

APPROVALS:

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CITY OF ROGUE RIVER PLANNING DIRECTOR 3-6-13
CITY OF ROGUE RIVER ADMINISTRATOR 3-6-13
CITY OF ROGUE RIVER PUBLIC WORKS 3-6-13
EXAMINED AND APPROVED THIS 8th DAY OF March, 2013
JACKSON COUNTY SURVEYOR

LAND PARTITION
PARTITION PLAT NO. P - 05 - 2013
LYING SITUATE WITHIN
SOUTHWEST QUARTER OF SECTION 15
TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN
CITY OF ROGUE RIVER, JACKSON COUNTY, OREGON
FOR
Dennis & Patricia Hitch
P.O. Box 1380
Rogue River, Oregon 97537

RECORDING:

FILED FOR RECORD THIS 12 DAY OF MARCH, 2013 AT 3:21 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-05-2013 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 24, PAGE 5.
CHRISTINE WALKER KAREN ALONZO
COUNTY CLERK DEPUTY
COUNTY SURVEYOR FILE NO. 21226

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF March 11, 2013.
Tax Collector 3/12/13
Assessor 3/12/13

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT C. DENNIS HITCH AND PATRICIA D. HITCH, AS TENANTS BY THE ENTIRETY, ARE THE OWNERS OF THE LAND 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. WE HEREBY DEDICATE TO THE CITY OF ROGUE RIVER, THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON. WE HEREBY CREATE THE GRANTS PASS IRRIGATION DISTRICT EASEMENTS AND THE TWENTY FOOT (20.00') WIDE PRIVATE UTILITY EASEMENT, OVER AND ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 3, AS SHOWN HEREON.

C. Dennis Hitch
Patricia D. Hitch
C. DENNIS HITCH
PATRICIA D. HITCH

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.
ALL OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2012-023107 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN SAID COUNTY, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:
BEGINNING AT AN ALUMINUM CAPPED 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF SEVENTH STREET AND NORTH BROADWAY STREET IN THE CITY OF ROGUE RIVER, OREGON; THENCE EAST, ALONG THE SOUTH LINE OF SEVENTH STREET, A DISTANCE OF 304.70 FEET, TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2012-023107 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON; THENCE SOUTH 00°29'16" EAST, LEAVING SAID SOUTH LINE, A DISTANCE OF 223.75 FEET, TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF SAID DESCRIBED TRACT; THENCE NORTH 89°53'29" WEST, 304.71 FEET, TO A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°29'16" WEST, ALONG THE EAST LINE OF SAID NORTH BROADWAY STREET, A DISTANCE OF 223.18 FEET, TO THE INITIAL POINT OF BEGINNING.
CONTAINING 1.56 ACRES, MORE OR LESS.

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. 2012-023107 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN SAID COUNTY.
PROCEDURE: UTILIZING A LEICA 1200 SMART ROVER GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) RECEIVER AND A LEICA TCRA 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, I SURVEY AND MONUMENT THE PARTITION PARCELS AS SHOWN. THE SOUTH LINE OF THE SUBJECT PARCEL IS DESCRIBED AS BEING 76 FEET NORTH OF THE SOUTH LINE OF LOT EVEN (?) OF CARNER & SABINS SECOND ADDITION TO THE CITY OF ROGUE RIVER, WHICH WAS DETERMINED BY HOLDING MONUMENTS RECOVERED ALONG THE NORTH LINE OF PONDEROSA HEIGHTS SUBDIVISION, BEING COMMON WITH AND ABUTTING SAID SOUTH LINE OF THE SUBJECT TRACT. THE WEST LINE OF SAID TRACT IS BOUNDED BY NORTH BROADWAY STREET, AS DETERMINED BY CITY OF ROGUE RIVER ORDINANCE NO. 358 AND MONUMENTED BY SURVEY NO. 8806, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. THE NORTH LINE OF SAID TRACT IS DESCRIBED AS BEING 40.00 FEET SOUTH OF THE NORTH LINE OF SAID DESCRIBED LOT 7 AND COMMON WITH THE SOUTH LINE OF SEVENTH STREET. THE EAST LINE OF SAID TRACT WAS LAID OUT AT DEED RECORD DISTANCE OF 304.70 FEET FROM THE EAST LINE OF SAID NORTH BROADWAY STREET.

ACKNOWLEDGEMENT

STATE OF OREGON )
JACKSON COUNTY )SS
PERSONALLY APPEARED THE ABOVE NAMED C. DENNIS HITCH ON THIS 15 DAY OF February, 2013 AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.
NOTARY SIGNATURE
NOTARY PUBLIC - OREGON
COMMISSION NO. 441523
MY COMMISSION EXPIRES 9.24.13

SURVEY NOTES

- THE FOLLOWING ENCUMBRANCES ON THE LAND, ARE EITHER BLANKET IN NATURE, OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.
- THE SUBJECT PROPERTY LIES WITHIN THE GRANTS PASS IRRIGATION DISTRICT, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS, AND REGULATIONS CONCERNING THE SAME.
- AN IRRIGATION EASMENT AS DESCRIBED WITHIN VOLUME 51, PAGE 411, OF THE DEED RECORDS IN JACKSON COUNTY, OREGON.
- AN ELECTRIC LINE EASEMENT AS DESCRIBED WITHIN VOLUME 276, PAGE 555, OF THE DEED RECORDS IN JACKSON COUNTY, OREGON.
- PROPERTY IS SUBJECT TO CITY OF ROGUE RIVER ORDINANCE NO. 358, ESTABLISHING A FINAL LOCATION FOR A PORTION OF NORTH BROADWAY STREET, RECORDED WITHIN INSTRUMENT NO. 84-01058 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

ACKNOWLEDGEMENT

STATE OF OREGON )
JACKSON COUNTY )SS
PERSONALLY APPEARED THE ABOVE NAMED PATRICIA D. HITCH ON THIS 15 DAY OF February, 2013 AND ACKNOWLEDGED THE FORGOING TO BE HER VOLUNTARY ACT AND DEED.
NOTARY SIGNATURE
NOTARY PUBLIC - OREGON
COMMISSION NO. 441523
MY COMMISSION EXPIRES 9.24.13

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann
OREGON JULY 14, 1998 SHAWN KAMPMANN 2883 LS

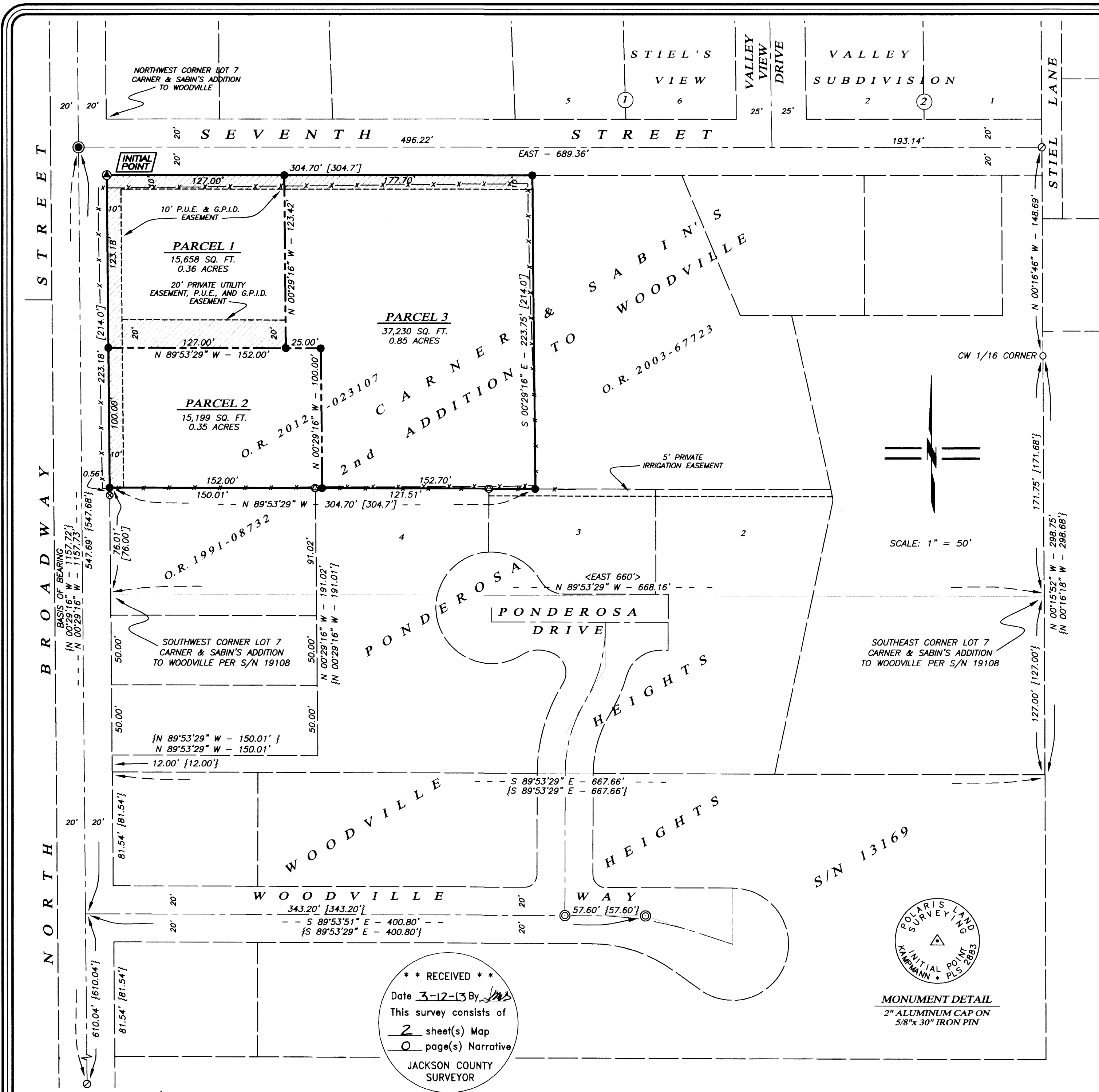
RENEWAL DATE: 6/30/2013

\*\* RECEIVED \*\*
Date 3-12-13 By
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 12, 2013
PROJECT NO. 740-12

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



**LAND PARTITION**  
**PARTITION PLAT NO. P - 05 - 2013**

LYING SITUATE WITHIN  
 SOUTHWEST QUARTER OF SECTION 15  
 TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN  
 CITY OF ROGUE RIVER, JACKSON COUNTY, OREGON

FOR  
**Dennis & Patricia Hitch**  
 P.O. Box 1380  
 Rogue River, Oregon 97537

- LEGEND**
- 2 1/2" BRASS CAP CENTERLINE MONUMENT IN CONCRETE STAMPED "1980 C.S." PER S/N 8806 (RECOVERED)
  - 1" ALUMINUM CAPPED IRON PIN FLUSH IN ASPHALT STAMPED "HEA LS 1069" PER S/N 16851 (RECOVERED)
  - 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "RCE 5685" PER S/N 5583, 6049 & STIEL'S VALLEY VIEW SUBDIVISION (RECOVERED)
  - 5/8" IRON PIN - NO OTHER MARKINGS - PER S/N 6787 (RECOVERED)
  - ⊗ 1-1/4" IRON BAR - ORIGIN UNKNOWN (RECOVERED)
  - ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L.J. FRIAR & ASSOC." PER S/N 19108 (RECOVERED)
  - ⊗ 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
  - 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
  - — — — — PROPERTY BOUNDARY LINE
  - — — — — PARTITION LINE
  - — — — — BOUNDARY LINE
  - — — — — PREVIOUS DEED LINE
  - — — — — CENTERLINE
  - — — — — EASEMENT LINE
  - x-x-x- FENCELINE
  - S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
  - O.R. OFFICIAL RECORDS, JACKSON COUNTY
  - [ ] DEED RECORD DATA PER O.R. 2012-023107
  - { } SURVEY RECORD DATA PER S/N 16851 / 19108
  - < > PLAT RECORD PER CARNER & SABIN'S 2nd ADDITION TO WOODVILLE

**BASIS OF BEARING**  
 THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF NORTH BROADWAY STREET, HAVING A RECORD PLAT BEARING OF NORTH 00°29'16" WEST, AS REFERENCED ON SURVEY NO. 8806, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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

*Shawn Kampmann*  
 SURVEYOR

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Shawn Kampmann*

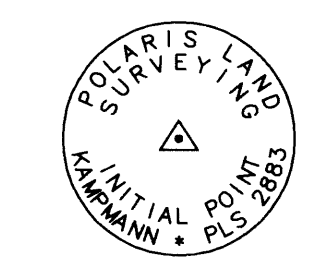
OREGON  
 JULY 14, 1988  
 SHAWN KAMPMANN  
 2883 LS

RENEWAL DATE: 6/30/2013

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

DATE: JANUARY 12, 2013  
 PROJECT NO. 740-12

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 This survey consists of  
2 sheet(s) Map  
0 page(s) Narrative  
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 SURVEYOR



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