City of Jacksonville Planning Department File No. 2016-25

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:

That tract to land described in Instrument No 88-24235 recorded in the Official Records of Jackson County, Oregon, more particularly described as follows:

Commencing at a 5/8 inch iron pin that bears South, 3465.76 feet and West, 154.22 feet from the quarter corner common to Sections 19 and 30 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon, said pin also being on the easterly right of way line of the County road (Maryann Drive), thence South 69°36'42" East, 225.50 feet to a 5/8 inch iron pin; thence South 20°21'28" West, 139.39 feet, to a 5/8 inch iron being the Point of Beginning and the Initial Point; thence South 20°21'28" West, 232.77 feet to a 5/8 inch iron pin, on the northerly right of way line of Westmont Drive; thence along said right of way line the following courses; North 89°49'29" East, 196.53 feet to a 5/8 inch iron pin; thence along a non-tangent curve to the left, with a radius of 90.00 feet, a central angle of 55°26'57", a distance of 87.01 feet, (the long chord of which bears North 61°58'41" East 83.74 feet) to a 5/8 inch iron pin; thence North 34"19'37" East, 43.13 feet to a 5/8 inch iron pin; thence along a non-tangent curve to the right with a radius of 300.00 feet, a central angle of 27°36'50", a distance of 144.58 feet, (the long chord of which bears North 48°03'08" East, 143.19 feet) to a 5/8 inch iron pin; thence North 61°53'18" East, 95.90 feet to a 1 inch iron pipe; thence leaving said right of way North 69°36'42" West, 380.20 feet to a 5/8 inch iron pin; thence South 20°21'28" West, 139.39 feet to the Point of Beginning.

Herbert A. Farber. PLS 2189

Easement Notes

- 1. Vol. 225 Page 503, California, Oregon Power Co. Right of Way for poles and wire line. 50.00 feet wide No location given.
- 2. Vol. 533 Page 450, Pacific Power and Light Co Right of Way for poles and wire line, 20.00 feet wide No location given.
- 3. Vol. 566 Page 134, Pacific Northwest Bell Co.
 Right of Way, across, under, upon. 20.00 feet wide
 No location given; (to correct Vol 559 Page 290)

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

Wat Z

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON

JULY 26, 1985

HERBERT A. FARBER
2189

RENEWAL DATE 12-31-17

* * FILED * *

DATE 7/6/16 BY

This survey consist of:

sheet(s) Map

page(s) Narrative

JACKSON COUNTY

SURVEYOR

PARTITION PLAT No. P26-20/6

located in the
SOUTHEAST QUARTER OF SECTION 30,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON
for

DAVID C. AND ELKE A. GODDARD

1000 WESTMONT DRIVE JACKSONVILLE, OREGON 97530

Declaration:

KNOW ALL MEN THAT THESE PRESENTS, that David C. Goddard and Elke A. Goddard, husband and wife, as tenents by the entirety, are owners of the land heron described and that they have partitioned the same into parcels as shown hereon, and that the number and size of the parcels, and the courses, and lengths of the lines are plainly set fourth, and that this plat is correct representation of the partition.

David G. Goddard

EChe F. Olderol

Elke A. Goddard

State of Oregon)
ss
County of Jackson)

The foregoing instrument was acknowledged before me this $\underline{\textbf{29}}$ day of $\underline{\textbf{5une}}$, 2016, by David C. Goddard.

My commission expires 54, 11, 2019

State of Oregon)
ss
County of Jackson)

The foregoing instrument was acknowledged before me this <u>19</u> day of <u>Sume</u>, 2016, by Elke A. Goddard

My commission expires <u>Jan 19, 2019</u>

Approvals:

Examined and approved by the Jackson County Surveyor this 30th day of June, 2016.

Scott Je

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of <u>July 6, 2016</u>

angela Sample, Ceputy	7/4/14
Tax Collector	Date
Nombria Deputy	7/6/16

Date

Recorder:

Assessor

Filed for record this 06 day of fully , 2016 at //:030'clock

A. M. and recorded as Partition Plat No. P- 26-20/6 of the Records of Jackson County, Oregon, Index Volume 27, Page 26.

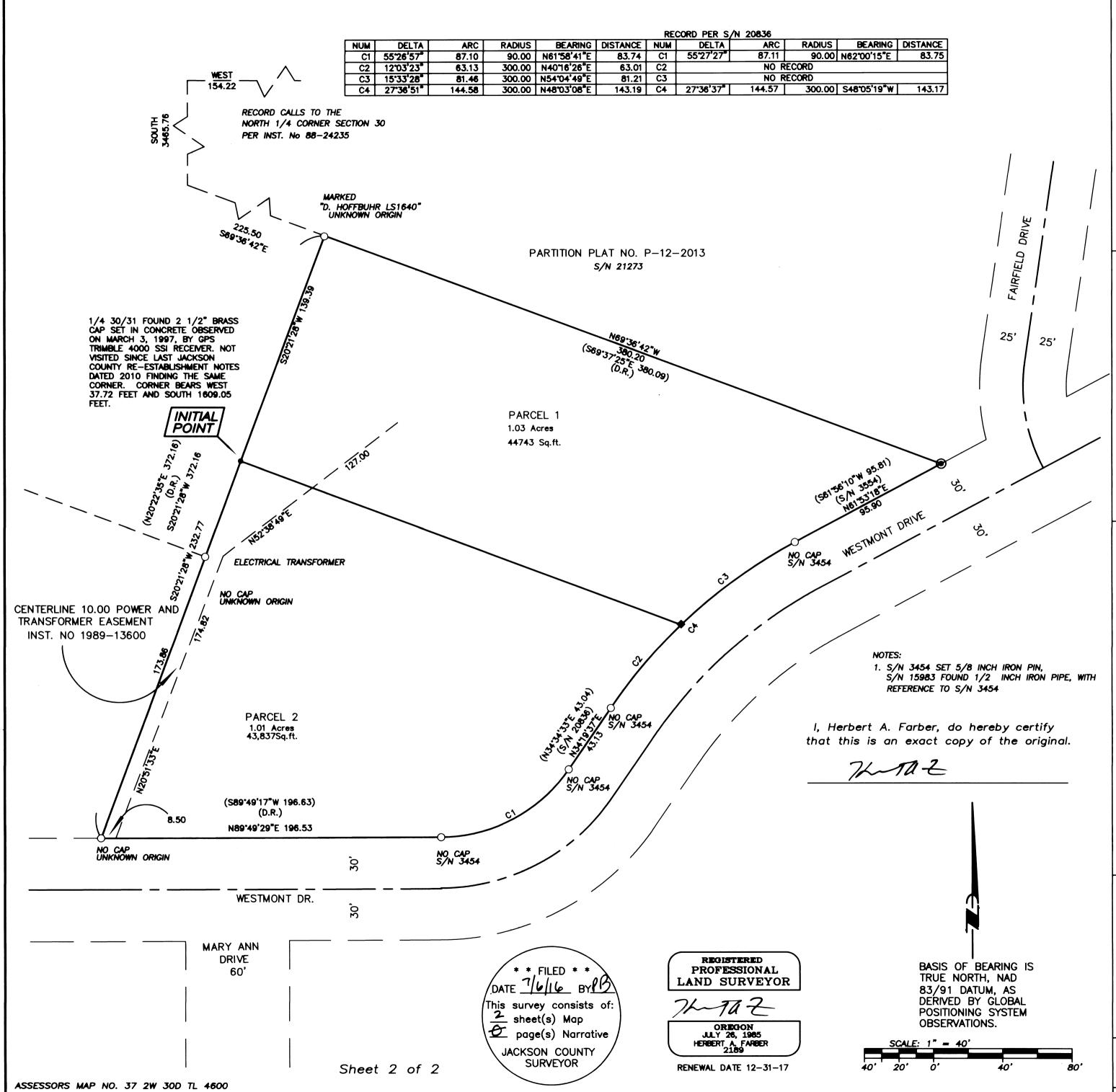
Christine D. Labket Tour J. Margan

County Clerk

County Surveyor's File No. 22025

JOB NO.: 2451-16

DRAWING FILE: \JOBS\Jacksonville\westmont\1000 Westmont-Goddard\Microsurvey\
FINAL PLAT SURVEYS\Goddard_partition041116sign.dwg



PARTITION PLAT No. P-26-2016

located in the
SOUTHEAST QUARTER OF SECTION 30,
TOWNSHIP 37 SOUTH, RANGE 02 WEST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

DAVID C. & ELKE A. GODDARD

1000 WESTMONT DR. JACKSONVILLE, OREGON 97530

LEGEND

- = FOUND 5/8" IRON PIN, AS DESCRIBED
- FOUND 1" OUTSIDE DIAMETER IRON PIPE
 ORIGIN UNKNOWN, SEE NOTE 1.
- SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED

 "FARSED DIS 0.180"
- ♦ = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- D.R. = DEED RECORD PER INST. NO. 1988-24235
- S/N = RECORD FILED SURVEY NUMBER
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
- INST. NO. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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

PURPOSE: TO SURVEY AND MONUMENT THE LAND PARTITION AS APPROVED BY THE CITY OF JACKSONVILLE, OREGON, PLANNING DEPARTMENT IN FILE NUMBER 2016—25, DATED MARCH 31, 2016, OF THAT PARCEL OF LAND DESCRIBED IN INST. NO. 1988—24235, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING INST. NO. 1988-24235 AND 1979-26038 OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND FILED SURVEY NUMBERS 3454, 15983, 19477 AND 20836, A FIELD SURVEY WAS CONDUCTED AND MONUMENTS WERE RECOVERED AS SHOWN. THE RIGHT OF WAY OF WESTMONT DRIVE WAS ESTABLISHED BY HOLDING FOUND 5/8 INCH IRON PINS PER S/N 3454, AND OTHER FOUND MONUMENTS NOT OF RECORD. THE 5/8 INCH IRON PIN FOUND AT THE NORTHWESTERLY CORNER WAS FOUND WITH A YELLOW PLASTIC CAP MARKED "D. HOFFBUHR LS 1640", THIS OFFICE WAS NOT ABLE TO LOCATE ANY RECORD OF THIS MONUMENT, AND WHEN THIS OFFICE CONTACTED D. HOFFBUHR'S OFFICE TO INQUIRE, THEY REPORTED TO HAVE NO RECORD OF THE MONUMENT, RESULTING IN A MONUMENT OF UNKNOWN ORIGIN LOCATED AT THE DEED CORNER. THE WESTERLY BOUNDARY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS THAT FIT THE DEED RECORD AND BELIEVED TO HAVE BEEN SET BY D. HOFFBUHR. THE NORTHERLY BOUNDARY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS. THE 1 INCH OUTSIDE DIAMETER PIPE FOUND AT THIS POSITION ALSO DOES NOT HAVE ANY RECORD THAT THIS OFFICE COULD FIND. HOWEVER IT'S LOCATION HAS BEEN RELIED ON BY S/N 3454 STATES A 5/8 INCH IRON PIN WAS SET. S/N 15983 INDICATES A FOUND 1/2 INCH IRON PIPE, AND REFERENCE TO THE MONUMENT SET ON S/N 3454 AND AGAIN BY THE PARTITION PLAT P-12-2013 ALSO KNOWN AS S/N 21273. NOTE THAT BY HOLDING THE FOUND MONUMENTS AND THE TANGENTS GENERATED BY THESE MONUMENTS FOR THE RIGHT OF WAY OF WESTMONT DRIVE RESULT IN NON TANGENT ARCS WHEN APPLYING THE RECORD RADIUS TO THE HELD MONUMENTS. WHILE THIS SOLUTION IS NOT MATHEMATICALLY PERFECT IT HOLDS THE INTEGRITY OF THE PREVIOUS SURVEYS WHILE PROTECTING THE RIGHT OF WAY.

Surveyed by: FARBER & SONS, INC. dba



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

DATE: A

APRIL 15, 2016 2451-16

JOB NO.: 2451-16

DRAWING FILE: JOBS\X:\JOBS\Jacksonville\westmont\1000 Westmont-Goddard\
MicroSurvey\FINAL PLAT SURVEYS/FINAL_PARTIION041716.DWG

DRAWN BY: DHM ORIG. DATE: 04/16/2016| REVISED BY: