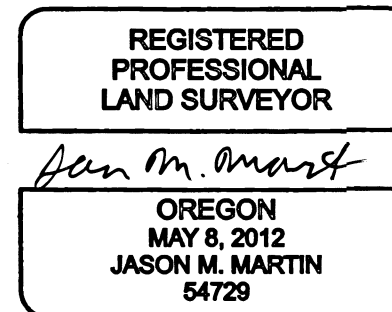
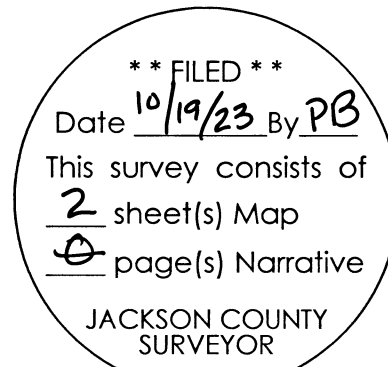
DATED THIS 29th DAY OF September 2023

Gloria May Spencer NOTARY PUBLIC - OREGON (PRINT NAME)

Gloria May Spencer NOTARY PUBLIC - OREGON (SIGNATURE)

COMMISSION NO. 1009396

MY COMMISSION EXPIRES 2-24-25



RENEWS: 1/1/2025

APPROVALS

EXAMINED AND APPROVED BY JACKSON COUNTY DEVELOPMENT SERVICES PLANNING ACTION FILE NO. 439-21-00020-SUB APPROVED THIS 17th DAY OF October, 2023

Planning Director signature

APPROVED THIS 3 DAY OF October, 2023, FOR COMPLIANCE WITH O.R.S. 92.100.

Scott J. signature, Jackson County Surveyor

JACKSON COUNTY SURVEYOR, FILE NUMBER 24009

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES, AS PROVIDED BY O.R.S. 92.095, HAVE BEEN PAID THIS 19th DAY OF October, 2023

Chad Hollister, Jackson County Assessor or Deputy

10/19/2023 DATE

M. Menitt, deputy marissa menitt, Jackson County Tax Collector

10/19/23 DATE

RECORDER

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORDING ON THE 19th DAY OF October 2023 AT 11:07 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-39-2023, JACKSON COUNTY RECORDS.

Christine D Walker, Jackson County Clerk

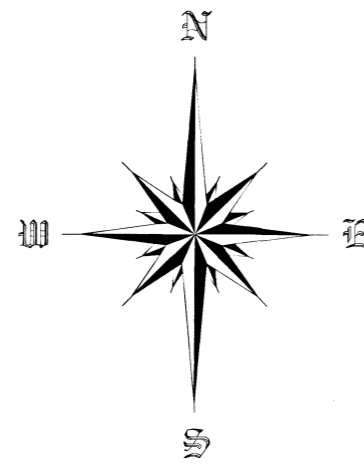
Heather Simpson, Deputy

I, JASON M. MARTIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 54729, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.

Jason M. Martin, P.L.S. 54729

SURVEYED BY: TO THE POINT LAND SURVEYING, LLC 230 EAST MAIN STREET ROGUE RIVER, OR 97537 (541) 855-4280

Date: July 22, 2022 Project No. 0085-20



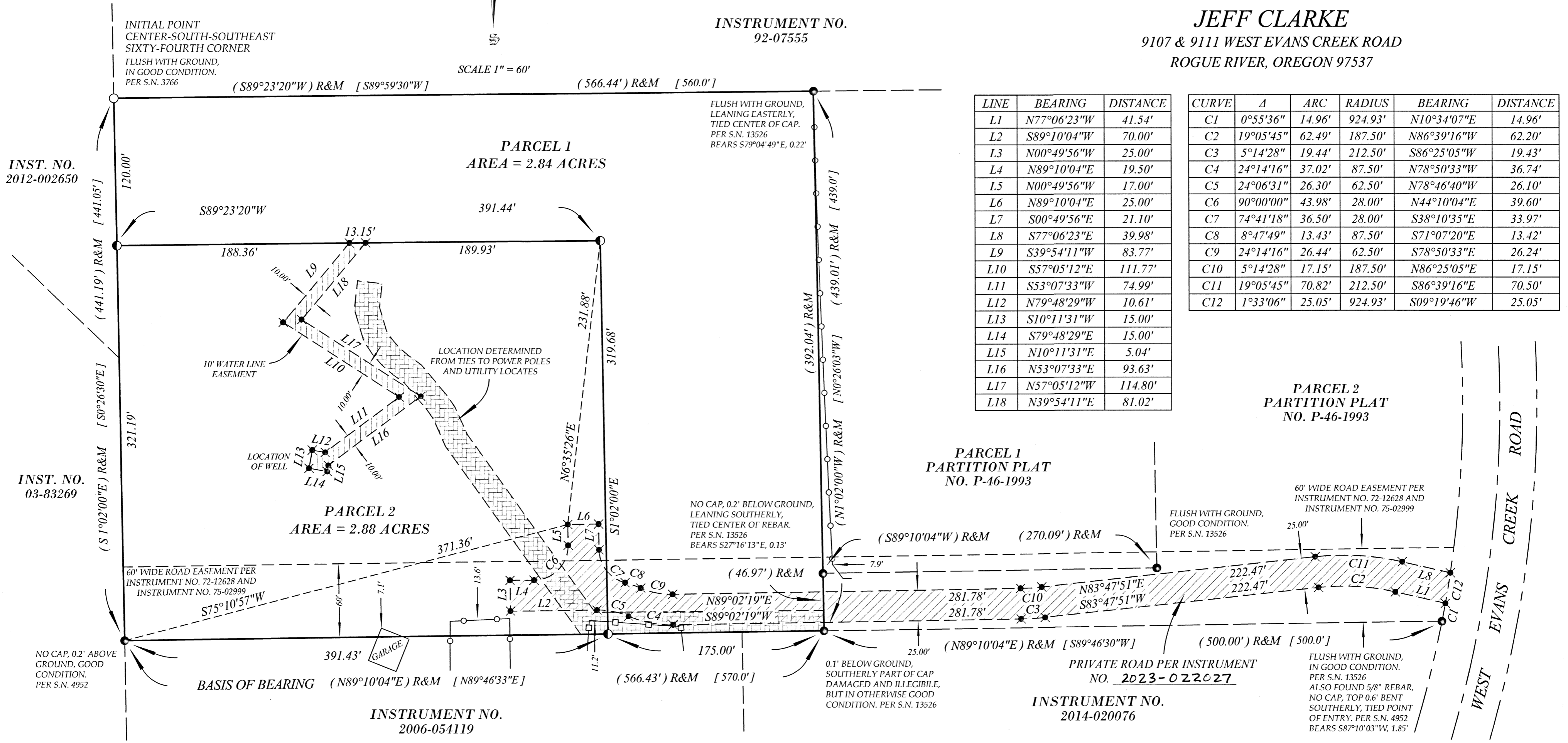
\*Affidavit of Correction  
 Doc. # 2024-004458  
 3/6/2024 C.S. S.Fern

**PARTITION PLAT NO. P-34-2023**

LOCATED WITHIN  
 THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5  
 TOWNSHIP 35 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN  
 JACKSON COUNTY, OREGON

FOR  
**JEFF CLARKE**  
 9107 & 9111 WEST EVANS CREEK ROAD  
 ROGUE RIVER, OREGON 97537

INSTRUMENT NO.  
 92-07555



LINE	BEARING	DISTANCE
L1	N77°06'23\"W	41.54'
L2	S89°10'04\"W	70.00'
L3	N00°49'56\"W	25.00'
L4	N89°10'04\"E	19.50'
L5	N00°49'56\"W	17.00'
L6	N89°10'04\"W	25.00'
L7	S00°49'56\"E	21.10'
L8	S77°06'23\"E	39.98'
L9	S39°54'11\"W	83.77'
L10	S57°05'12\"E	111.77'
L11	S53°07'33\"W	74.99'
L12	N79°48'29\"W	10.61'
L13	S10°11'31\"W	15.00'
L14	S79°48'29\"E	15.00'
L15	N10°11'31\"E	5.04'
L16	N53°07'33\"E	93.63'
L17	N57°05'12\"W	114.80'
L18	N39°54'11\"E	81.02'

CURVE	Δ	ARC	RADIUS	BEARING	DISTANCE
C1	0°55'36\"	14.96'	924.93'	N10°34'07\"E	14.96'
C2	19°05'45\"	62.49'	187.50'	N86°39'16\"W	62.20'
C3	5°14'28\"	19.44'	212.50'	S86°25'05\"W	19.43'
C4	24°14'16\"	37.02'	87.50'	N78°50'33\"W	36.74'
C5	24°06'31\"	26.30'	62.50'	N78°46'40\"W	26.10'
C6	90°00'00\"	43.98'	28.00'	N44°10'04\"E	39.60'
C7	74°41'18\"	36.50'	28.00'	S38°10'35\"E	33.97'
C8	8°47'49\"	13.43'	87.50'	S71°07'20\"E	13.42'
C9	24°14'16\"	26.44'	62.50'	S78°50'33\"E	26.24'
C10	5°14'28\"	17.15'	187.50'	N86°25'05\"E	17.15'
C11	19°05'45\"	70.82'	212.50'	S86°39'16\"E	70.50'
C12	1°33'06\"	25.05'	924.93'	S09°19'46\"W	25.05'

**LEGEND**

- 5/8\" REBAR WITH RED PLASTIC CAP STAMPED "D.A. EDWARDS, RPLS 2339" OR AS NOTED
- FOUND 1/2\" IRON PIPE, AS NOTED
- SET 5/8\" X 30\" REBAR WITH ORANGE PLASTIC CAP STAMPED "J. MARTIN, PLS 54729"
- ✱ COMPUTED POSITION
- INST. NO. INSTRUMENT NUMBER
- S.N. SURVEY NUMBER
- R & M RECORD AND MEASURED
- ( ) RECORD SURVEY DATA PER S.N. 13526
- [ ] RECORD DATA PER INSTRUMENT NO. 2020-034729
- SUBJECT PROPERTY
- - - DEED LINE
- - - ROAD CENTERLINE
- - - ROAD RIGHT OF WAY
- - ○ WIRE FENCE WITHIN 0.5' OF LINE, UNLESS NOTED
- - □ WOOD RAIL FENCE WITHIN 0.5' OF LINE, UNLESS NOTED
- ▨ 20' WIDE POWER EASEMENT PER INSTRUMENT NO. 73-06506

\*\* FILED \*\*  
 Date 10/19/23 By PB  
 This survey consists of 2 sheet(s) Map  
 2 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
 Jason M. Martin  
 OREGON MAY 8, 2012 JASON M. MARTIN 54729  
 RENEWS: 1/1/2025

I, JASON M. MARTIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 54729, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.  
 Jason M. Martin  
 JASON M. MARTIN, P.L.S. 54729

**SURVEYED BY:**  
**TO THE POINT LAND SURVEYING, LLC**  
 230 EAST MAIN STREET  
 ROGUE RIVER, OR 97537  
 (541) 855-4280  
 Date: July 22, 2022  
 Project No. 0085-20



I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.  
Christine Walker - County Clerk

**AFFIDAVIT OF CORRECTION**  
Pursuant to ORS 209.255

**24009**

I, Jason M. Martin, a Registered Professional Land Surveyor of the State of Oregon, License Number 54729, being duly sworn, depose and say that I am the Surveyor of record of Partition Plat Number P35-2023 filed on October 19, 2023 as filed survey number 24009 in the Jackson County, Oregon Surveyors office.

The following corrections to typographical errors on said Partition Plat Number P-18-16 on sheet 2 of 2 are as follows:

- 1) The Private Road Per Instrument Number was supposed to be labeled as 2023-022027.
- 2) The Western most Southwest corner of Parcel 1 is a 3' witness corner along the Southerly line having a bearing of South 89°23'20" West.

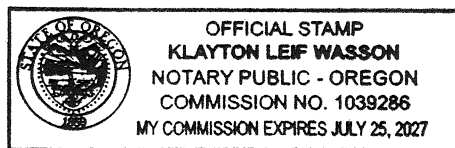
Jason M. Martin, PLS 54729

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

3/5/2024  
Date

Scott Fein, Jackson County Surveyor

(STATE OF OREGON) SS  
(COUNTY OF JACKSON)



On this 5<sup>th</sup> day of March, 2024, before me personally appeared the above named Jason M. Martin, Registered Professional Land Surveyor No. 54729, and who acknowledged the foregoing instrument to be his voluntary act and deed.

NOTARY PUBLIC FOR OREGON

My Commission Expires on the 25<sup>th</sup> day of July, 20 27.

