

PARTITION PLAT NO. P-28-2010

LOCATED IN
THE SE 1/4 OF SECTION 31, T.37S.,R.2W., W.M.
CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I C.A. Galpin, Trustee of the Arthur Critchell Galpin Pension Trust am the owner in fee simple of the land shown hereon and that I have caused the same to be Partitioned into parcels as shown hereon. I hereby create the drainage easement located on Parcel 2 and the 20 foot wide private drainage easement to benefit Parcels 1, 2 and 3. I also hereby create the 10 foot wide and 15 foot wide private water easement across Parcel 1 and 2, to benefit Parcels 1, 2 and 3. I also hereby create the 40 foot wide ingress-egress easement, to benefit Parcel 1, 2 and 3. I also hereby create and dedicate to the public for public use, the 10 foot wide pedestrian trail easement. I hereby create and dedicate to the public for public use those easements labeled 10 foot wide, 15 foot wide and 40 foot wide public utility easement, as shown hereon.

C.A. Galpin
C.A. Galpin, Trustee of the Arthur Critchell Galpin Pension Trust:

STATE OF Oregon)
COUNTY OF Jackson)SS.

This certifies that on this 19 day
of November 2010, before me a Notary Public,

personally appeared C. A. Galpin, _____ Trustee of the Arthur Critchell Galpin Pension Trust, and acknowledged the foregoing instrument to be his Voluntary act and deed.

Before me: Jury Speedling
(Sign)

Terry Speedling Notary Public - Oregon
(Print)

Commission No. 440874

My Commission Expires: August 16, 2013
(Month, date, year)

SURVEYOR'S CERTIFICATE

I, Richard G. Templin, a duly registered 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 hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the parent tract as set forth hereon.

Beginning at the Initial Point, a 5/8" iron rod at the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 31, Township 37 South, Range 2 West of the Willamette Meridian, City of Jacksonville in Jackson County, Oregon; thence South 00°11'45" West, along the West line of said of said Southeast Quarter of the Southeast Quarter of Section 31, 959.13 feet to a 5/8" iron rod on the Northerly right of way line of Applegate Street; thence along said Northerly right of way line the following courses: North 82°33'24" East, 6.00 feet to a 5/8" iron rod; thence along a 210.00 foot radius curve to the left (the long chord of which bears North 69°33'42" East, 94.44 feet), 95.26 feet to a 5/8" iron rod; thence North 56°34'00" East, 66.10 feet to a 5/8" iron rod; thence along a 370.00 foot radius curve to the left (the long chord of which bears North 44°33'30" East, 153.96 feet), 155.09 feet to a 5/8" iron rod; thence North 32°33'00" East, 60.00 feet to a 5/8" iron rod; thence along a 230.00 foot radius curve to the right (the long chord of which bears North 53°30'30" East, 164.54 feet), 168.26 feet to a 5/8" iron rod; thence North 74°28'00" East, 9.57 feet to a 5/8" iron rod; thence along a 310.00 foot radius curve to the left (the long chord of which bears North 53°42'25" East, 219.76 feet), 224.64 feet to a 5/8" iron rod; thence North 32°56'51" East, 67.10 feet to a 5/8" iron rod; thence along a 230.00 foot radius curve to the right (the long chord of which bears North 49°37'55" East, 132.07 feet), 133.95 feet to a 5/8" iron rod; thence North 66°19'00" East, 44.10 feet to a 5/8" iron rod; thence along a 500.00 foot radius curve to the left (the long chord of which bears North 62°42'00" East, 63.08 feet), 63.12 feet to a 5/8" iron rod; thence North 59°05'00" East, 65.12 feet to a 5/8" iron rod; thence along a 500.00 foot radius curve to the right (the long chord of which bears North 64°33'00" East, 95.27 feet), 95.41 feet to a 5/8" iron rod; thence North 70°01'00" East, 63.02 feet to a 5/8" iron rod; thence along a 470.00 foot radius curve to the left (the long chord of which bears North 55°50'30" East, 230.19 feet), 232.56 feet to a 5/8" iron rod; thence along a 230.00 foot radius curve to the left (the long chord of which bears North 19°41'13" East, 172.17 feet), 176.46 feet to a 5/8" iron rod; thence North 02°17'33" West, 77.23 feet to a 5/8" iron rod at the Southeast corner of that parcel of land more particularly described in Volume 467, Page 445 of the Deed Records of Jackson County, Oregon; thence leaving said Northerly right of way line, North 84°15'00" West, along the South line of said parcel, 285.34 feet; thence North 14°09'00" East, along the West line of said parcel, 253.60 feet to a 5/8" iron rod on the Westerly line of said Applegate Street; thence along a 170.00 foot radius curve to the right (the long chord of which bears North 14°25'25" West, 135.77 feet), 139.67 feet to a 5/8" iron rod at the Northeast corner that parcel of land more particularly described in Instrument number 97-46075 of the Official Records of Jackson County, Oregon; thence South 21°02'10" West, along the East line of said parcel, 107.08 feet to a 5/8" iron rod at the Southeast corner thereof; thence North 89°54'46" West, along the South line of said parcel, 325.59 feet to a 5/8" iron rod at the Southwest corner thereof; thence South 00°05'02" West, along the West line of the Southeast Quarter of the Northeast Quarter of said Section 31, 462.74 feet to a 5/8" iron rod at the Southwest corner thereof; thence North 89°50'48" West, along the North line of the Southeast Quarter of the Southeast Quarter of said Section 31, 663.60 feet to the intial point of beginning.

Richard G. Templin
Richard G. Templin L.S. 2359

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

Richard G. Templin
RICHARD G. TEMPLIN L.S. 2359

*** RECEIVED ***
Date 12-29-10 By BB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Richard G. Templin
OREGON
JULY 26, 1988
RICHARD G. TEMPLIN
2359
MY CERTIFICATE EXPIRES
JUNE 30, 2012

RICHARD TEMPLIN LAND SURVEYING
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON
LAND PARTITION
LOCATED IN
THE SE 1/4 OF SECTION 31, T.37S.,R.2W., W.M.
CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON
For: C.A. GALPIN
P.O. BOX 8271
MEDFORD, OR. 97501
DATE: NOVEMBER 8, 2010

APPROVALS

Examined and approved this 18th day of NOVEMBER, 2010.

Kerry K. Bradshaw
JACKSON COUNTY SURVEYOR

Examined and recommended for approval this 28th day of December, 2010.

Amy Stavers
CITY OF JACKSONVILLE PLANNING DEPARTMENT

Examined and approved as required by O.R.S. 92.100 as

of DECEMBER 29, 2010.

William D. Phelan, Deputy
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of 12/29, 2010.

Deputy Tax Collector
TAX COLLECTOR

RECORDERS CERTIFICATE

Filed for record this 29th day of December, 2010 at
1:38 o'clock P.M. P-28-2010
and recorded as Partition Plat No. _____ of the Records of Partition Plats, in Jackson County, Oregon. Index Volume 21, Page 28 2010-042860

Christine D. Walker
COUNTY CLERK

Sonya J. Morgan
DEPUTY

Filed in the office of the Jackson County Surveyor as filed survey no. 20805

SURVEY NARRATIVE

PURPOSE: To divide the parent tract of land into three Parcels as directed by my client and tentatively approved by City of Jacksonville Planning, Final Oder of Approval dated December 21, 2009.

PROCEDURE: The boundary of the property being partitioned was previously monumented on filed survey number 18577 and recorded in Instrument number 00-01403 of the Official Records of Jackson County, Oregon. I found and tied into numerous monuments set on filed survey number 18577 and computed the new Partition lines, setting monuments as shown. From the engineers design drawings the easments were computed and shown hereon. A Trimble R-8 receiver and Nikon 522 were used to tie and set the monuments as shown.

acad-1t-vlllgepg1a.dwg

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CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

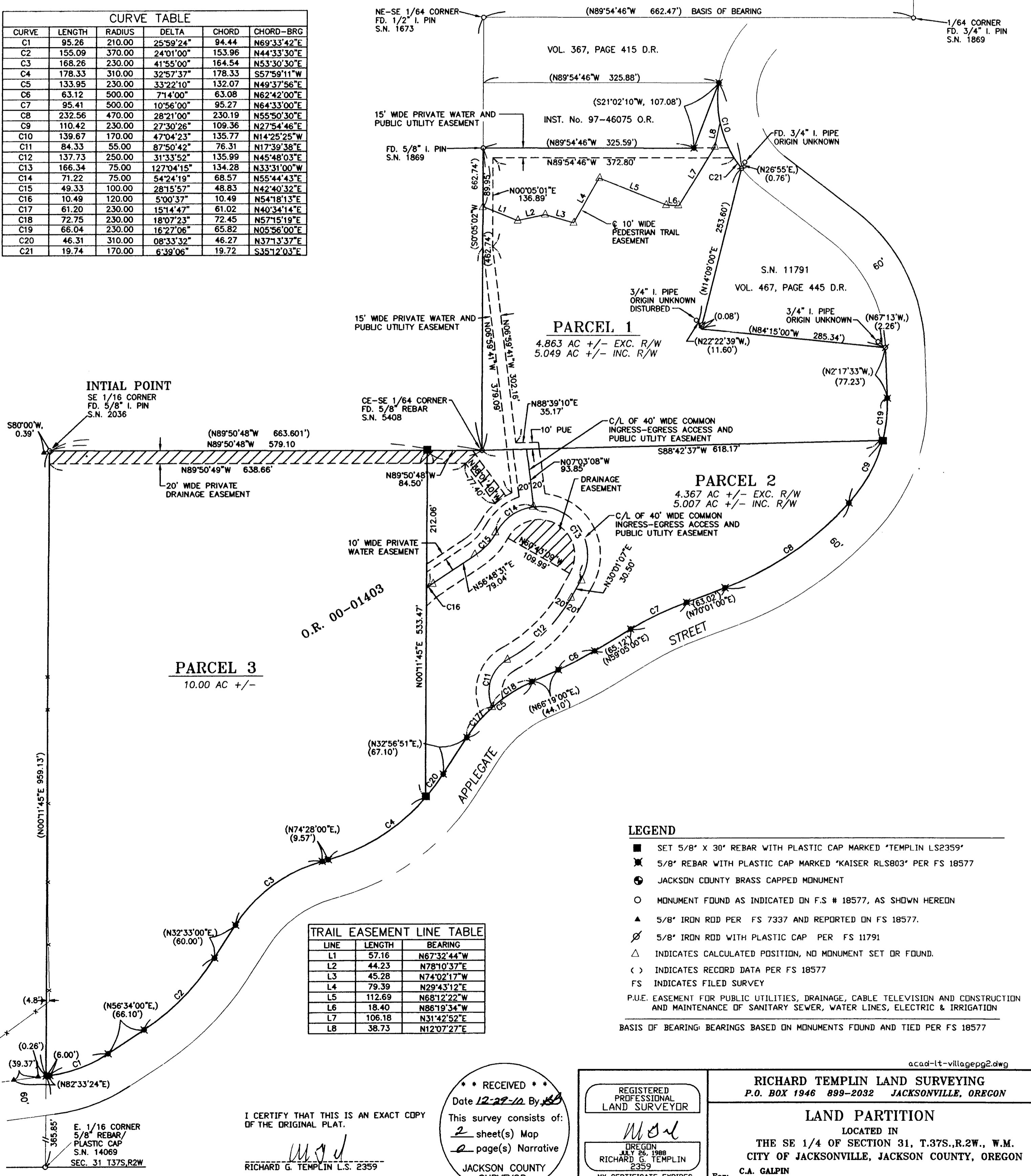


SCALE: 1" = 100'

31 1/4 COR.
32 BR. DISK IN CONC.
(N0°01'19"E, 663.04')

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD-BRG
C1	95.26	210.00	25°59'24"	94.44	N69°33'42"E
C2	155.09	370.00	24°01'00"	153.96	N44°33'30"E
C3	168.26	230.00	41°55'00"	164.54	N53°30'30"E
C4	178.33	310.00	32°57'37"	178.33	S57°59'11"W
C5	133.95	230.00	33°22'10"	132.07	N49°37'56"E
C6	63.12	500.00	7°14'00"	63.08	N62°42'00"E
C7	95.41	500.00	10°56'00"	95.27	N64°33'00"E
C8	232.56	470.00	28°21'00"	230.19	N55°50'30"E
C9	110.42	230.00	27°30'26"	109.36	N27°54'46"E
C10	139.67	170.00	47°04'23"	135.77	N14°25'25"W
C11	84.33	55.00	87°50'42"	76.31	N17°39'38"E
C12	137.73	250.00	31°33'52"	135.99	N45°48'03"E
C13	166.34	75.00	127°04'15"	134.28	N33°31'00"W
C14	71.22	75.00	54°24'19"	68.57	N55°44'43"E
C15	49.33	100.00	28°15'57"	48.83	N42°40'32"E
C16	10.49	120.00	5°00'37"	10.49	N54°18'13"E
C17	61.20	230.00	15°14'47"	61.02	N40°34'14"E
C18	72.75	230.00	18°07'23"	72.45	N57°15'19"E
C19	66.04	230.00	16°27'06"	65.82	N05°56'00"E
C20	46.31	310.00	08°33'32"	46.27	N37°13'37"E
C21	19.74	170.00	6°39'06"	19.72	S35°12'03"E

TRAIL EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	57.16	N67°32'44"W
L2	44.23	N78°10'37"E
L3	45.28	N74°02'17"W
L4	79.39	N29°43'12"E
L5	112.69	N68°12'22"W
L6	18.40	N86°19'34"W
L7	106.18	N31°42'52"E
L8	38.73	N12°07'27"E



- LEGEND**
- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
 - ✱ 5/8" REBAR WITH PLASTIC CAP MARKED "KAISER RLS803" PER FS 18577
 - ⊙ JACKSON COUNTY BRASS CAPPED MONUMENT
 - MONUMENT FOUND AS INDICATED ON F.S # 18577, AS SHOWN HEREON
 - ▲ 5/8" IRON ROD PER FS 7337 AND REPORTED ON FS 18577.
 - ⊘ 5/8" IRON ROD WITH PLASTIC CAP PER FS 11791
 - △ INDICATES CALCULATED POSITION, NO MONUMENT SET OR FOUND.
 - () INDICATES RECORDED DATA PER FS 18577
 - FS INDICATES FILED SURVEY
- P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION AND CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, WATER LINES, ELECTRIC & IRRIGATION
- BASIS OF BEARING: BEARINGS BASED ON MONUMENTS FOUND AND TIED PER FS 18577

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

RICHARD G. TEMPLIN L.S. 2359

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2 page(s) Narrative
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REGISTERED PROFESSIONAL LAND SURVEYOR
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RICHARD G. TEMPLIN
2359
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acad-lt-villagepg2.dwg
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