



**PARTITION PLAT NO. P-9-2016**  
 of  
**PARCEL 2 OF P-79-1992**  
 located in the  
 NORTHEAST QUARTER OF SECTION 32,  
 TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
 IN THE CITY OF JACKSONVILLE,  
 WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON  
 for  
**SHAW PROPERTY DEVELOPMENT LLC**  
 670 SUPERIOR COURT  
 MEDFORD, OREGON 97504

- LEGEND:**
- = SET 5/8" X 24" IRON PIN WITH YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" (12/13/2015)
  - ⊙ = FOUND 5/8" IRON PIN WITH YELLOW PLASTIC CAP MARKED "LS 2271", FLUSH PER S/N 14992 UNLESS OTHERWISE STATED
  - = FOUND 5/8" IRON PIN WITH YELLOW PLASTIC CAP MARKED "TEMPLIN LS2359" FLUSH PER S/N 13081 UNLESS OTHERWISE STATED
  - x-x-x- = WOOD FENCE
  - ( ) = RECORD BEARING/DISTANCE PER PARTITION PLAT NUMBER P-79-1992 (S/N 13081)
  - (( )) = RECORD BEARING/DISTANCE PER FILED SURVEY NUMBER 14992
  - [ ] = RECORD BEARING/DISTANCE PER FILED SURVEY NUMBER 17328
  - S/N = SURVEY NUMBER FILED WITH JACKSON COUNTY SURVEYORS' OFFICE
  - W.C. = WITNESS CORNER

BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.

FND 2 1/2" BRASS CAP DATED 1975 PER JACKSON COUNTY CORNER RESTORATION NOTES

**Declaration:**

KNOWN ALL MEN BY THESE PRESENTS, that Shaw Property Development, LLC is the owner in fee simple of the lands hereon described, and that they have partitioned the same into parcels as shown hereon and the number and size of the parcels and the courses and lengths of the lines are plainly set forth and that this plat is a correct representation of the Partition, and we do hereby create a 15.00 foot ingress/egress easement over and across Proposed Parcel 1 for the benefit of Proposed Parcel 2.

Richard W Brewster TTEE  
 Shaw Property Development LLC By:

State of Oregon )  
 County of Jackson )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of March, 2016, by Richard W Brewster

Notary Public for Oregon Thyler's Bryson

My commission expires 7/24/2016

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

**Surveyor's Certificate:**

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Parcel Number 2 of Partition Plat Number P-79-1992 recorded July 22, 1992, in Record of Partition Plats in Jackson County, Oregon, and filed as Survey Number 13081 in the office of the County Surveyor.

Herbert A. Farber, PLS 2189

**Approvals:**  
 Approved this March 7 day of 2016.  
[Signature]  
 City of Jacksonville Planning Department

Examined and approved by the Jackson County Surveyor this 7<sup>th</sup> day of March, 2016.

[Signature]  
 County Surveyor

**Recorder:**  
 Filed for record this 11<sup>th</sup> day of March, 2016 at 2:49 clock P. M. and recorded as Partition Plat No. P-9-2016 of the Records of Jackson County, Oregon, Index Volume 27, Page 9.  
 County Surveyor's File No. 21927

Christie D. Walker County Clerk  
Jean Shultz Deputy

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of March 11, 2016

[Signature] Tax Collector  
[Signature] Deputy  
3/11/16 Date

[Signature] Assessor  
[Signature] Deputy  
3/11/16 Date

**\*\* FILED \*\***  
 DATE 3/11/16 BY PB  
 This survey consists of:  
 1 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

**PURPOSE:** THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE PARTITION AS SHOWN HEREON, WHICH WAS APPROVED BY EXPEDITED LAND DIVISION PROCEDURE (O.R.S. 197.360) DATED 07/22/2015 BY THE CITY OF JACKSONVILLE.

**PROCEDURE:** THIS SURVEY WAS CONDUCTED USING TRIMBLE GNSS 5800 AND R8 RECEIVERS COMBINED WITH A TRIMBLE 5603 ROBOTIC TOTAL STATION. THE SURVEY WAS RUN AS A CLOSED SURVEY AS SHOWN HEREON. THE VESTING DEED (2010-020655) DESCRIBES THE PARENT PARCEL AS "PARCEL 2 OF PARTITION PLAT NUMBER P-79-1992".

THE BOUNDARY OF PARTITION PLAT P-79-1992 CALLS FOR THE SOUTHWEST CORNER OF LOT 10 OF THE KITCHEN SUBDIVISION TO BE THE SOUTHWEST CORNER OF PARCEL 2 PER PARTITION P-79-1992. WE HOLD THE LOCATION OF THE SOUTHWEST CORNER OF SAID LOT 10 PER S/N 17328 AND THEREFORE THE SOUTHWEST CORNER OF SAID PARCEL 2. IT SHOULD BE NOTED THAT A DIFFERENT RESOLUTION WAS MONUMENTED ON PARTITION PLAT P-79-1992. A FURTHER EXPLANATION FOR THE DIFFERENT RESOLUTION IS ADDRESSED IN THE NARRATIVE OF S/N 17328.

THE BOUNDARY OF PARTITION PLAT P-79-1992 CALLS FOR THE SOUTHWEST CORNER OF LOT 11 OF THE KITCHEN SUBDIVISION TO BE THE NORTHEAST CORNER OF PARCEL 2 PER PARTITION P-79-1992. WE HOLD THE LOCATION OF THE SOUTHWEST CORNER OF SAID LOT 11 PER S/N 17328 AND THEREFORE THE NORTHEAST CORNER OF SAID PARCEL 2. IT SHOULD BE NOTED THAT A DIFFERENT RESOLUTION WAS MONUMENTED ON PARTITION PLAT P-79-1992. A FURTHER EXPLANATION FOR THE DIFFERENT RESOLUTION IS ADDRESSED IN THE NARRATIVE OF S/N 17328.

THE NORTHWEST CORNER OF PARTITION P-79-1992 WAS DETERMINED BY HOLDING THE FOUND MONUMENT AS SHOWN ON SAID PARTITION.

FOR THE SOUTHWEST RIGHT-OF-WAY LINE OF APPLIGATE STREET I HELD THE FOUND MONUMENT AT THE NORTHWEST CORNER OF PARTITION P-79-1992 AND A POINT 16.04' EAST OF THE WEST 1/4 CORNER ALONG THE SOUTH LINE OF SAID PARTITION (AS CALCULATED PER S/N 17328).

THE BOUNDARY LINE BETWEEN PARCEL 1 AND PARCEL 2 OF PARTITION P-79-1992 WAS DETERMINED USING THE FOUND MONUMENT AT THE NORTHWEST CORNER OF PARCEL 1 PER PARTITION P-79-1992 (FOR NORthing ONLY) AND THE FOUND MONUMENTS AT THE NORTHEAST CORNER AND THE ANGLE POINT OF THE EAST LINE OF SAID PARCEL 1.

THE SOUTHWEST LINE OF PARCEL 2 WAS ESTABLISHED BY HOLDING THE FOUND MONUMENT AT THE ANGLE POINT OF THE EAST LINE OF PARCEL 1 PER PARTITION P-79-1992 AND A POINT CALCULATED PER RECORD DISTANCE ALONG THE SOUTH LINE OF PARCEL 2 AS RESOLVED IN S/N 13081. THE SOUTHWEST LINE WAS THEN EXTENDED TO THE SOUTH LINE OF PARCEL 2 AS DETERMINED BY THIS SURVEY AS WELL AS S/N 14992 AND 17328 TO ESTABLISH THE SOUTHWEST CORNER OF PARCEL 2.

**Survey Narrative To Comply With O.R.S. 209.250**

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 26, 1985 HERBERT A. FARBER 2189

RENEWAL DATE 12-31-17

Surveyed by:  
 FARBER & SONS, INC. dba



PO BOX 5286  
 431 OAK STREET  
 CENTRAL POINT, OREGON 97502  
 (541) 664-5599

DATE: DECEMBER 22, 2015  
 JOB NO.: 2334-15  
 DRAWING FILE: JOBS\Jacksonville\Appligate Street\725 Appligate\MicroSurvey\Final Plat Surveys\Final Partition.DWG

DRAWN BY: LSH ORIG. DATE: 04/02/2015 (REVISED BY: MCW DATE: DEC. 22, 2015)