

PARTITION PLAT NO. P-27-2011

FILE NO. PAR 2011-01

LOCATED IN

S.W. 1/4 OF THE N.W. 1/4 AND N.W. 1/4 OF THE S.W. 1/4, SEC. 15, T. 36 S, R. 4 W, W.M.

LOTS 14, 15, AND 16, BLOCK 3, CARNER AND SABINS
2ND ADDITION TO WOODVILLE (ROGUE RIVER)

CITY OF ROUGE RIVER, JACKSON COUNTY, OREGON

JULY 16, 2011

SURVEYOR'S CERTIFICATE:

I RAYMOND W. WYTCHERLEY, OREGON PROFESSIONAL LAND SURVEYOR NO. 2724 HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PARTITION DESIGNATED AND REPRESENTED ON THIS PARTITION PLAT. BEING DESCRIBED AS FOLLOWS:

ALL OF LOT 15 AND THE WEST ONE HALF OF LOT 16, IN BLOCK NO. 3, CARNER AND SABINS SECOND ADDITION TO ROGUE RIVER, JACKSON COUNTY, OREGON, ALSO THE SOUTH 60 FEET AND EXCEPTING THE WEST 150 FEET OF LOT 14 IN BLOCK 3 OF CARNER AND SABINS SECOND ADDITION TO THE TOWN OF ROGUE RIVER, JACKSON COUNTY, OREGON. ALL IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON.

Raymond W. Wytscherley
RAYMOND W. WYTCHERLEY P.L.S. 2724

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT CLARK D. HITCH AND PATRICIA D. HITCH, ARE THE OWNERS OF THE PROPERTIES DESCRIBED IN THE SURVEYORS CERTIFICATE (DOCUMENT NO. 10-028140). WE HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THIS PLAT, AND HEREBY CREATE A 10' WIDE SANITARY SEWER EASEMENT FOR THE BENEFIT OF PARCEL 3, A 10' WIDE UTILITY EASEMENT FOR THE BENEFIT OF PARCEL 2, A 10' WIDE UTILITY EASEMENT FOR THE BENEFIT OF THE PARCELS DESCRIBED IN INSTRUMENT NUMBERS 95-10031, 0338593, AND 06046774, AND A NON-CONCENTRATED SHEET FLOW STORM EASEMENT FROM PARCEL 1 TO PARCEL 2 FOR THE BENEFIT OF PARCEL 1.

Clark D. Hitch
CLARK D. HITCH
Patricia D. Hitch
PATRICIA D. HITCH

STATE OF OREGON, COUNTY OF JACKSON, S.S.

THIS IS TO CERTIFY THAT ON THIS 23 DAY OF September 2011 BEFORE ME PERSONALLY APPEARED CLARK D. HITCH AND PATRICIA D. HITCH, KNOWN TO ME TO BE THE IDENTICAL PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE DECLARATION. THEY ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Randi Lea Hansen
NOTARY PUBLIC FOR OREGON (PRINTED NAME)
R Hansen
NOTARY PUBLIC FOR OREGON (SIGNATURE)
441523
COMMISSION NUMBER

MY COMMISSION EXPIRES ON THE 24 DAY OF September, 2011

- SHEET 1 = SIGNATURE SHEET
- SHEET 2 = BLOCK 3 CORNERS, CARNER AND SABINS 2ND. ADDITION TO ROGUE RIVER
- SHEET 3 = DETAIL OF PARTITION BOUNDARIES
- SHEET 4 = PROPOSED FUTURE DEVELOPMENT

APPROVALS:

APPROVED BY THE UNDERSIGNED:

Scott Zein (Deputy) THIS 3rd DAY OF November, 2011
JACKSON COUNTY SURVEYOR

Lois De Benedetti THIS 1st DAY OF November, 2011
CITY OR ROGUE RIVER PLANNING DIRECTOR OR DESIGNEE

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095

HAVE BEEN PAID THIS 7th DAY OF November, 2011

Melina Benning (deputy) 11-7-11
TAX COLLECTOR DATE
Nena Crawford, Deputy 11/7/2011
ASSESSOR OR DEPUTY DATE

RECORDING:

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORDING

ON THIS 7th DAY OF NOVEMBER, 2011 AT 1:32 O'CLOCK PM

AND RECORDED AS PARTITION PLAT NO. P-27-2011 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY OREGON,

INDEX VOLUME 22, PAGE 27

CHRISTINE WALKER KAREN ALONZO
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 20967

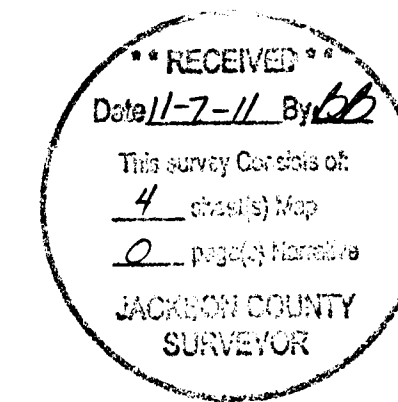
PLOTTED BY A HP DESIGNJET 500 ON
MILANO # JPC-4M2 POLYESTER
FILM WITH HP CARTRIDGE # 4844A.

I HEREBY CERTIFY THAT THIS IS AN
EXACT COPY OF THE ORIGINAL PLAT
Raymond W. Wytscherley
RAYMOND W. WYTCHERLEY, LS 2724

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 25, 1995
RAYMOND W. WYTCHERLEY
2724

EXPIRES JUNE 30, 2012



PARTITION PLAT NO. P-27-2011

FILE NO. PAR 2011-01

PROPOSED FUTURE DEVELOPMENT PLAN

LOCATED IN

S.W. 1/4 OF THE N.W. 1/4 AND N.W. 1/4 OF THE S.W. 1/4, SEC. 15, T. 36 S, R. 4 W, W.M.

LOTS 14, 15, AND 16, BLOCK 3, CARNER AND SABINS
2ND ADDITION TO WOODVILLE (ROGUE RIVER)

CITY OF ROUGE RIVER, JACKSON COUNTY, OREGON

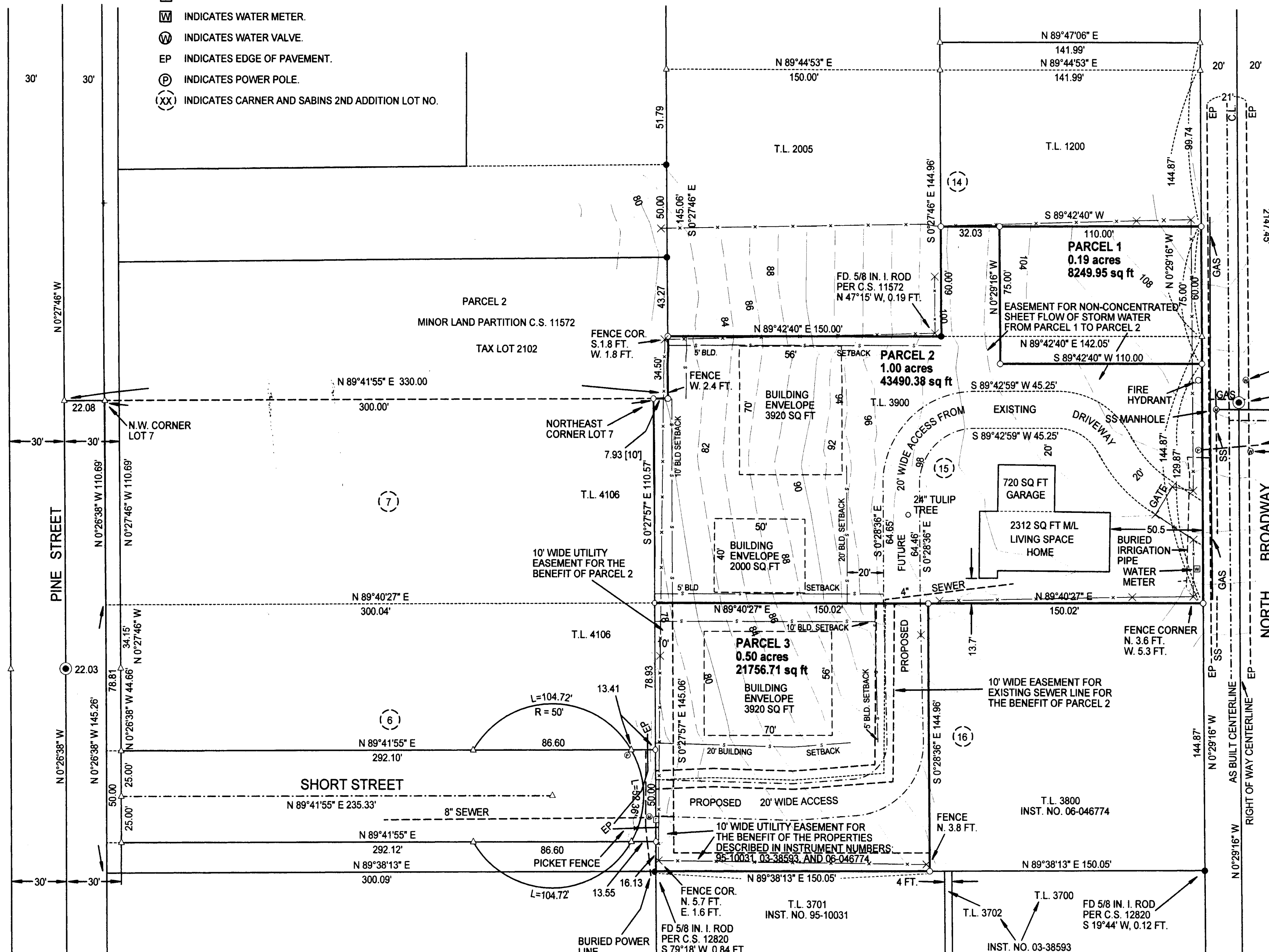
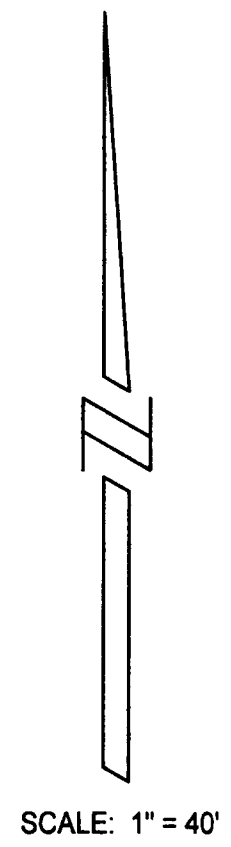
JULY 16, 2011

RECEIVED
 Date 11-7-11 By 112
 This survey consists of:
4 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

I HEREBY CERTIFY THAT THIS IS AN
 EXACT COPY OF THE ORIGINAL PLAT
Raymond W. Wytcherley
 RAYMOND W. WYTCHERLEY, LS 2724

- LEGEND:
- INDICATES 5/8" x 30" I. ROD WYEL. PLASTIC CAP MARKED "LS 2724 WYTCHERLEY".
 - INDICATES MONUMENT FOUND AS INDICATED.
 - △ INDICATES CALCULATED POINT.
 - Ⓜ INDICATES SANITARY SEWER MANHOLE.
 - Ⓣ INDICATES TELEPHONE PEDESTAL.
 - Ⓜ INDICATES WATER METER.
 - Ⓜ INDICATES WATER VALVE.
 - EP INDICATES EDGE OF PAVEMENT.
 - Ⓟ INDICATES POWER POLE.
 - ⓍⓍ INDICATES CARNER AND SABINS 2ND ADDITION LOT NO.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Raymond W. Wytcherley
 OREGON
 JULY 25, 1995
 RAYMOND W. WYTCHERLEY
 2724
 EXPIRES JUNE 30, 2012



WATER VALVE
 FOUND BRASS CAP
 PER C.S. 8806
 SS 7TH STREET
 AS BUILT CENTERLINE
 UNDER GROUND POWER
 WATER VALVE

NOTE:
 ELEVATION DATUM FOR CONTOURS
 IS ASSUMED.
 CONTOUR INTERVAL IS 2 FEET.
 BASIS OF BEARINGS IS THE RIGHT
 OF WAY CENTERLINE OF NORTH
 BROADWAY PER C.S. 8806.

PREPARED FOR:
 OWNER,
 CLARK D. HITCH AND
 PATRICIA D. HITCH
 P.O. BOX 1380
 ROGUE RIVER, OR 97537

PREPARED BY:
 RAYMOND WYTCHERLEY
 WYTCHERLEY SURVEYING
 P.O. BOX 888
 GLENDALE, OR 97442
 541-660-2648

PARTITION PLAT NO. *P. 27-2011*

FILE NO. PAR 2011-01

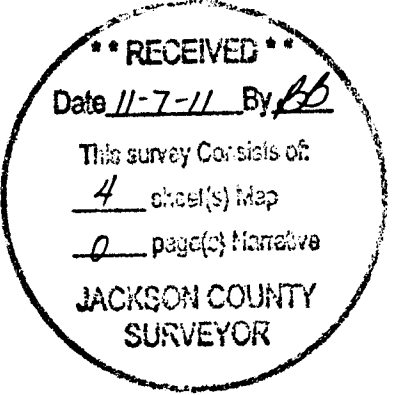
LOCATED IN

S.W. 1/4 OF THE N.W. 1/4 AND N.W. 1/4 OF THE S.W. 1/4, SEC. 15, T. 36 S, R. 4 W, W.M.

LOTS 14, 15, AND 16, BLOCK 3, CARNER AND SABINS
2ND ADDITION TO WOODVILLE (ROGUE RIVER)

CITY OF ROUGE RIVER, JACKSON COUNTY, OREGON

JULY 16, 2011



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Raymond W. Wytcherley
RAYMOND W. WYTCHERLEY, LS 2724

LEGEND:

- INDICATES 5/8" x 30" I. ROD W/YEL. PLASTIC CAP MARKED "LS 2724 WYTCHERLEY"; SET THIS SURVEY.
- INDICATES MONUMENT FOUND AS INDICATED.
- △ INDICATES CALCULATED POINT.
- Ⓜ INDICATES SANITARY SEWER MANHOLE.
- Ⓣ INDICATES TELEPHONE PEDESTAL.
- Ⓜ INDICATES WATER METER.
- Ⓜ INDICATES WATER VALVE.
- EP INDICATES EDGE OF PAVEMENT.
- Ⓟ INDICATES POWER POLE.
- (XX) INDICATES ORIGINAL LOT NUMBER.

REGISTERED PROFESSIONAL LAND SURVEYOR

Raymond W. Wytcherley

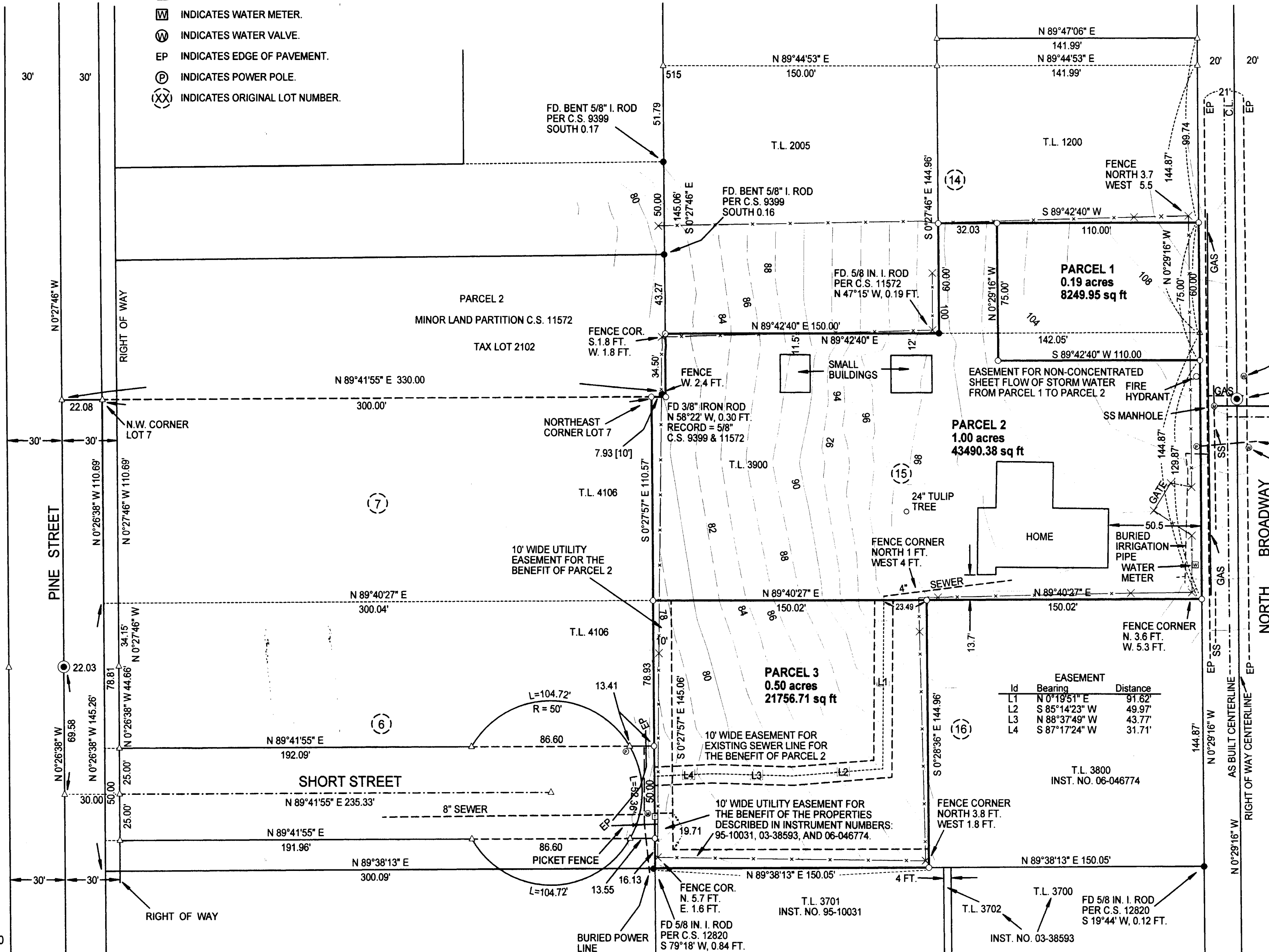
OREGON
JULY 25, 1995
RAYMOND W. WYTCHERLEY
2724

EXPIRES JUNE 30, 2012

SCALE: 1" = 40'

1/4 CORNER
FD. BRASS CAP
PROPORTIONED
PER C.S. 915

MAP 36-4W-15CB T.L. 3900



Id	Bearing	Distance
L1	N 0°19'51" E	91.62'
L2	S 85°14'23" W	49.97'
L3	N 88°37'49" W	43.77'
L4	S 87°17'24" W	31.71'

NOTE:
ELEVATION DATUM FOR CONTOURS IS ASSUMED.
CONTOUR INTERVAL IS 2 FEET.
BASIS OF BEARINGS IS THE RIGHT OF WAY CENTERLINE OF NORTH BROADWAY PER C.S. 8806.

SURVEYED FOR:
OWNER,
CLARK D. HITCH AND
PATRICIA D. HITCH
P.O. BOX 1380
ROGUE RIVER, OR 97537

SURVEYED BY:
RAYMOND WYTCHERLEY
WYTCHERLEY SURVEYING
P.O. BOX 888
GLENDALE, OR 97442
541-660-2648

SHEET NO. 3 OF 4

PARTITION PLAT NO. P-27-2011

FILE NO. PAR 2011-01

LOCATED IN
S.W. 1/4 OF THE N.W. 1/4 AND N.W. 1/4 OF THE S.W. 1/4,
SEC. 15, T. 36 S, R. 4 W, W.M.

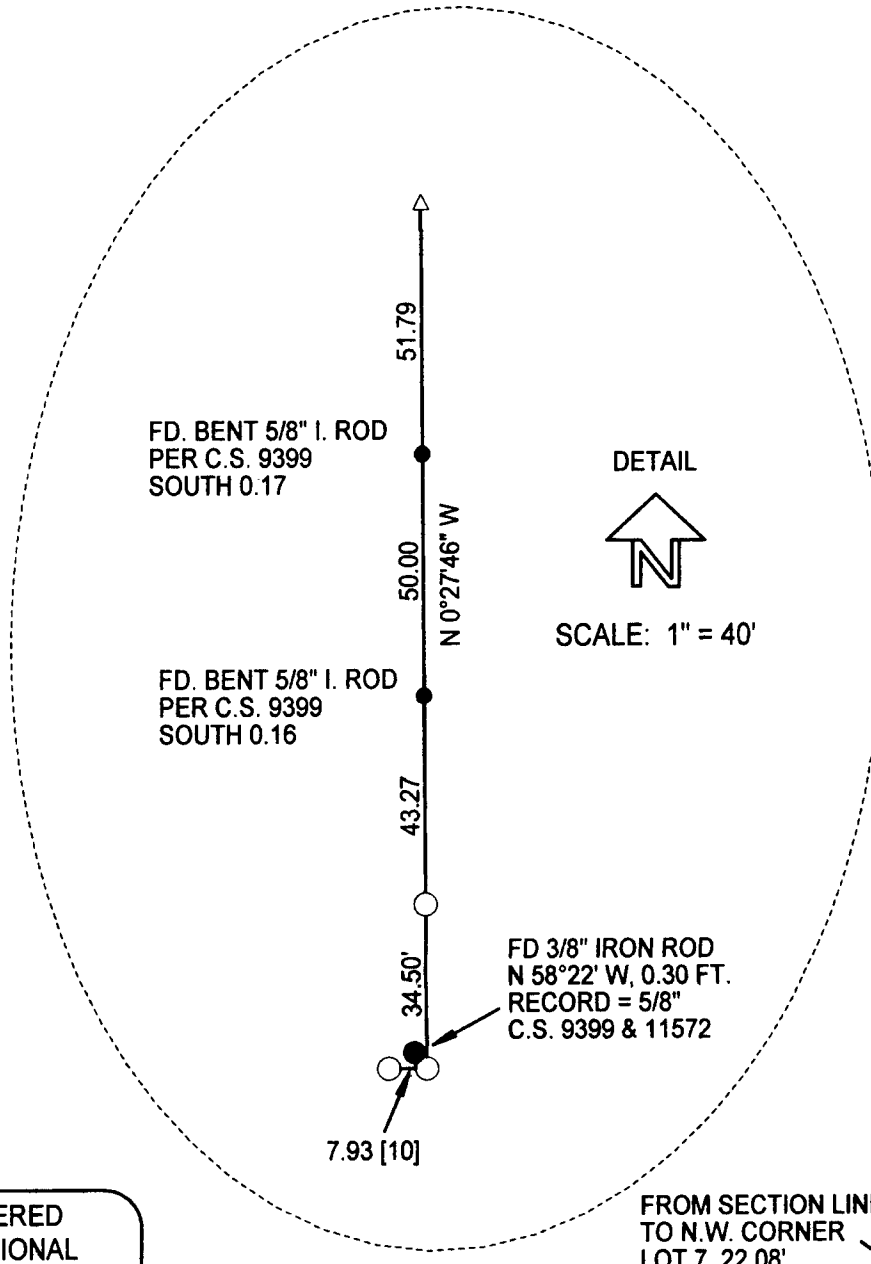
LOTS 14, 15, AND 16, BLOCK 3, CARNER AND SABINS
2ND ADDITION TO WOODVILLE (ROGUE RIVER)
CITY OF ROUGE RIVER, JACKSON COUNTY, OREGON
JULY 16, 2011

LEGEND:

- INDICATES 5/8" x 30" I. ROD W/YEL. PLASTIC CAP MARKED "LS 2724 WYTCHERLEY" SET THIS SURVEY.
- INDICATES MONUMENT FOUND AS INDICATED.
- △ INDICATES CALCULATED POINT.
- () INDICATES RECORD.
- [] INDICATES RECORD PER CARNER SABINS 2ND ADDITION.
- (XX) INDICATES CARNER AND SABINS 2ND ADDITION LOT NUMBER.

BASIS OF BEARINGS PER C.S. 8806.

PLOTTED BY A HP DESIGNJET 500 ON
MILANO # JPC-4M2 POLYESTER
FILM WITH HP CARTRIDGE # 4844A.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Raymond W. Wycherley

OREGON
JULY 25, 1995
RAYMOND W. WYTCHERLEY
2724

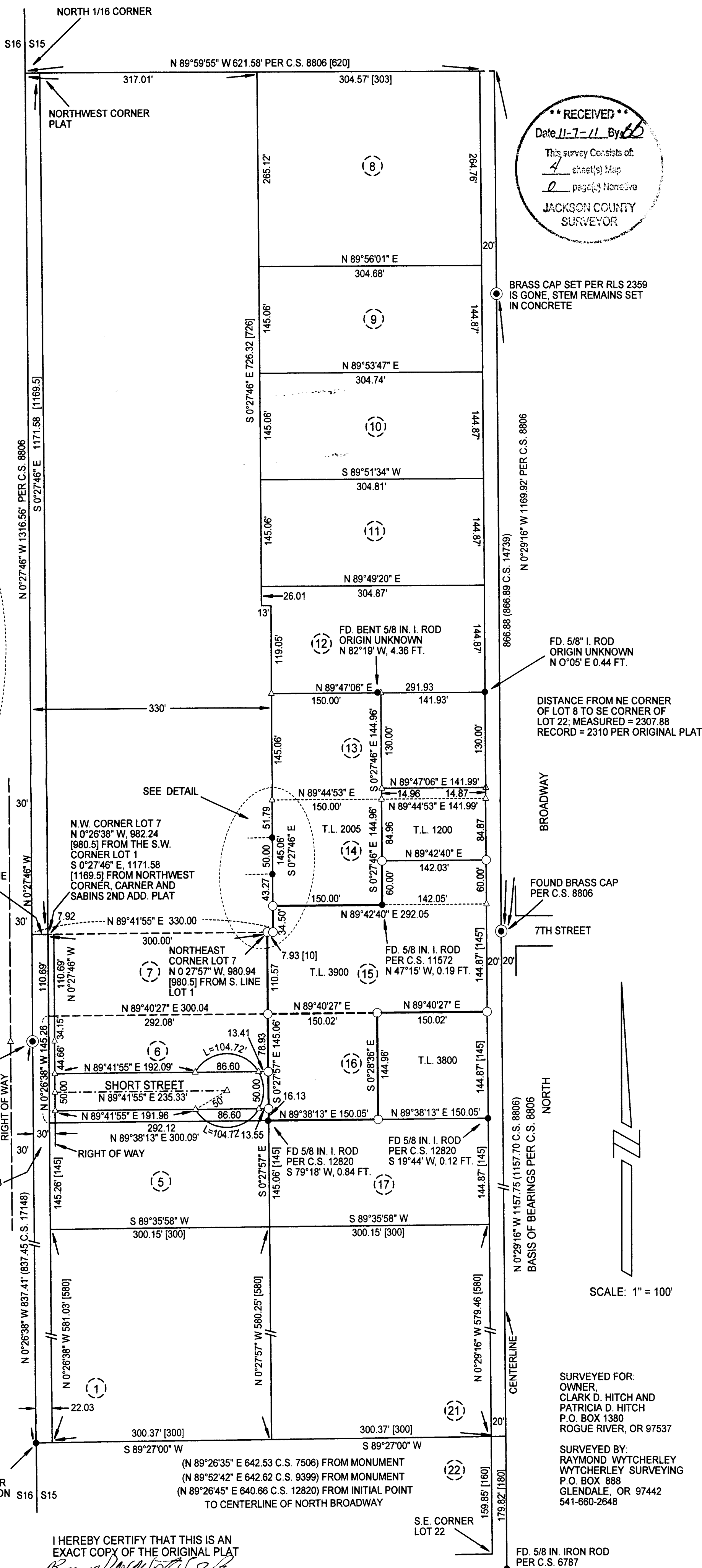
EXPIRES JUNE 30, 2012

1/4 CORNER
FD BRASS CAP
PROPORTIONED PER C.S. 915
SURVEY NO. 10871 USED TIES TO MONUMENTS
IN FORMER ADDITIONS TO INDICATE THAT THE
ORIGINAL LOCATION OF THE 1/4 CORNER WAS
LIKELY 2 TO 3 FEET EASTERLY OF THE CURRENT
POSITION. 2.03 FEET EASTERLY WAS USED BY
THIS SURVEY AND ALSO BY SURVEY NO. 17148 TO
CALCULATE THE WEST LINE OF CARNER SABINS
2ND ADDITION.

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO PARTITION THE
PROPERTY DESCRIBED IN INSTRUMENT NUMBER
10-028140, JACKSON COUNTY, OREGON OFFICIAL
RECORDS INTO 3 PARCELS.
THE LOCATION OF BLOCK 3 OF CARNER AND SABINS
SECOND ADDITION IS CONTROLLED ON THE WEST SIDE
BY THE FORMER PERCEIVED SECTION LINE COMMON TO
SECTIONS 15 AND 16, TOWNSHIP 36 SOUTH, RANGE 4 WEST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON. THE
INITIAL POINT WAS SET ON SAID SECTION LINE. THE EAST
SIDE OF BLOCK 3 IS CONTROLLED BY THE LOCATION OF
NORTH BROADWAY STREET. THIS SURVEY MOSTLY USES
THE RESEARCH AND SURVEYS DONE BY EDWARD MCGINTY
FOR THE LOCATION OF THE EXTERIOR BOUNDARIES OF
SAID BLOCK 3, SURVEYS: 7506, 8806, AND 10871. THE
INTERIOR LOTS WERE PROPORTIONED ACCORDINGLY. THIS
SURVEY WAS PERFORMED USING A NIKON DTM A5 TOTAL
STATION AND A RECON DATA COLLECTOR.

FD. 5/8" I. ROD PER C.S. 10871
THE INITIAL POINT OF CARNER
AND SABINS SECOND ADDITION
IS N 89°27' E, 2.03 FT. OF THE
MONUMENT

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RAYMOND W. WYTCHERLEY, LS 2724



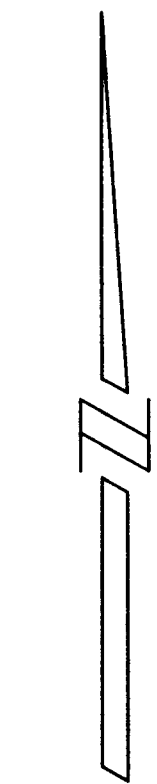
RECEIVED
Date 11-7-11 By 66
This survey consists of:
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JACKSON COUNTY
SURVEYOR

BRASS CAP SET PER RLS 2359
IS GONE. STEM REMAINS SET
IN CONCRETE

FD. 5/8" I. ROD
ORIGIN UNKNOWN
N 0°05' E 0.44 FT.

DISTANCE FROM NE CORNER
OF LOT 8 TO SE CORNER OF
LOT 22; MEASURED = 2307.88
RECORD = 2310 PER ORIGINAL PLAT

FOUND BRASS CAP
PER C.S. 8806



SCALE: 1" = 100'

SURVEYED FOR:
OWNER,
CLARK D. HITCH AND
PATRICIA D. HITCH
P.O. BOX 1380
ROGUE RIVER, OR 97537

SURVEYED BY:
RAYMOND WYTCHERLEY
WYTCHERLEY SURVEYING
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FD. 5/8 IN. IRON ROD
PER C.S. 6787

20967

20967