

APPROVALS:

Amy Stevens 9/11/12
CITY OF JACKSONVILLE PLANNING DEPARTMENT DATE
2011-37 / TWO-LOT PARTITION

EXAMINED AND APPROVED THIS 11 DAY OF September, 2012
Scott J. Cooper
JACKSON COUNTY SURVEYOR

LAND PARTITION
PARTITION PLAT NO. P- 24 -2012

LOCATED IN
NORTHEAST QUARTER OF SECTION 32
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

FOR
Carl Johnson
540 California Street
Jacksonville, Oregon

RECORDING:

FILED FOR RECORD THIS 19th DAY OF September, 2012 AT
3:44 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-24-2012
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON,
INDEX VOLUME 23, PAGE 24.
Christina D. Walker COUNTY CLERK
Carmen D. Helmer DEPUTY

COUNTY SURVEYOR FILE NO. 21127

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT I, CARL D. JOHNSON, AS TRUSTEE OF THE CARL D. JOHNSON TRUST, UNDER DECLARATION DATED DECEMBER 30, 2008, AM THE OWNER OF THE LANDS HEREON DESCRIBED, AND HAVE PARTITIONED THE SAME INTO PARCELS SHOWN HEREON, AND THAT THE SIZE OF THE PARCELS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION. I HEREBY CREATE A FIFTEEN (15.00) FOOT WIDE PRIVATE SHARED ACCESS EASEMENT, OVER AND ACROSS PARCEL 1 AND PARCEL 2, FOR THE BENEFIT OF BOTH PARCELS, AS SHOWN HEREON.

C. Johnson
CARL D. JOHNSON
TRUSTEE OF THE CARL D. JOHNSON TRUST

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND 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, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

TRACT "A" OF THE LANDS DESCRIBED WITHIN INSTRUMENT NO. 02-64898 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, SAID TRACT LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN SAID COUNTY, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT;

COMMENCING AT A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF TRACT "A" OF THE LANDS DESCRIBED WITHIN INSTRUMENT NO. 02-64898, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, COMMON WITH THE SOUTH LINE OF EAST CALIFORNIA STREET IN THE CITY OF JACKSONVILLE; THENCE NORTH 67°21'41" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 83.92 FEET TO A 5/8 INCH IRON PIN WITH A 2" ALUMINUM CAP FOR THE INITIAL POINT OF BEGINNING; THENCE NORTH 67°21'41" WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 90.46 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A", BEING ON THE EAST LINE OF LAUREL WOOD DRIVE, FROM WHICH A 5/8 INCH IRON PIN BEARS SOUTH 22°44' WEST, 0.10 FEET; THENCE SOUTH 22°43'35" WEST, ALONG SAID EAST LINE, A DISTANCE OF 121.30 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF "TRACT A"; THENCE SOUTH 67°17'22" EAST, LEAVING SAID EAST LINE, A DISTANCE OF 174.35 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF SAID "TRACT A"; THENCE NORTH 22°44'26" EAST, 121.52 FEET TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF SAID "TRACT A"; THENCE NORTH 67°21'41" WEST, 83.92 FEET TO THE INITIAL POINT OF BEGINNING.

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF SEPTEMBER 19, 2012.

Shawn Kampmann Deputy 9-19-12
TAX COLLECTOR DATE
Rena Crawford Deputy 9-19-2012
ASSESSOR DATE

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 02-64898 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN SAID COUNTY.
PROCEDURE: UTILIZING A LEICA TCRA 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL ESTABLISHED DURING THE PERFORMANCE OF SURVEY NO. 19415, I SURVEYED AND MONUMENTED THE PARTITION PARCELS AS SHOWN. THE SUBJECT PROPERTY HAD PREVIOUSLY BEEN SURVEYED BY SURVEY NO. 6619 AND MONUMENTS THAT WERE RECOVERED FROM SAID SURVEY WERE FOUND TO FIT WELL WITH THE SURVEY RECORD AND HELD FOR POSITION AND/OR LINE.

UTILIZING A LEICA TCRA 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL ESTABLISHED DURING THE PERFORMANCE OF SURVEY NO. 19415, I SURVEYED AND MONUMENTED THE PARTITION PARCELS AS SHOWN. THE SUBJECT PROPERTY HAD PREVIOUSLY BEEN SURVEYED BY SURVEY NO. 6619 AND MONUMENTS THAT WERE RECOVERED FROM SAID SURVEY WERE FOUND TO FIT WELL WITH THE SURVEY RECORD AND HELD FOR POSITION AND/OR LINE.

STATE OF OREGON)
COUNTY OF Jackson) S. Josephine

PERSONALLY APPEARED THE ABOVE NAMED CARL JOHNSON, TRUSTEE ON THIS 12th DAY OF March, 2012, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: Jessica M. Simerath Jessica M. Simerath
NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 459709
MY COMMISSION EXPIRES June 29, 2015

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES ARE EITHER BLANKET IN NATURE, NOT APPLICABLE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

⚠ EASEMENT FOR PUBLIC UTILITIES ALONG THE SOUTHERLY PROPERTY LINE (UNDISCLOSED WIDTH), RECORDED IN INSTRUMENT NO. 77-00243, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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

Shawn Kampmann
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2013

** RECEIVED **
Date 9-19-12 By KB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

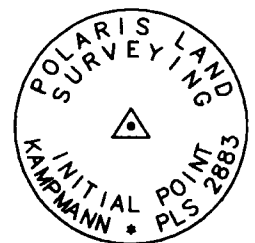
DATE: JANUARY 18, 2012
PROJECT NO. 331-05

FLAG	Δ	R	L	T	CHORD
①	04°36'10"	1909.86'	153.43'	76.75'	S 65°03'36" E - 153.39'
②	02°01'13"	1909.86'	67.34'	33.67'	S 66°21'04" E - 67.34'
③	02°34'57"	1909.86'	86.09'	43.05'	S 64°02'59" E - 86.08'
④	01°06'13"	1939.86'	37.36'	18.68'	S 66°48'34" E - 37.36'
⑤	89°30'36"	22.92'	35.81'	22.73'	S 22°01'14" E - 32.28'
⑥	61°35'32"	60.00'	64.50'	35.76'	N 50°24'07" E - 61.44'

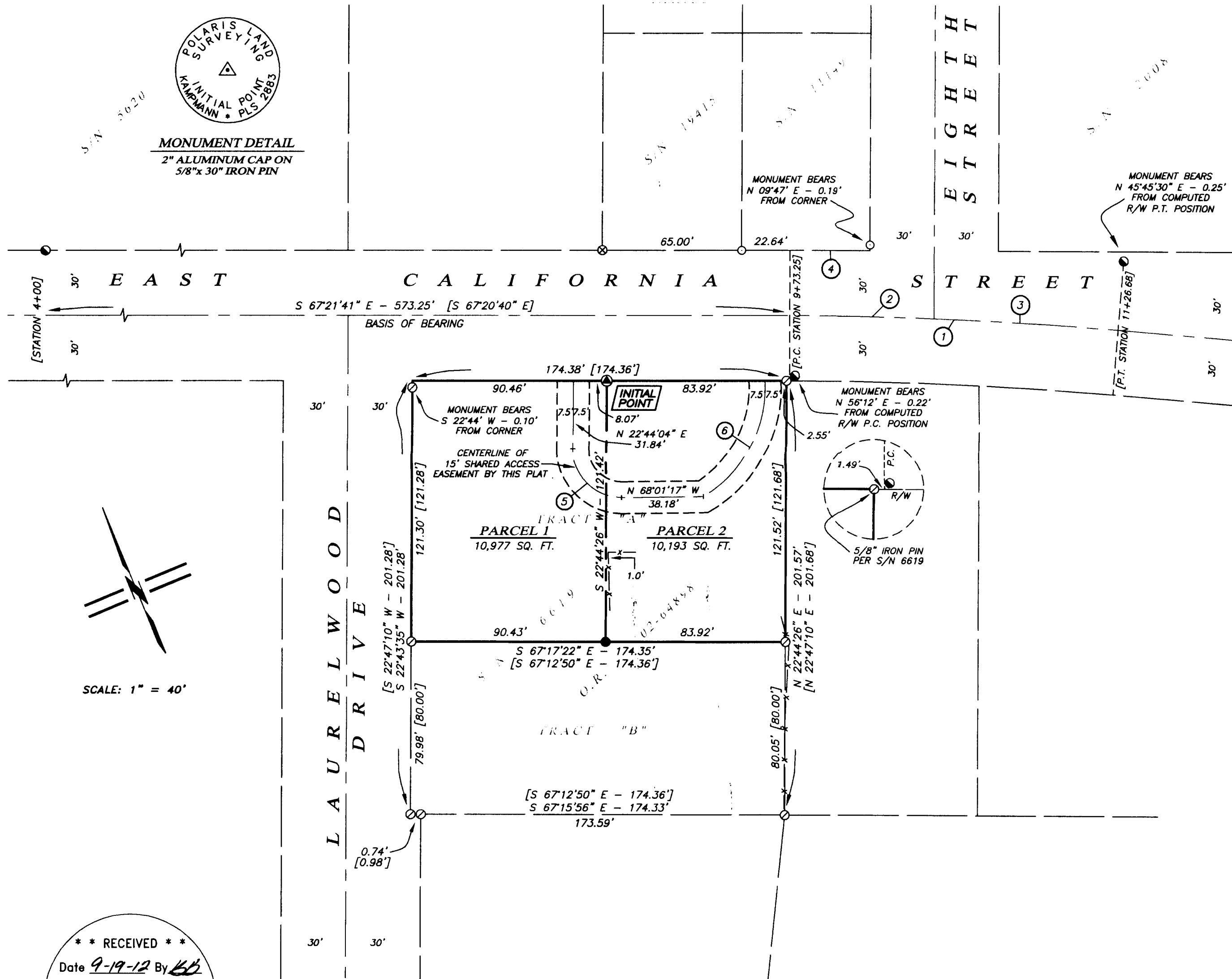
LAND PARTITION
PARTITION PLAT NO. P- 24 -2012

LOCATED IN
NORTHEAST QUARTER OF SECTION 32
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

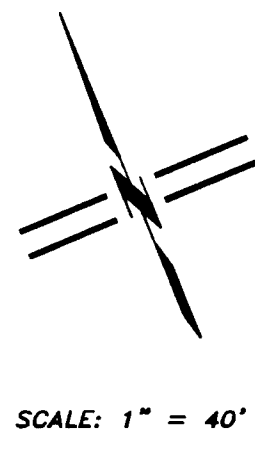
FOR
Carl Johnson
540 California Street
Jacksonville, Oregon



MONUMENT DETAIL
2" ALUMINUM CAP ON
5/8"x 30" IRON PIN



- LEGEND**
- 5/8" IRON PIN w/YELLOW PLASTIC CAP STAMPED "JACKSON CO. PUBLIC WORKS" PER S/N 9171 (RECOVERED)
 - 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "FARBER L.S. 2189" PER S/N 11149 (RECOVERED)
 - ⊙ 5/8" IRON PIN PER S/N 6619 (RECOVERED)
 - ⊗ 5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 19415 (RECOVERED)
 - 5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
 - 5/8"x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
 - PROPERTY LINE
 - - - PARTITION LINE
 - BOUNDARY LINE
 - - - CENTERLINE
 - * - * - FENCELINE
 - S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
 - R/W STREET RIGHT OF WAY
 - O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
 - [] SURVEY RECORD DATA PER S/N 6619 & O.R. 02-64898
 - () SURVEY RECORD DATA PER S/N 2389 AND 4507
 - { } SURVEY RECORD DATA PER S/N 19415



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

Shawn Kampmann
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
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JACKSON COUNTY
SURVEYOR

BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF EAST CALIFORNIA STREET, HAVING A RECORD PLAT BEARING OF SOUTH 67°21'41" EAST, AS REFERENCED ON SURVEY NO. 19415, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.