

PARTITION PLAT NO. P-118-1992

APPROVALS:

THE CITY OF GOLD HILL, OREGON HAS VACATED THAT PORTION OF TIFFANY LANE SHOWN AS "VACATED BY THE CITY OF GOLD HILL" HEREON, APPROVED AS CITY OF GOLD HILL ORDINANCE NO. 92-05 DATED AUGUST 5, 1992 (RECORDED AS OR 92-31594, JACKSON COUNTY, OREGON), AND DOES HEREBY APPROVE THIS PROPERTY LINE ADJUSTMENT AND MINOR LAND PARTITION PLAT.

Mike Stanley 10/28/92
MIKE STANLEY - GOLD HILL CITY MAYOR DATE
Dorothy V. Myers 10/28/92
DOROTHY V. MYERS - GOLD HILL CITY RECORDER
Linda Annecston 10/27/92
LINDA ANNECSTON - GOLD HILL CITY PLANNING CHAIRMAN

APPROVED THIS 26 DAY OF October, 1992
Walter Thomas
JACKSON COUNTY SURVEYOR

RECORDER'S CERTIFICATE:

STATE OF OREGON)
S.S.
COUNTY OF JACKSON)

FILED FOR RECORD THIS 30 DAY OF October, 1992, AT 2:51 O'CLOCK P. M. AND RECORDED AS PARTITION PLAT NO. P-118-1992, OF THE RECORDS OF JACKSON COUNTY, OREGON.
Index Volume 3 page 118

Kathleen S. Berkett Glenda E. Berkett
JACKSON COUNTY CLERK DEPUTY

County Surveyor File No. 13220

PARCELS II, III, IV, V, VI AND VII AS SHOWN HEREON ARE SUBJECT TO COVENANTS, RESTRICTIONS AND CONDITIONS AS RECORDED IN 92-33658

PRIVATE ROAD AS SHOWN HEREON IS SUBJECT TO ROAD EASEMENT AND MAINTENANCE CONDITIONS AS RECORDED IN 92-33658

WATER RIGHTS STATEMENT: THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

SURVEY NARRATIVE:

PURPOSE: This Partition begins with 5 separate legal tax lots, and adjusts the boundaries thereof (shown as Lot 4, Parcel 1, Parcel 2, Parcel 3 and Tax Lot 3000 on Survey No. 11910 and recorded in Volume 3, page 33 of "Major Land Partitions in Jackson County, Oregon"), along with that portion of Tiffany Lane Vacated by City of Gold Hill, Oregon Ordinance No. 92-05 and recorded as Jackson County OR 92-31594, and creates 2 additional parcels as shown hereon.

PROCEDURE: These parcels of land had most recently been surveyed in Survey No. 11910 (Major Lands Partition Vol. 3 p. 33). The most Easterly boundary was surveyed as the West line of River Place Subdivision. Monuments per these surveys were accepted here despite minor differences in bearing and distance as shown hereon. Adjusted property lines and new Parcel boundaries were monumented as per the instructions of Mallory Sanford, Owner of Parcels II, III, IV, V, VI, & VII.

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I, JONATHAN C. SPERO, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2309, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

DECLARATION:

STATE OF OREGON)
S.S.
COUNTY OF JACKSON)

KNOW ALL MEN BY THESE PRESENTS, THAT MALLORY L. SANFORD, ELLEN M. SANFORD, FRANK H. GODDARD AND JOYCE H. GODDARD, TRUSTEES OF THE GODDARD LOVING TRUST, AND DUANE B. BUSCH, TRUSTEE OF THE DUANE B. BUSCH TRUST, ARE THE OWNERS OF THE REAL PROPERTY REPRESENTED ON THIS MAP, AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON.

Mallory L. Sanford Ellen M. Sanford
MALLORY L. SANFORD ELLEN M. SANFORD
Duane B. Busch by Don Huntley atty in fact.
DUANE B. BUSCH, TRUSTEE OF THE DUANE B. BUSCH TRUST DATED JUNE 29, 1990 by DON HUNTLEY, HIS ATTORNEY IN FACT.
Frank H. Goddard Joyce H. Goddard
FRANK H. GODDARD JOYCE H. GODDARD
TRUSTEES OF THE GODDARD LOVING TRUST DATED JUNE 22, 1990

STATE OF OREGON)
S.S.
COUNTY OF JACKSON)

THIS IS TO CERTIFY THAT ON THIS 26 DAY OF October, 1992 A.D. BEFORE ME PERSONALLY CAME MALLORY L. SANFORD AND ELLEN M. SANFORD, TO ME KNOWN TO BE THE IDENTICAL PERSONS DESCRIBED IN THE FOREGOING INSTRUMENT, AND THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

Marilyn Calkins
NOTARY PUBLIC

STATE OF OREGON)
S.S.
COUNTY OF JACKSON)

ON THIS THE 26 DAY OF October, 1992 A.D. PERSONALLY APPEARED DON HUNTLEY, WHO, BEING DULY SWORN, DID SAY THAT HE IS THE ATTORNEY IN FACT FOR DUANE B. BUSCH, TRUSTEE OF THE DUANE B. BUSCH TRUST DATED JUNE 29, 1990, AND THAT HE EXECUTED THE FOREGOING INSTRUMENT BY AUTHORITY OF AND IN BEHALF OF SAID PRINCIPAL; AND HE ACKNOWLEDGED SAID INSTRUMENT TO BE THE ACT AND DEED OF SAID PRINCIPAL.

Marilyn Calkins
NOTARY PUBLIC

STATE OF OREGON)
S.S.
COUNTY OF JACKSON)

THIS IS TO CERTIFY THAT ON THIS 26 DAY OF October, 1992 A.D. BEFORE ME PERSONALLY CAME FRANK H. GODDARD AND JOYCE H. GODDARD, TRUSTEES OF THE GODDARD LOVING TRUST DATED JUNE 22, 1990, TO ME KNOWN TO BE THE IDENTICAL PERSON DESCRIBED IN THE FOREGOING INSTRUMENT, AND THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.

Marilyn Calkins
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

STATE OF OREGON)
S.S.
COUNTY OF JACKSON)

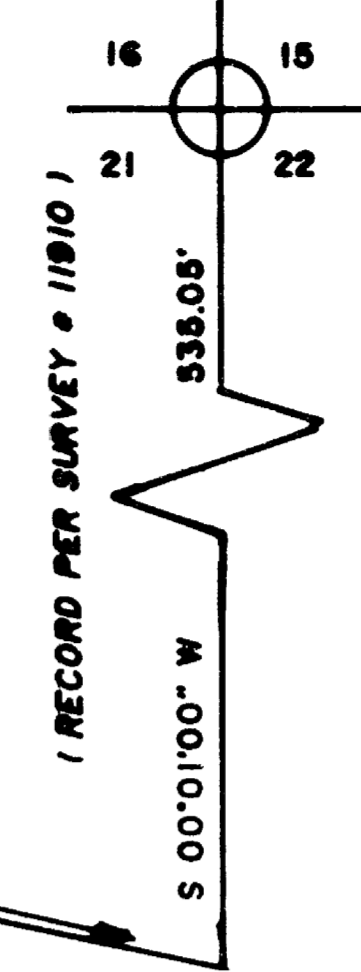
I, JONATHAN C. SPERO, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2309, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARCEL OF LAND DESIGNATED AND REPRESENTED ON THIS MINOR PARTITION MAP, THE BOUNDARIES BEING DESCRIBED AS FOLLOWS:

Commencing at the Northeast corner of Section 21, Township 36 South, Range 3 West of the Willamette Meridian, City of Gold Hill, Jackson County, Oregon; thence South 01°00'00" West, 535.05 feet to a point on the Southerly right of way line of Second Avenue; thence along said right of way line, North 77°18'05" West, 436.70 feet to a 5/8" diameter iron rod located at the Northwest corner of Tiffany Lane for the True Point of Beginning and the INITIAL POINT for his Partition; thence continue along said Southerly right of way line, North 77°18'05" West, 221.02 feet to a 5/8 inch iron rod; thence South 12°41'55" West, 603.4 feet, more or less, to the Northerly meander line of the Rogue River; thence along said meander line, South 81°58' East, 426.64 feet, more or less, to the Southwest corner of River Place Subdivision; thence along the West line thereof; North 12°40'40" East (record M 12°41'55" E), 186.66 feet to the Northwest corner thereof; thence North 77°12'20" West, 60.26 feet (record North 77°18'05" West, 59.97 feet) to a 5/8 inch iron rod; thence along the Southerly and Westerly right of way lines of Tiffany Lane, the following courses and distances: North 77°18'05" West, 154.95 feet to a 5/8 inch iron rod; thence North 12°41'55" East, 11.90 feet to a 5/8 inch iron rod; thence North 32°57'06" East, 31.97 feet to a 5/8 inch iron rod; thence North 12°41'55" East, 340.04 feet to the INITIAL POINT and the True Point of Beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR
JONATHAN C. SPERO
2309
** RECEIVED **
Date 10-30-92 By RF
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

MINOR LAND PARTITION & PROPERTY LINE ADJUSTMENT
LOCATED IN:
NE 1/4 OF SEC. 21, T. 36 S., R. 3 W., W.M.
CITY OF GOLD HILL
JACKSON COUNTY OREGON
SURVEY FOR:
MALLORY L. SANFORD
414 N.E. "E" ST.
GRANTS PASS OR 97526
SURVEY BY:
JONATHAN C. SPERO R.L.S. 2309
1002 KINCAID RD./P.O. BOX 16
WILLIAMS, OREGON 97544
PHONE: (503) 846-6845
DATE: OCTOBER 6, 1992 PAGE 1 OF 2

PARTITION PLAT NO. P-118-1992



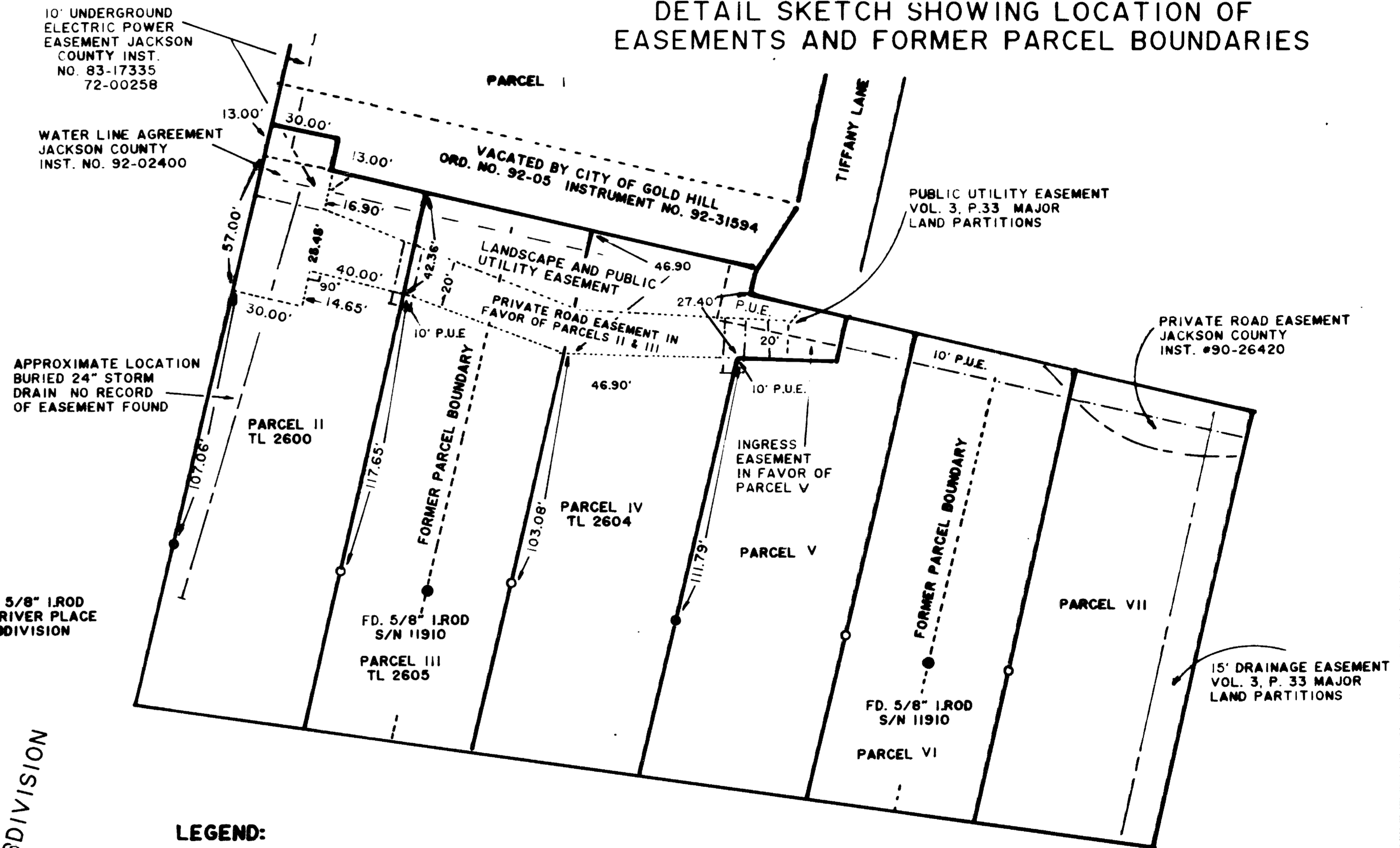
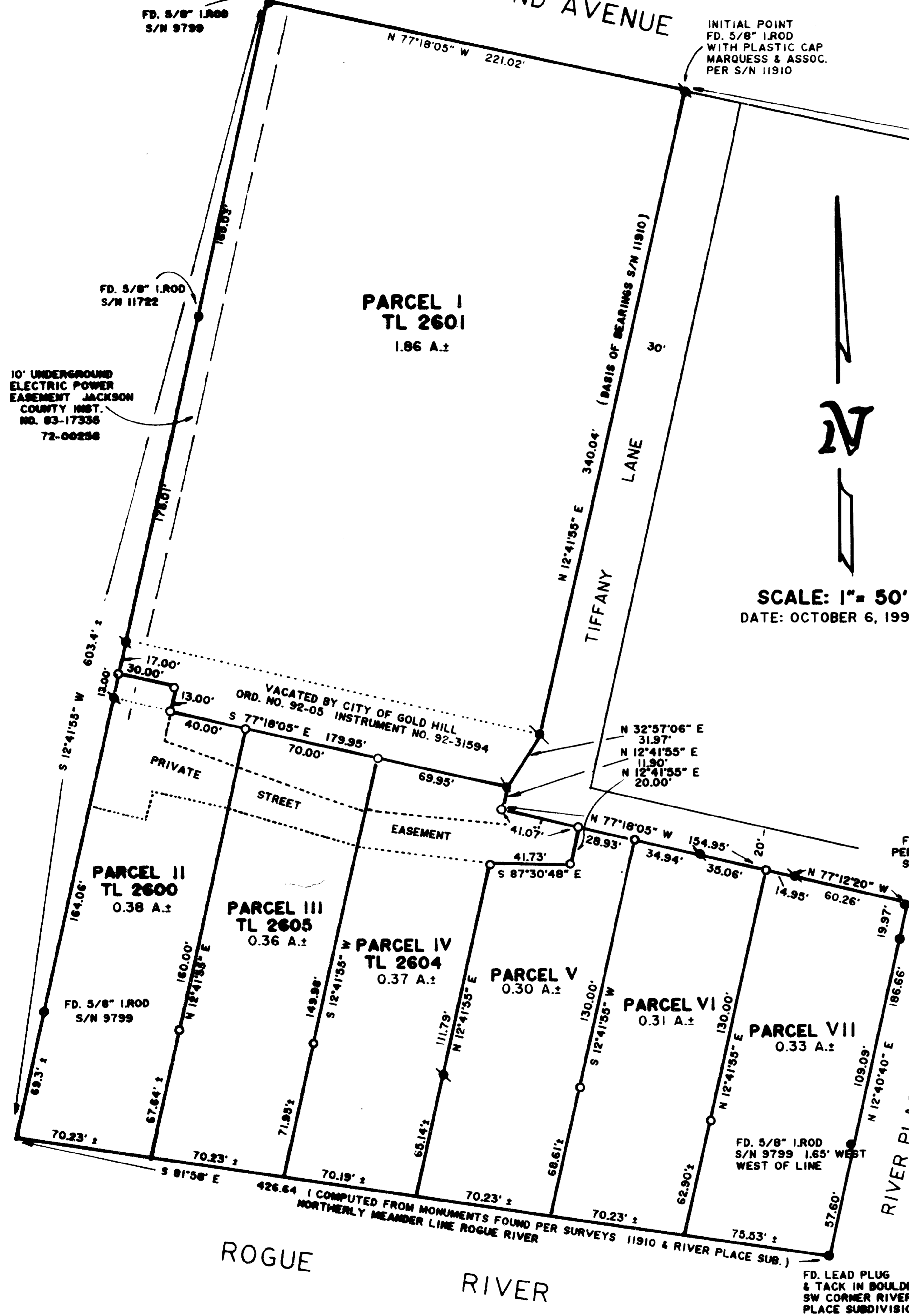
SECOND AVENUE

INITIAL POINT
FD. 5/8" I.ROD
WITH PLASTIC CAP
MARQUESS & ASSOC.
PER S/N 11910

PARCEL I
TL 2601
1.86 A.±

DETAIL SKETCH SHOWING LOCATION OF
EASEMENTS AND FORMER PARCEL BOUNDARIES

SCALE: 1" = 50'
DATE: OCTOBER 6, 1992



LEGEND:

- SET 5/8" X 30" I.ROD WITH 2" ALUM. CAP (SPERO LS 2309)
- FD. MONUMENTS AS NOTED
- ⚡ FD. 5/8" I.ROD PER S/N 11910

MINOR LAND PARTITION & PROPERTY LINE ADJUSTMENT

LOCATED IN:
NE 1/4 OF SEC. 21, T. 36 S., R. 3 W., W.M.
CITY OF GOLD HILL,
JACKSON COUNTY OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1987
JONATHAN C. SPERO
2309

SURVEY FOR:
MALLORY L. SANFORD
414 N.E. "E" ST.
GRANTS PASS OR 97826
DATE: OCTOBER 6, 1992

SURVEY BY:
JONATHAN C. SPERO P.L.S. 2309
1002 KINCAID RD./P.O. BOX 16
WILLIAMS, OREGON 97544
PHONE: (503) 846-6846
PAGE 2 OF 2

I, JONATHAN C. SPERO, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2309, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

Jonathan C. Spero
JONATHAN C. SPERO

#36 3W 21AA T.L. #2600, 2601, 2604, 2605, 3000