

***** APPROVALS *****

PARTITION PLAT NO. P-38-2023

***** RECORDING *****

FILE 439-21-00053-SUB

EXAMINED AND APPROVED this 24th day of November, 20 23.

Located in Sec's 33 & 34, T.38S., R.3W., W.M. Jackson County, Oregon (JCDS File #439-21-00053-SUB)

Filed for record this 8th day of December, 20 23 at 1:51 o'clock P. m., and recorded as Partition Plat No. P-38-2023

in "Record of Partition Plats" of Jackson County, Oregon. Index Volume 34, Page 38. Document No. 2023-25260, ORJCO.

EXAMINED AND APPROVED this 31 day of August, 20 22 as required by ORS 92.100.

Tom Hill
Jackson County Development Services

SURVEY FOR:
ROBERT WISNOVSKY
270 WELLS FARGO DR.
JACKSONVILLE, OR 97530

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 Walker County Clerk
Sonya S. Morgan Deputy
County Surveyor File No. 24037

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of December, 8, 20 23.

DATE:
JUNE 22, 2022

Chad Hollister
By and for Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of December 8, 20 23.

SHEET INDEX:
SHEET 1 ---> SIGNATURE PAGE
SHEET 2 ---> SOUTHERLY PORTION
SHEET 3 ---> NORTHERLY PORTION

M. Merritt, deputy Monica Merritt
Tax Collector

***** DECLARATION *****

Know all men by these presents that WISNOVSKY LAND, LLC, an Oregon limited liability company, are the owners in fee of the lands shown on Sheets 2 and 3, more particularly described in the Surveyor's Certificate and have partitioned the same into the Parcels and we do hereby make and establish the Fuel Break Easement (FBE(2)), the Ingress Egress & Utility Easement (IEUE(2) and Water Facilities Easement (WFE(2)) for Parcel 2 as shown on Sheets 2 and 3.

Affidavit of Consent under O.R.S. 92.075 (4) from Wisnovsky Land, LLC recorded as Doc. # 2023-025259, ORJCO

BEGINNING AT THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 37 (ABANDONED) ALSO BEING THE SOUTHEAST CORNER OF LOT 4 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON AND THE INITIAL POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID CLAIM NO. 37, NORTH 00°18'30" EAST, 781.73 FEET (RECORD NORTH, 780.93 FEET, MORE OR LESS), TO THE NORTHWEST CORNER OF TRACT B SET FORTH IN DOCUMENT NO. 2017-002132, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE ALONG THE NORTH LINE OF SAID TRACT, NORTH 89°49'04" EAST, 771.06 FEET (RECORD 765.22 FEET) TO A 5/8 INCH IRON PIN ON THE WESTERLY RIGHT OF WAY LINE OF APPLGATE ROAD (COUNTY ROAD); THENCE ALONG SAID WESTERLY LINE, SOUTH 07°11'44" WEST, 2003.31 FEET (RECORD SOUTH 07°13'10" WEST, 2012.06 FEET) TO A POINT OF CURVE; THENCE ALONG THE ARC OF A 1939.86 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 03°36'51" WEST, 242.35 FEET (RECORD SOUTH 03°38'17" WEST, 242.34 FEET)) A DISTANCE OF 242.51 FEET (RECORD 242.50 FEET) TO THE EASTERLY SOUTHEAST CORNER OF TRACT A SET FORTH IN DOCUMENT NO. 2017-002132, SAID OFFICIAL RECORDS; THENCE LEAVING SAID RIGHT OF WAY BOUNDARY ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT A AS FOLLOWS: SOUTH 89°39'51" WEST (RECORD SOUTH 89°43'32" WEST), 83.26 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 75°42'58" WEST (RECORD NORTH 75°39'31" WEST), 110.87 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 65°16'19" WEST (RECORD NORTH 65°12'52" WEST), 77.57 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 05°37'36" WEST (RECORD NORTH 05°34'09" WEST), 80.64 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 86°04'27" WEST (RECORD NORTH 86°01'00" WEST), 127.25 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 03°03'36" WEST (RECORD NORTH 03°00'09" WEST), 37.24 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 34°11'48" WEST (RECORD NORTH 34°08'21" WEST), 87.37 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 87°36'44" WEST (RECORD SOUTH 87°40'11" WEST), 71.86 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 02°33'59" EAST (RECORD SOUTH 02°30'32" EAST), 129.86 FEET TO A 5/8 INCH IRON PIN WITNESS MONUMENT; THENCE CONTINUING SOUTH 02°33'59" EAST (RECORD SOUTH 02°30'32" EAST), 10.73 FEET TO THE CENTERLINE OF THE FARMER'S IRRIGATION DITCH; THENCE ALONG THE CENTERLINE OF SAID IRRIGATION DITCH, ALONG THE ARC OF A 70.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS SOUTH 59°00'12" WEST, (RECORD SOUTH 59°03'39" WEST), 11.40 FEET)) A DISTANCE OF 11.41 FEET; THENCE SOUTH 63°40'28" WEST (RECORD SOUTH 63°43'55" WEST), 1.04 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 38°29'09" WEST (RECORD SOUTH 38°32'36" WEST), 17.02 FEET)) A DISTANCE OF 17.58 FEET (RECORD 17.59 FEET); THENCE SOUTH 13°17'51" WEST (RECORD SOUTH 13°21'18" WEST), 31.90 FEET; THENCE ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 18°32'59" EAST (RECORD SOUTH 18°29'32" EAST), 63.32 FEET)) A DISTANCE OF 66.70 FEET; THENCE SOUTH 50°23'50" EAST (RECORD SOUTH 50°20'23" EAST), 51.96 FEET; THENCE ALONG THE ARC OF A 22.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD OF WHICH BEARS SOUTH 02°55'49" WEST (RECORD SOUTH 02°59'16" WEST), 35.29 FEET)) A DISTANCE OF 40.95 FEET; THENCE SOUTH 56°15'28" WEST (RECORD SOUTH 56°18'55" WEST), 70.70 FEET; THENCE ALONG THE ARC OF A 22.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 42°34'44" WEST, 10.63 FEET (RECORD SOUTH 42°24'35" WEST), 10.57 FEET) A DISTANCE OF 10.74 FEET (RECORD 10.68 FEET) TO A POINT ON THE NORTHERLY BOUNDARY OF THAT LANE REFERRED TO AS THE SOUTH BOUNDARY OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 78-08539, SAID OFFICIAL RECORDS; THENCE LEAVING SAID IRRIGATION DITCH CENTERLINE FOLLOWING ALONG THE NORTHERLY BOUNDARY OF SAID LANE, SOUTH 89°41'36" WEST, 112.83 FEET (RECORD SOUTH 89°44'41" WEST, 112.65 FEET) TO A 1.5 INCH INSIDE DIAMETER IRON PIPE (RECORD 2 INCH PIPE), FROM WHICH THE CENTER OF A 48 INCH DIAMETER OAK TREE BEARS NORTH 47° EAST, 21.4 FEET (RECORD 20.0 FEET), SAID PIPE MARKING THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 78-08539, SAID OFFICIAL RECORDS; THENCE CONTINUING ALONG THE WESTERLY LINE THEREOF, NORTH 06°20'03" WEST, 1568.70 FEET (RECORD NORTH 06° WEST, 1574.0 FEET, MORE OR LESS), TO THE SOUTH LINE OF SAID CLAIM NO. 37 (ABANDONED); THENCE ALONG SAID SOUTH LINE, NORTH 89°49'41" EAST, 1325.68 FEET (RECORD EAST, 1336 FEET, MORE OR LESS) TO THE INITIAL POINT OF BEGINNING.

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF ONE PARCEL AND GRAPHICALLY DEPICT A PARTIALLY SURVEYED PARCEL CREATED THROUGH A PARTITION OF THE PARENT TRACT SET FORTH IN DOC, 2017-002132, ORJCO. SEE JCDS FILE 439-21-00053-SUB & ODLCD ORDER #H132893.

PROCEDURE: A PORTION OF THIS PROPERTY WAS SURVEYED BY THIS OFFICE DURING FS16313 AND FS18687. RETIED MANY OF THE MONUMENTS FOUND OR SET DURING THOSE SURVEYS TO BASE THIS SURVEY ON. COMPUTED THE APPROXIMATE NORTH LINE OF TRACT B PER DOC. 2017-002132 BY HOLDING DEED RECORD DISTANCE SOUTH FROM THE N.E. COR. OF DLC #37 AND DEED RECORD BEARING TO THE EAST. APPLGATE ROAD WAS APPROXIMATED USING SURVEY DATA FROM FS10678 AS WAS THE EXTERIOR OF PARCEL 2 PER FS10678. PARCEL 2 WAS POSITIONED AS REQUESTED AND MONUMENTED AS SHOWN ON SHEETS 2 & 3. PARCEL 1 IS PARTIALLY SURVEYED AS IT IS OVE 10 ACRES IN SIZE. TRIMBLE R10 G.P.S. RECEIVERS & TRIMBLE SB ROBOTIC TOTAL STATION WERE USED IN THE FIELD SURVEY.

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

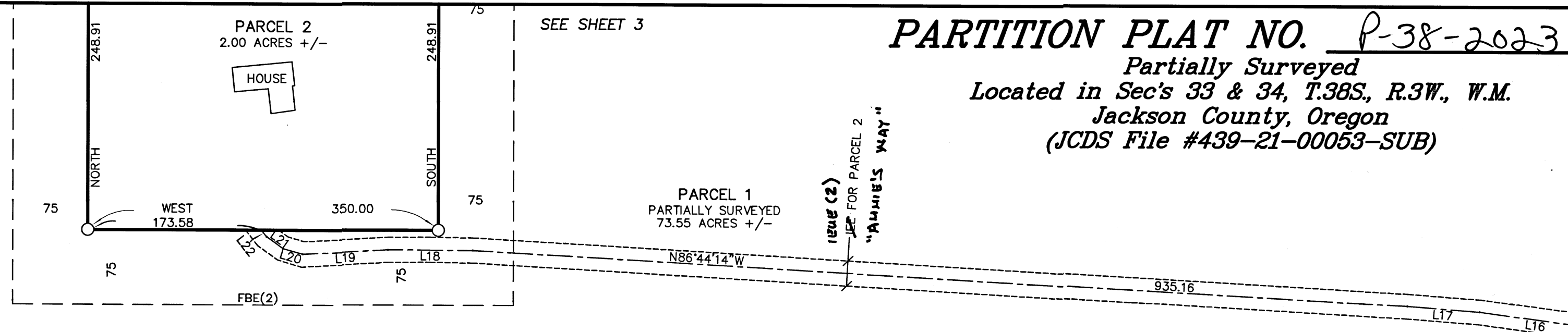
MEASURE 49 STATEMENT:

THIS LAND DIVISION IS PURSUANT TO 2007 STATE BALLOT MEASURE 49 AND OREGON DLCD FINAL ORDER #H132893 SIGNED AUGUST 17, 2010.

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

FILED
Date 12/8/23 By sc
This Survey Consists Of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

PARTITION PLAT NO. P-38-2023
 Partially Surveyed
 Located in Sec's 33 & 34, T.38S., R.3W., W.M.
 Jackson County, Oregon
 (JCDS File #439-21-00053-SUB)



LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
 - ⊙ = FD. 5/8" IRON PIN PER FS1579.
 - ⊙ = FD. 3/4" IRON PIN PER FS4774.
 - ⊙ = FD. 5/8" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC PER FS18687.
 - ⊙ = FOUND 5/8" IRON PIN PER FS10678.
 - ⊙ = FD. 1.5" IRON PIPE PER FS1.
 - = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- JCDR = JACKSON COUNTY DEED RECORDS.
 ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 WC = WITNESS CORNER.
 (2) = RECORD DATA PER DOC. 2017-002132, ORJCO.
 FS = 25' WIDE INGRESS-EGRESS EASEMENT FOR PARCEL 2 PER THIS PLAT.
 FBE(2) = FILED SURVEY #.
 FBE(2) = 75' WIDE FUELBREAK EASEMENT FOR PARCEL 2 PER THIS PLAT.
 WFE(2) = 10' WIDE WATER FACILITIES EASEMENT FOR PARCEL 2 PER THIS PLAT.
 () = RECORD DATA PER FS18687.
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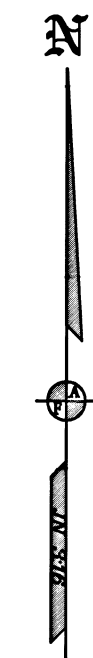
COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	27°55'37"	224.21	460.00	N81°03'22"E 222.00
<C1>		224.17	460.00	N81°05'40"E 221.96
C2	07°09'46"	242.51	1939.86	S03°36'51"W 242.35
(C2)		242.51	1939.86	S03°38'17"W 242.34
C3	09°20'29"	11.41	70.00	S59°00'12"W 11.40
(C3)		11.41	70.00	S59°03'39"W 11.40
C4	50°21'53"	17.58	20.00	S38°29'09"W 17.02
(C4)		17.59	20.00	S38°32'36"W 17.02
C5	63°41'45"	66.70	60.00	S18°32'59"E 63.32
(C5)		66.70	60.00	S18°29'32"E 63.32
C6	106°39'06"	40.95	22.00	S02°55'49"W 35.29
(C6)		40.95	22.00	S02°59'16"W 35.29
C7	27°57'59"	10.74	22.00	S42°34'44"W 10.63
(C7)		10.74	22.00	S42°24'35"W 10.63

COURSE DATA TABLE

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	S89°39'51"W	83.26	L12	S63°40'28"W	1.04
(L1)	S89°43'32"W	83.26	(L12)	S63°43'55"W	1.04
L2	S85°00'55"E	56.61	L13	S13°17'51"W	31.90
<L2>	S84°56'41"E	56.34	(L13)	S13°21'18"W	31.90
L3	S87°34'29"E	21.12	L14	S50°23'50"E	51.96
<L3>	S87°33'12"E	21.12	(L14)	S50°20'23"E	51.96
L4	N75°42'58"W	110.87	L15	S56°15'28"W	70.70
(L4)	N75°39'31"W	110.87	(L15)	S56°18'55"W	70.70
L5	N65°16'19"W	77.57	L11	S02°33'59"E	140.59
(L5)	N65°12'52"W	77.57	(L11)	S02°30'32"E	140.59
L6	N05°37'36"W	80.64	L16	N82°26'58"W	114.59
(L6)	N05°34'09"W	80.64	L17	N85°37'20"W	72.29
L7	N86°04'27"W	127.25	L18	N89°42'46"W	84.74
(L7)	N86°01'00"W	127.25	L19	S87°01'20"W	84.82
L8	N03°03'36"W	37.24	L20	N73°39'18"W	20.57
(L8)	N03°00'09"W	37.24	L21	N54°41'54"W	20.41
L9	N34°11'48"W	87.37	L22	N37°48'41"W	8.12
(L9)	N34°08'21"W	87.37	L23	NORTH	80.00
L10	S87°36'44"W	71.86			
(L10)	S87°40'11"W	71.86			

TRACT A PER 2017-002132, ORJCO



EXCEPTIONS PER FIRST AM PRRS 7169-3807614 DATED JUNE 22, 2022

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

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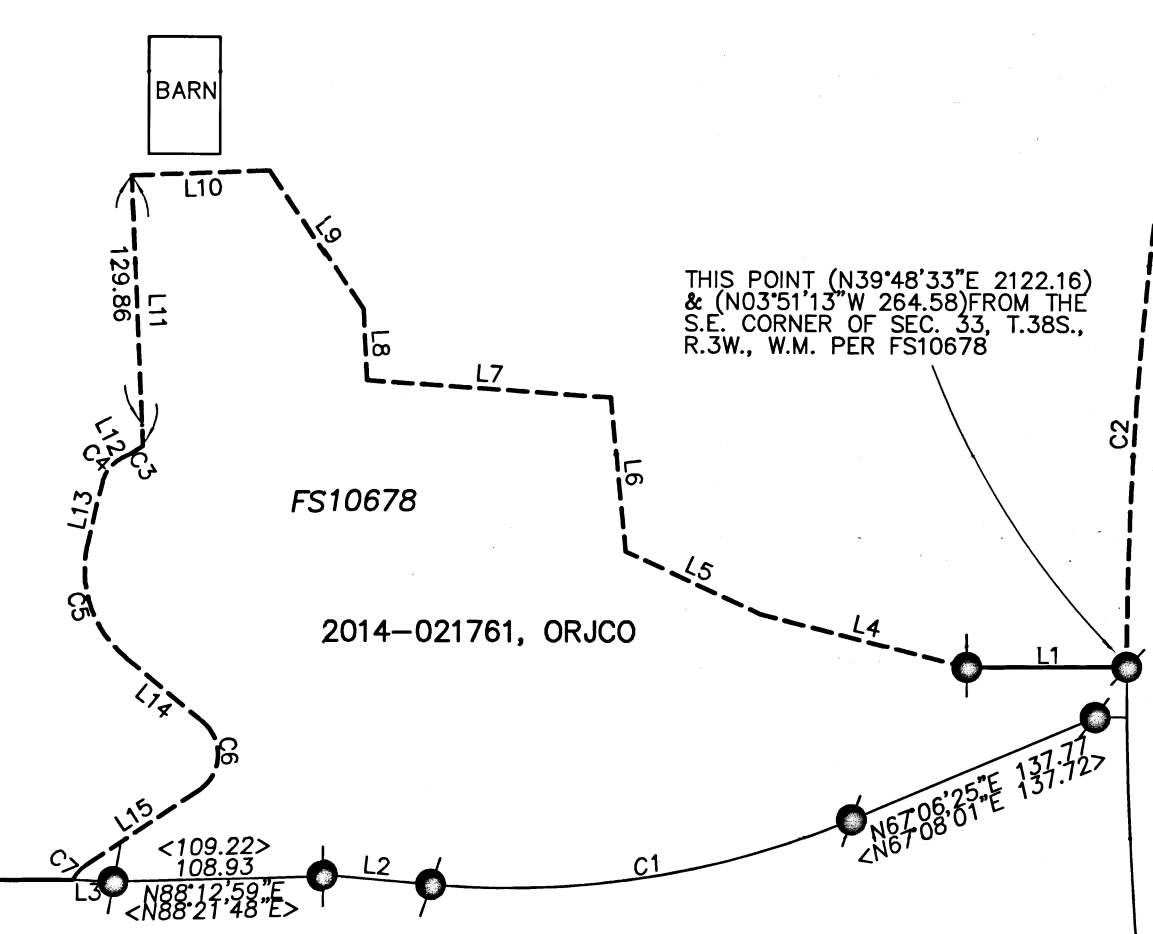
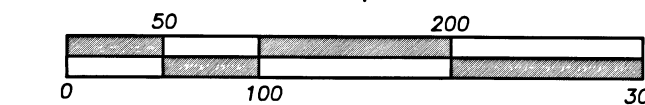
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WEATHERIZATION COST REPAYMENT AGREEMENT PER DOC. 80-05180, ORJCO. BLANKET.

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SURVEY FOR:
 ROBERT WISNOVSKY
 270 WELLS FARGO DR.
 JACKSONVILLE, OR 97530

DATE:
 JUNE 22, 2022

SURVEY BY:
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REGISTERED PROFESSIONAL LAND SURVEYOR

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

FILED
 Date 12/10/23 By JR
 This Survey Consists Of:
3 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

BASIS OF BEARINGS:
 SURVEY NO. 18687 AS SHOWN ON SHEET 2.
 UNIT OF MEASUREMENT = FEET SCALE: 1" = 100'

MEASURE 49 STATEMENT:
 THIS LAND DIVISION IS PURSUANT TO 2007 STATE BALLOT MEASURE 49 AND OREGON DLCD FINAL ORDER #H132893 SIGNED AUGUST 17, 2010.

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L.J. Friar
 SURVEYOR

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 270 WELLS FARGO DR.
 JACKSONVILLE, OR 97530

DATE:
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PARTITION PLAT NO. P-38-2023

Partially Surveyed
 Located in Sec's 33 & 34, T.38S., R.3W., W.M.
 Jackson County, Oregon
 (JCDS File #439-21-00053-SUB)

N.E. COR.
 D.L.C. #37
 1964

SURVEY BY:
 L.J. FRIAR & ASSOCIATES, P.C.
 CONSULTING LAND SURVEYORS
 P.O. BOX 1947
 PHOENIX, OR 97535
 PHONE: (541) 772-2782
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RESTRICTIVE COVENANTS PER DOC. 86-11360, ORJCO. BLANKET.

RESTRICTIVE COVENANTS PER DOC. 86-11362, ORJCO. BLANKET.

S.W. COR. D.L.C. #37 (1970)
 BASIS OF BEARINGS (EAST) N89°49'41"E 4492.07
 S. LINE DLC #37(ABANDONED)

N.E. COR. V.390, P.419, JCDR.

N06°20'03"W
 N06°00'00"W

N06°20'03"W
 N06°00'00"W

N06°20'03"W
 N06°00'00"W

N06°20'03"W
 N06°00'00"W

N06°20'03"W
 N06°00'00"W

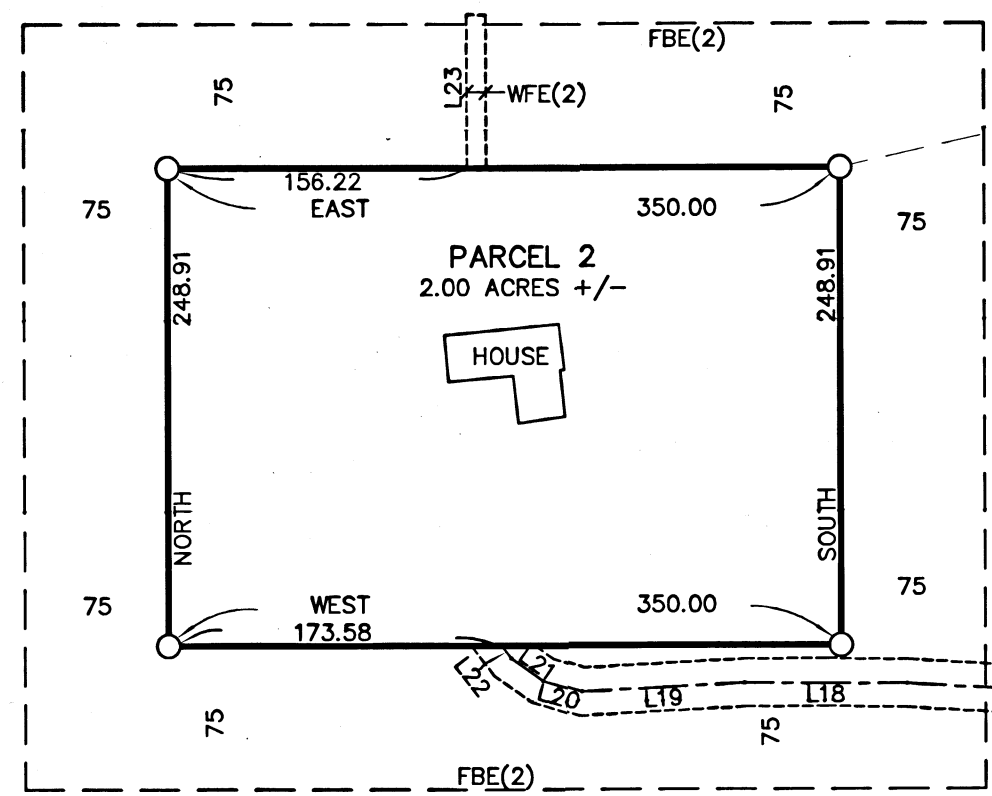
N06°20'03"W
 N06°00'00"W

N06°20'03"W
 N06°00'00"W

N06°20'03"W
 N06°00'00"W

N06°20'03"W
 N06°00'00"W

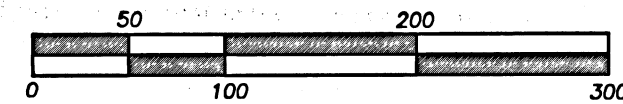
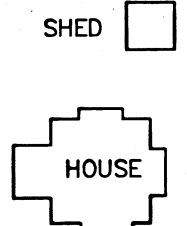
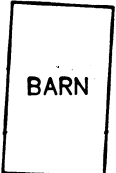
N06°20'03"W
 N06°00'00"W



FS18687

S.E. COR. D.L.C. #37 & S.E. COR. GOVT LOT 4

INITIAL POINT



TRACT B PER 2017-002132, ORJCO

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

SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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

FILED
 Date 07/22 By JEF
 This Survey Consists Of:
 3 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

SEE SHEET 2

BASIS OF BEARINGS:
 SURVEY NO. 18687 AS SHOWN ON SHEET 2.
 UNIT OF MEASUREMENT = FEET SCALE: 1" = 100'