

PARTITION PLAT NO. P-36-2016

LOCATED IN:
THE NORTHWEST 1/4 OF SECTION 22,
TOWNSHIP 36 SOUTH, RANGE 3 WEST OF
THE WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT I HENRIETTA I. LUNDBERG, TRUSTEE OF THE WILLOWBERG LIMITED TRUST, DATED MAY 26, 1986, THE OWNER OF THE LANDS HERON DESCRIBED, HEREBY CERTIFY THAT I DID CAUSE THE SAME TO BE PARTITIONED AND PLATTED AS SHOWN ON THE ANNEXED PLAT, AND THAT I DO HEREBY SUBMIT FOR RECORD AND APPROVAL SAID PARTITION PLAT.

Henrietta I. Lundberg
HENRIETTA I. LUNDBERG, TRUSTEE

SURVEYOR'S CERTIFICATE

I, DARRYL J. ANDERSON, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE PARTITIONED, PLATTED AND CORRECTLY SURVEYED AS PROVIDED BY LAW, THE TRACT HERON SHOWN, THIS PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

A PARCEL OF LAND LYING BETWEEN 2ND AVENUE, DARDANELLES STREET AND THE SOUTHERN PACIFIC RAILROAD IN THE CITY OF GOLD HILL, JACKSON COUNTY, OREGON, IN SECTION 22, TOWNSHIP 36 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "AES INC.", SAID POINT BEARS SOUTH 58° 12' 43" EAST A DISTANCE OF 83.90 FEET FROM THE NORTHEAST CORNER PARCEL 3 OF LAND PARTITION NO. P-81-1995 AND IS THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF DARDANELLES STREET AND THE SOUTHERLY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY; THENCE SOUTH 14° 27' 42" WEST ALONG THE SAID RIGHT-OF-WAY LINE OF DARDANELLES STREET A DISTANCE OF 180.19 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "AES INC." AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF DARDANELLES STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF 2ND AVENUE; FOLLOWING SAID RIGHT-OF-WAY LINE OF 2ND AVENUE, THENCE SOUTH 75° 33' 37" EAST A DISTANCE OF 516.99 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "AES INC." AND A POINT OF CURVATURE; THENCE ALONG A 339.97 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A DISTANCE OF 141.91 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 23° 55' 02", THE CHORD OF WHICH BEARS SOUTH 87° 31' 08" EAST 140.89 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "AES INC." AND A POINT OF TANGENCY; THENCE NORTH 80° 31' 21" EAST A DISTANCE OF 204.13 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC. INC."; LEAVING SAID RIGHT-OF-WAY, THENCE NORTH 75° 07' 37" EAST A DISTANCE OF 140.02 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC. INC." ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD; FOLLOWING SAID RIGHT-OF-WAY LINE, THENCE NORTH 75° 34' 43" WEST A DISTANCE OF 963.44 FEET TO THE POINT OF BEGINNING.

CONTAINS 141422 SQUARE FEET, OR 3.25 ACRES, MORE OR LESS.

Darryl J. Anderson
DARRYL J. ANDERSON P.L.S. 2034

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SATISFY THE CONDITIONS OF APPROVAL OF GOLD HILL PLANNING DEPARTMENT FILE NAME DOLLAR GENERAL AND TO DIVIDE THE PARCEL OWNED BY WILLOWBERT LIMITED TRUST, LOCATED IN GOVERNMENT LOTS 4 & 5, SECTION 22, TOWNSHIP 36 SOUTH, RANGE 3 WEST, OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, INTO 3 PARCELS. CORNERS WERE LOCATED AND ESTABLISHED AS NOTED.

PROCEDURE: UTILIZING INFORMATION FROM RECORD SURVEYS 18624 AND 20399 THE CENTERLINES OF DARDANELLES STREET AND 2ND AVENUE WERE ESTABLISHED FROM MEASURED MONUMENTS SET IN SURVEY 18624 AND RIGHT-OF-WAY LINES WERE CALCULATED AT RECORD DISTANCES FROM THESE MEASURED CENTERLINES. THE CURVE ALONG 2ND AVENUE WAS DETERMINED BY ESTABLISHING THE TANGENT LINES OF THE NORTHERLY RIGHT-OF-WAY BASED UPON EXISTING MONUMENTATION, AND A CURVE WAS FIT BETWEEN THE TANGENTS USING THE RECORD RADIUS DISTANCE FROM SURVEY 20399. THE NORTH LINE ALONG THE RAILROAD WAS DETERMINED BY USING EXISTING MONUMENTATION PER RECORD SURVEY 20399 ON THE EASTERLY END OF THE PROPERTY, AND BY MEASURING RECORD RIGHT-OF-WAY DISTANCES ALONG THE CENTERLINE OF DARDANELLES STREET FROM A MONUMENT AT THE INTERSECTION OF 4TH AVENUE AND DARDANELLES STREET TO ESTABLISH THE SOUTHERLY RIGHT-OF-WAY OF THE RAILROAD RIGHT-OF-WAY.

A TRIMBLE R8 SYSTEM IN RTK MODE WAS USED TO MAKE ALL MEASUREMENTS.

BASIS OF BEARINGS: OREGON STATE PLANE PROJECTION, SOUTH ZONE. THIS BASIS WAS APPLIED TO THE MONUMENTED CENTERLINE OF 2ND AVENUE.

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

Darryl J. Anderson
DARRYL J. ANDERSON P.L.S. 2034
EXP. 12/31/2017

APPROVALS

EXAMINED AND APPROVED BY THE CITY ADMINISTRATOR/PLANNING DIRECTOR OF THE CITY OF GOLD HILL, JACKSON COUNTY, OREGON:

BY: *Dick Conners* DATE: 9-28-16
CITY ADMINISTRATOR/PLANNING DIRECTOR

EXAMINED AND APPROVED BY THE JACKSON COUNTY SURVEYOR'S OFFICE:

BY: *Scott Pen* DATE: 9/28/16
JACKSON COUNTY SURVEYOR

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

William Johnson, Deputy DATE: 9/29/2016
ASSESSOR

Datya Walker deputy DATE: 9-29-16
TAX COLLECTOR

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 29th DAY OF September 2016 AT 1:38 O'CLOCK P.M. AND RECORDED IN VOLUME 27, PAGE 36, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christie D Walker DATE: 09-29-2016
JACKSON COUNTY CLERK

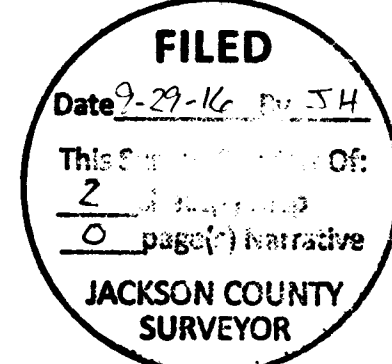
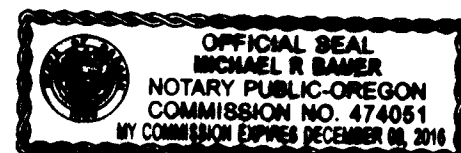
Kathy Hancock DATE: 09-29-2016
DEPUTY


STATE OF OREGON)
)S.S.
COUNTY OF JACKSON)

BE IT REMEMBERED THAT ON THIS 29 DAY OF Sept, 2016, PERSONALLY APPEARED BEFORE ME HENRIETTA I. LUNDBERG, WHO IS KNOWN TO ME TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT, AND WHO ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FREELY AND VOLUNTARILY.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL NOTARIAL SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

Michael R Bauer
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES Dec 9, 2016



PREPARED FOR: EMBREE ASSET GROUP INC. 2555 E. CAMELBACK RD #315 PHOENIX, AZ 85018	
PREPARED BY: ANDERSON ENGINEERING & SURVEYING, INC.  P.O. BOX 28 LAKEVIEW, OREGON 97630 (541) 947-4407 / FAX 947-2321 WWW.ANDERSONENGINEERING.COM	
DATE: 08/08/2016	DWG. FILE: PARTITION
JOB NO.: 2015-118	SHEET 1 OF 2

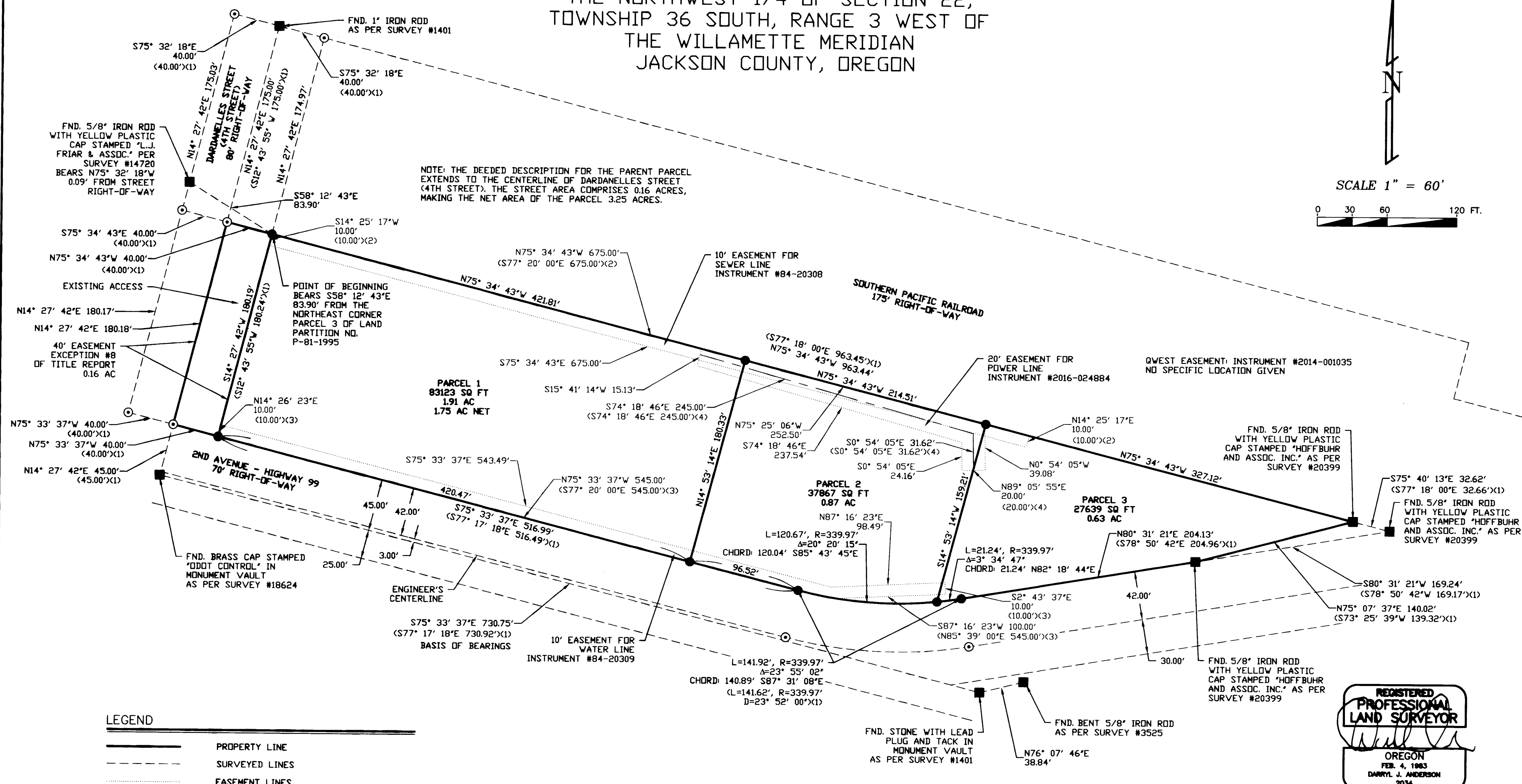
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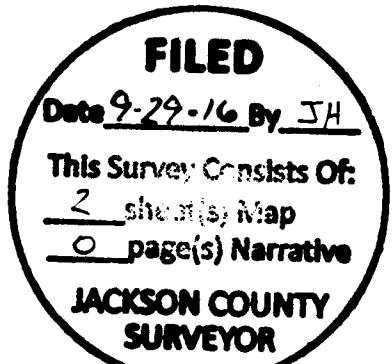
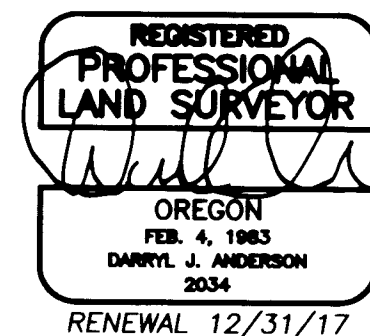
SCALE 1" = 60'
 0 30 60 120 FT.

NOTE: THE DEEDED DESCRIPTION FOR THE PARENT PARCEL EXTENDS TO THE CENTERLINE OF DARDANELLES STREET (4TH STREET). THE STREET AREA COMPRISES 0.16 ACRES, MAKING THE NET AREA OF THE PARCEL 3.25 ACRES.



LEGEND

- PROPERTY LINE
- - - SURVEYED LINES
- EASEMENT LINES
- MONUMENT FOUND AS NOTED
- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "AES, INC."
- ⊙ CALCULATED POINT, NO MONUMENT FOUND OR SET
- (X1) RECORD DATA AS PER RECORD SURVEY 20399
- (X2) RECORD DATA AS PER INSTRUMENT #84-20308
- (X3) RECORD DATA AS PER INSTRUMENT #84-20309
- (X4) RECORD DATA AS PER INSTRUMENT #2016-024884



I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL.
 DARRYL J. ANDERSON P.L.S. 2034
 EXP. 12/31/2017

PREPARED FOR:
 EMBREE ASSET GROUP INC.
 2555 E. CAMELBACK RD #315
 PHOENIX, AZ 85016

PREPARED BY:
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