

APPROVALS:

City of Rogue River Planning Director, City of Rogue River Administrator, City of Rogue River Public Works. Dates: Sept. 26, 2013, 9-26-13, 9-26-13.

EXAMINED AND APPROVED THIS 2nd DAY OF October, 2013

Jackson County Surveyor signature and title.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT CLIFFORD COMBS AND DIANE COMBS, AS TENANTS BY THE ENTIRETY, ARE THE OWNERS OF THE LAND HEREON DESCRIBED AND HAVE PARTITIONED THE SAME INTO PARCELS SHOWN HEREON...

Clifford Combs signature and title.

Diane Combs signature and title.

ACKNOWLEDGEMENT

STATE OF OREGON, JACKSON COUNTY.



PERSONALLY APPEARED THE ABOVE NAMED CLIFFORD COMBS ON THIS 26 DAY OF September, 2013 AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE, NOTARY PUBLIC - OREGON, COMMISSION NO. 478793, MY COMMISSION EXPIRES 6-6-17.

ACKNOWLEDGEMENT

STATE OF OREGON, JACKSON COUNTY.



PERSONALLY APPEARED THE ABOVE NAMED DIANE COMBS ON THIS 26 DAY OF September, 2013 AND ACKNOWLEDGED THE FORGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE, NOTARY PUBLIC - OREGON, COMMISSION NO. 478793, MY COMMISSION EXPIRES 6-6-17.

AFFIDAVIT OF CONSENT:

FOR DENNIS HITCH AND PAT HITCH, AS BENEFICIARY OF THAT TRUST DEED RECORDED FEBRUARY 7, 2013, AS INSTRUMENT NO. 2013-004514 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON...

AFFIDAVIT OF CONSENT:

FOR EDMUND H. GLOVINSKI OR JACQUELYN JANE-CRUZ-GLOVINSKI, CO-TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE GLOVINSKI FAMILY TRUST DATED 6/11/99, AS BENEFICIARY OF THAT TRUST DEED RECORDED OCTOBER 29, 2010, AS INSTRUMENT NO. 2010-035876 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON...

Assessor's Map No. 36 4W 15 BC, Tax Lot 100

LAND PARTITION PARTITION PLAT NO. P - 27 - 2013

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

FOR Clifford Combs 100 Tuttle Court Rogue River, Oregon 97537

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...

THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2012-035308 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, CITY OF ROGUE RIVER, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

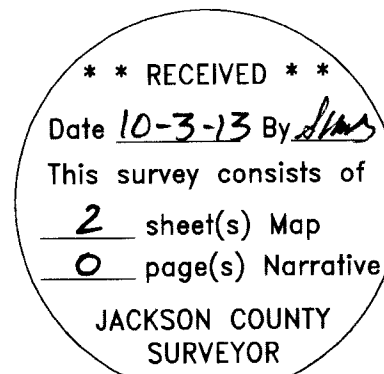
BEGINNING AT A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF LOT 1, BLOCK 2 OF STIEL'S VALLEY VIEW SUBDIVISION IN THE CITY OF ROGUE RIVER, RECORDED APRIL 9, 1975 IN VOLUME 12, PAGE 36 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON; THENCE NORTH 00°16'46" WEST (DEED RECORD NORTH 00°16'36" WEST), 897.57 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 93-06158 OF THE OFFICIAL RECORDS IN SAID COUNTY...

CONTAINING 6.01 ACRES, MORE OR LESS.

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 ELECTRIC LINE EASEMENT AS DESCRIBED WITHIN VOLUME 263, PAGE 116, VOLUME 276, PAGE 549 AND VOLUME 502, PAGE 446 OF THE DEED RECORDS IN JACKSON COUNTY, OREGON. AN EASEMENT FOR INGRESS AND EGRESS TO RESERVOIR PER VOLUME 472, PAGE 25 OF THE DEED RECORDS IN JACKSON COUNTY, OREGON.



RECORDING:

FILED FOR RECORD THIS 31st DAY OF October, 2013 AT 1 O'CLOCK PM AND RECORDED AS PARTITION PLAT NO. P-27-2013 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 24, PAGE 11.

Christine D. Walker County Clerk, Naibbi Foote Deputy

COUNTY SURVEYOR FILE NO. 21344

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF October 3, 2013.

Christine D. Walker Deputy Tax Collector 10-3-2013 DATE

Walter Johnson Deputy Assessor 10-2-2013 DATE

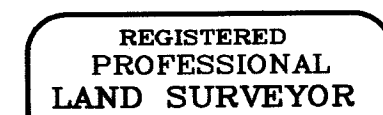
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2012-035308 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, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED DURING THE PERFORMANCE OF SURVEY NO. 21146 & 21226, I SURVEY AND MONUMENT THE PARTITION PARCELS AS SHOWN. THERE IS A DIFFERENCE IN THE BEARING BASE BETWEEN SURVEY NO. 21246 & 21226 OF 00°00'10" WHICH IS THE RESULT OF SURVEY NO. 21246 UTILIZING THE CENTERLINE BEARING OF SEVENTH STREET PER SURVEY NO. 17852 AND SURVEY NO. 21226 UTILIZING THE CENTERLINE OF NORTH BROADWAY STREET PER S/N 17852 BETWEEN THE CENTERLINE INTERSECTIONS WITH FOURTH STREET AND SEVENTH STREET. ALTHOUGH THE RELATIVE GEOMETRY DID NOT CHANGE BETWEEN THESE TWO SURVEYS, THE SURVEY AND DEED RECORDS IN THE NEIGHBORHOOD MATCHED BETTER HOLDING THE LONGER BASELINE OF NORTH BROADWAY STREET PER SURVEY NO. 8806.

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

Shawn Kampmann SURVEYOR



RENEWAL DATE: 6/30/2015

SURVEYED BY:

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

DATE: AUGUST 30, 2013 PROJECT NO. 167-04

LAND PARTITION
PARTITION PLAT NO. P - 27 - 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
Clifford and Diane Combs
100 Tuttle Court
Rogue River, Oregon 97537

LEGEND

- 3" BRASS CAP CENTERLINE MONUMENT IN CONCRETE STAMPED "PLS 2359" PER S/N 12463 (RECORD)
- 1-1/2" ALUMINUM CAPPED IRON PIN STAMPED "BOYDEN PLS 281" PER S/N 17852 (RECORD)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "RCE 5685" PER S/N 5583, 6049 & STIEL'S VALLEY VIEW SUBDIVISION (RECORD)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "D.W. EDWARDS PLS 741" PER S/N 12508 (RECORD)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "TEMLIN LS 2359" PER S/N 2359 (RECORD)
- ◇ 5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 21146 (RECORD)
- 5/8"x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (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 - FENCELINE
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY
- () SURVEY RECORD DATA PER S/N 21146
- < > SURVEY RECORD DATA PER S/N 5583, 6049 & STIEL'S VALLEY VIEW SUBDIVISION (PER E. ZIMMERLUND)

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. 21226, 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

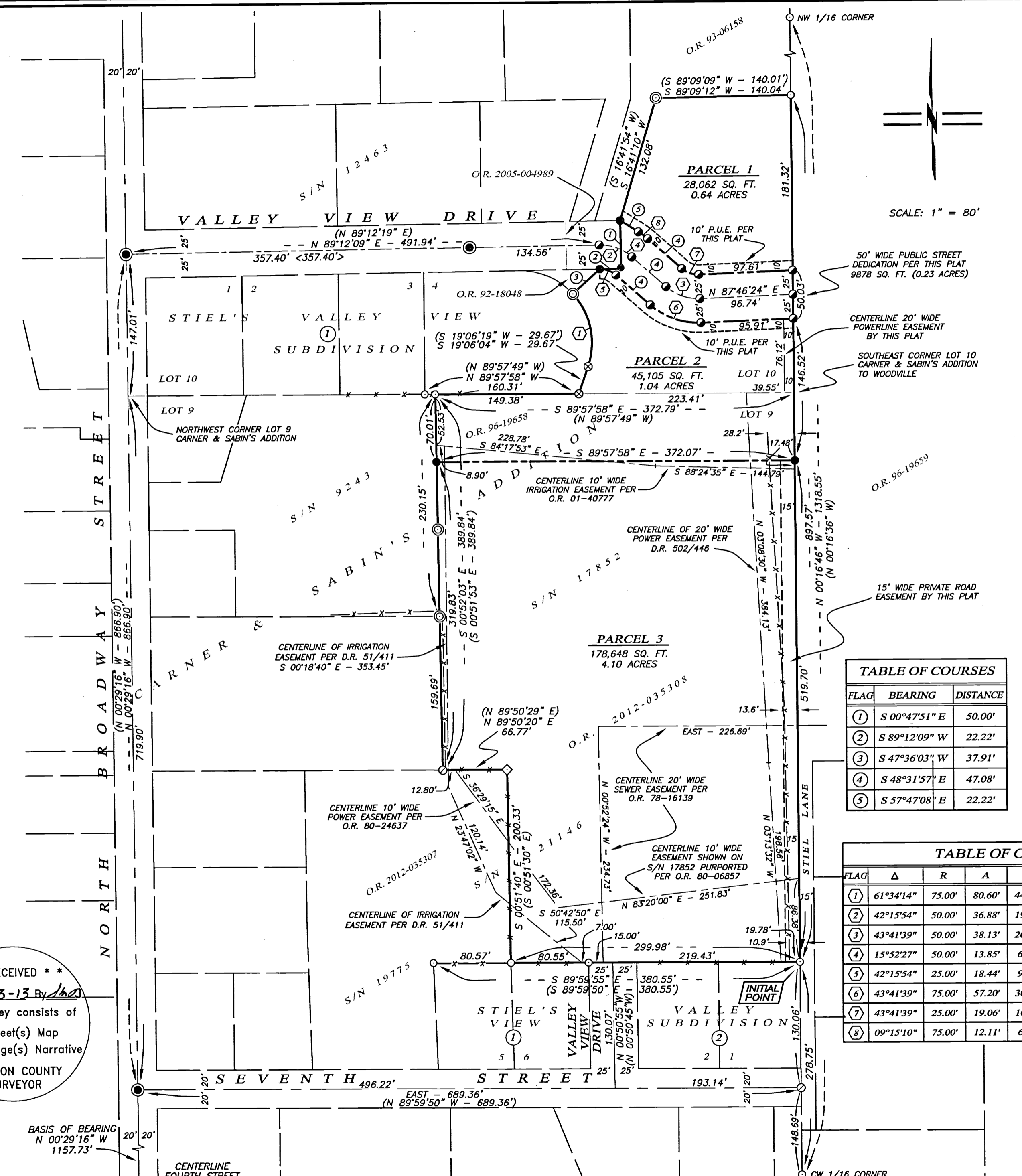
Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2015

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

DATE: AUGUST 30, 2013
PROJECT NO. 167-04

FILE: SURVEYS\167-04\COMBS PARTITION PLAT 100.DWG SHEET 2 of 2



SCALE: 1" = 80'

TABLE OF COURSES

| FLAG | BEARING | DISTANCE |
|------|---------------|----------|
| ① | S 00°47'51" E | 50.00' |
| ② | S 89°12'09" W | 22.22' |
| ③ | S 47°36'03" W | 37.91' |
| ④ | S 48°31'57" E | 47.08' |
| ⑤ | S 57°47'08" E | 22.22' |

TABLE OF CURVES

| FLAG | Δ | R | A | T | CHORD |
|------|-----------|--------|--------|--------|------------------------|
| ① | 61°34'14" | 75.00' | 80.60' | 44.68' | S 11°28'08" E - 76.77' |
| ② | 42°15'54" | 50.00' | 36.88' | 19.33' | S 69°39'54" E - 36.05' |
| ③ | 43°41'39" | 50.00' | 38.13' | 20.05' | S 70°22'47" E - 37.21' |
| ④ | 15°52'27" | 50.00' | 13.85' | 6.97' | S 56°28'11" E - 13.81' |
| ⑤ | 42°15'54" | 25.00' | 18.44' | 9.66' | S 69°39'54" E - 18.03' |
| ⑥ | 43°41'39" | 75.00' | 57.20' | 30.07' | S 70°22'47" E - 55.82' |
| ⑦ | 43°41'39" | 25.00' | 19.06' | 10.02' | S 70°22'47" E - 18.61' |
| ⑧ | 09°15'10" | 75.00' | 12.11' | 6.07' | S 53°09'33" E - 12.10' |

** RECEIVED **
Date 10-3-13 By *Shawn Kampmann*
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

BASIS OF BEARING
N 00°29'16" W
1157.73'