

APPROVALS:

EXAMINED AND APPROVED THIS 20th DAY OF April, 2017
Deak Converse, Assistant Director
JACKSONVILLE PLANNING DEPARTMENT
PLANNING FILE NO. 2016-157

EXAMINED AND APPROVED THIS 4 DAY OF May, 2017
Scott Deas
COUNTY CLERK SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT MICHAEL F. KARPINSKI AND MARION D. KARPINSKI, AS TENANTS BY THE ENTIRETY, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE ADJUSTED THE EXISTING TWO PROPERTY LINES AND FURTHER PARTITIONED THE TWO PROPERTIES AS 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 PROPERTY LINE ADJUSTMENT AND LAND PARTITION. WE HEREBY DEDICATE BY THIS PLAT, THE 5.00 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT, OVER AND ACROSS PARCEL 1, FOR THE BENEFIT OF PARCEL 2, AS SHOWN HEREON.

Michael F. Karpinski
MICHAEL F. KARPINSKI

Marion D. Karpinski
MARION D. KARPINSKI

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED MICHAEL F. KARPINSKI, ON THIS 4 DAY OF May, 2017, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laurie A. Miller
NOTARY PUBLIC - OREGON Laurie A. Miller
COMMISSION NO. 941242
MY COMMISSION EXPIRES: July 26, 2019

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } SS

PERSONALLY APPEARED THE ABOVE NAMED MARION D. KARPINSKI, ON THIS 4 DAY OF May, 2017, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laurie A. Miller
NOTARY PUBLIC - OREGON Laurie A. Miller
COMMISSION NO. 941242
MY COMMISSION EXPIRES: July 26, 2019

\*\* RECEIVED \*\*
Date 5/5/17 By PB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

PROPERTY LINE ADJUSTMENT & LAND PARTITION
PARTITION PLAT NO. P - 12 - 2017

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 31
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

FOR
Mike & Marion Karpinski

865 South Oregon Street
Jacksonville, Oregon

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.

A PROPERTY LINE ADJUSTMENT AND LAND PARTITION OF THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO'S. 97-28670 AND 97-29058 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 2 IN BLOCK 2 OF ELBERT SUBDIVISION UNIT NO. 1 TO THE CITY OF JACKSONVILLE IN JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 10, PAGE 8 OF PLAT RECORDS; THENCE SOUTH 47°30'00" EAST, ALONG THE NORTHEAST LINE OF SAID LOT 2, A DISTANCE OF 221.98 FEET TO A 2 INCH ALUMINIUM CAPPED 5/8 INCH IRON PIN, THE INITIAL POINT OF BEGINNING; THENCE NORTH 47°30'00" WEST, ALONG SAID NORTHEAST LINE, A DISTANCE OF 20.00 TO A 1" x 3" STEEL SPIKE IN A 2 INCH BRASS WASHER; THENCE NORTH 89°56'00" WEST, ALONG THE NORTHERLY LINE OF SOUTH OREGON STREET, A DISTANCE OF 72.52 FEET, FROM WHICH A 5/8 INCH IRON PIN BEARS NORTH 34°57' EAST, 0.18 FEET; THENCE NORTH 15°33'27" EAST, 54.89 FEET (DEED RECORD NORTH 15°30'54" EAST, 54.91 FEET), FROM WHICH A 5/8 INCH IRON PIN BEARS SOUTH 15°47'00" EAST, 0.30 FEET TO SAID NORTHEAST LINE OF LOT 2; THENCE NORTH 31°25'47" WEST (DEED RECORD NORTH 31°25'40" WEST), A DISTANCE OF 119.51 FEET TO A 5/8 INCH IRON PIN ON THE NORTHWEST LINE OF LOT 1, BLOCK 2 OF SAID ELBERT SUBDIVISION UNIT NO. 1; THENCE NORTH 57°19'20" EAST, ALONG THE SOUTHEASTERLY LINE OF SOUTH OREGON STREET, A DISTANCE OF 222.06 FEET TO A 5/8 INCH IRON PIN AT THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE ALONG THE NORTHEASTERLY LINE SAID LOT 1 THE FOLLOWING COURSES: SOUTH 47°08'17" EAST, 142.67 FEET (DEED RECORD SOUTH 47°13'00" EAST, 142.70 FEET) TO A 5/8 INCH IRON PIN; THENCE SOUTH 42°30'00" WEST, 15.00 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 47°13'00" WEST, LEAVING SAID NORTHEASTERLY LINE, A DISTANCE OF 9.03 FEET TO A 5/8 INCH IRON PIN ON THE CENTERLINE OF A 10 FOOT PUBLIC UTILITY EASEMENT AS SHOWN ON SAID ELBERT SUBDIVISION; THENCE SOUTH 36°53'19" WEST (DEED RECORD SOUTH 36°52'50" WEST), ALONG SAID CENTERLINE, A DISTANCE OF 233.01 FEET TO THE INITIAL POINT OF BEGINNING.

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

PURPOSE: TO SIMULTANEOUSLY SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT AND LAND PARTITION OF THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO'S. 97-28670 AND 97-29058 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRP 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE IN THE PERFORMANCE OF SURVEY NO. 22032, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT THE LAND PARTITION AS SHOWN HEREON, AS APPROVED BY THE CITY OF JACKSONVILLE PLANNING DEPARTMENT. THE SUBJECT PROPERTY LIES WITHIN THE NORTHERLY PORTION OF LOT 1 AND THE SOUTHEASTERLY PORTION OF LOT 2, BLOCK 2, ELBERT SUBDIVISION UNIT NO. 1, RECORDED JULY 13, 1965 IN VOLUME 10, PAGE 8 OF THE PLAT RECORDS. ORIGINAL MONUMENTS FROM SAID ELBERT SUBDIVISION WERE RECOVERED AT THE WEST AND SOUTH CORNERS OF LOT 1, BLOCK 2, WHICH FIT EXACTLY WITH THE SURVEY PLAT RECORD AND WERE HELD FOR THE BASIS OF BEARING. ADDITIONAL MONUMENTS WERE RECOVERED FROM SAID SUBDIVISION, ALSO FITTING VERY WELL AND HELD FOR POSITION, EXCEPT AS SHOWN. SURVEY NO. 15094 RE-ESTABLISHED CORNERS ALONG THE NORTHEASTERLY LINE OF LOT 1 AND ALSO HELD FOR POSITION. SURVEY NO. 18726 FORMALLY ADJUSTED THE COMMON LINE BETWEEN LOT 1 AND LOT 2 THAT HAD BEEN ORIGINALLY MONUMENTED ON SURVEY NO. 11479, ALTHOUGH IT APPEARS THAT THE MONUMENT AT THE ANGLE POINT IN THE ADJUSTED LINE HAD BEEN DISTURBED AND WAS NOT HELD BY THIS SURVEY FOR THE TRUE CORNER. BASED ON THE EXCELLENT SURVEY WORK PERFORMED IN THE PAST, I SURVEY AND MONUMENT THIS PROPERTY LINE ADJUSTMENT AND LAND PARTITION AS SHOWN HEREON.

RECORDING:

FILED FOR RECORD THIS 05 OF May, 2017 AT 2:10 O'CLOCK P.M. AND RECORDED IN VOLUME 728, PAGE 12, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christina J. Walker
COUNTY CLERK
Jonna S. Morgan
DEPUTY

COUNTY SURVEYOR FILE NO. 22234

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.005 HAVE BEEN PAID AS OF May 5th, 2017.

J. Walker, Deputy
TAX COLLECTOR
Kena Crawford, Agent
ASSESSOR
5/5/17
5/5/2017

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE REPORT NO. 7169-2700056 DATED FEBRUARY 1, 2017, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- 1 EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY RECORDED JANUARY 16, 1951 IN VOLUME 345, PAGE 310 OF THE DEED RECORDS IN JACKSON COUNTY, OREGON.
2 EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY RECORDED OCTOBER 12, 1962 IN VOLUME 534, PAGE 480 OF THE DEED RECORDS IN JACKSON COUNTY, OREGON.
3 EASEMENT FOR OVERHANG AND RIGHTS IN CONNECTION THEREWITH RECORDED MARCH 20, 1968 IN DOCUMENT NO. 68-02277 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
4 EASEMENT FOR RIGHT OF WAY INCLUDING TERMS AND PROVISIONS THEREIN RECORDED APRIL 29, 1975 IN DOCUMENT NO. 75-04868 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
5 COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON APRIL 5, 1989 IN DOCUMENT NO. 89-06790 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

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: 6/30/2017

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

DATE: MARCH 16, 2017
PROJECT NO. 964-15

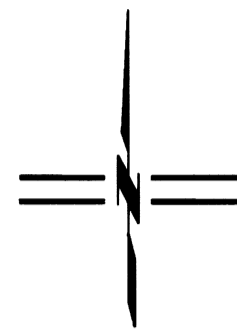
PROPERTY LINE ADJUSTMENT & LAND PARTITION  
PARTITION PLAT NO. P-12 - 2017

LYING SITUATE WITHIN

NORTHEAST QUARTER OF SECTION 31  
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE  
MERIDIAN  
CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

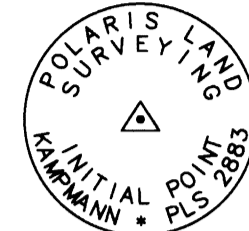
FOR  
**Mike & Marion Karpinski**

865 South Oregon Street  
Jacksonville, Oregon



SCALE: 1" = 40'

**\*\* RECEIVED \*\***  
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2 sheet(s) Map  
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SURVEYOR

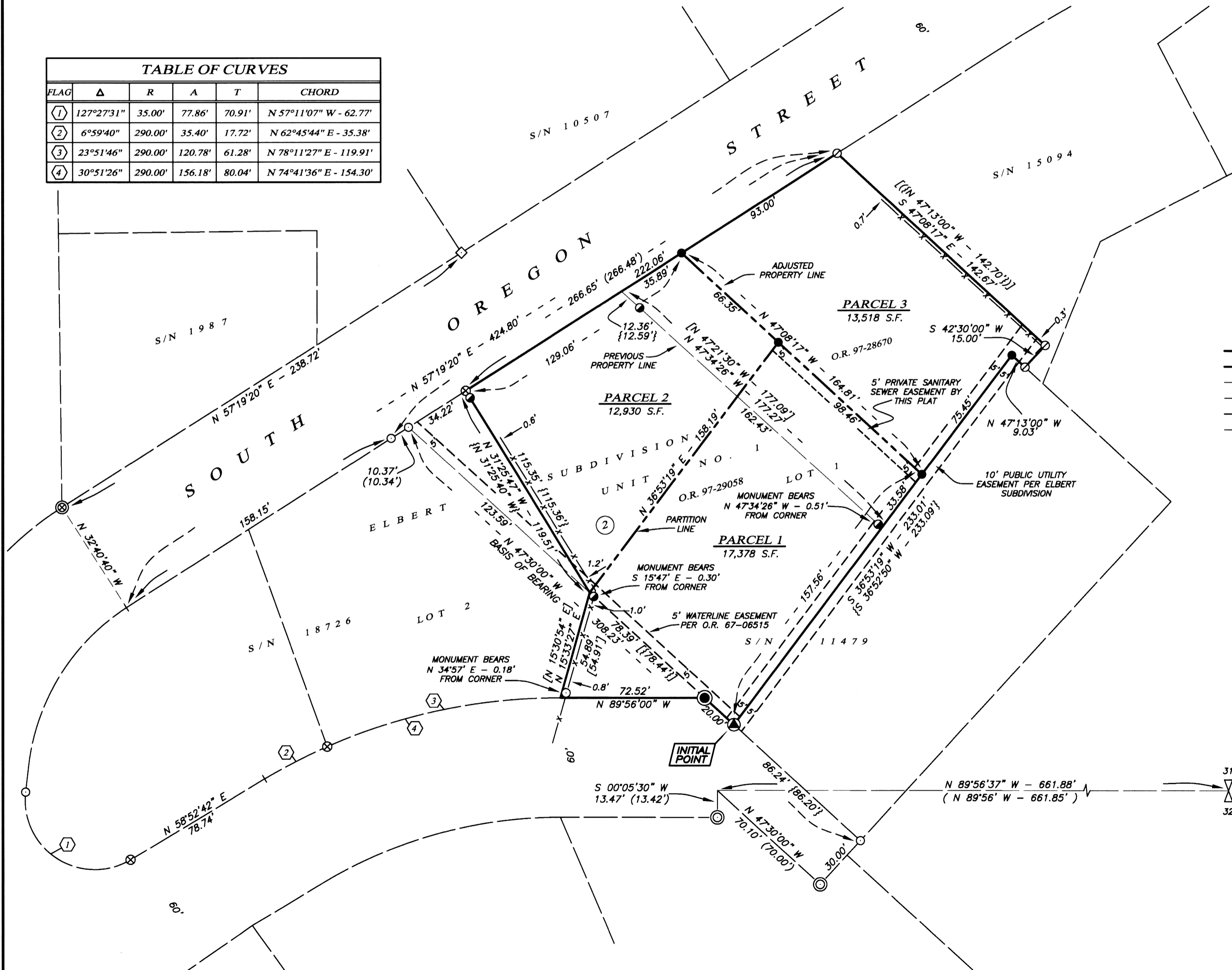


MONUMENT DETAIL  
2" ALUMINUM CAP ON  
5/8"x 30" IRON PIN

**LEGEND**

- ⊗ 2 1/2" BRASS CAP QUARTER SECTION CORNER PER JACKSON COUNTY RE-ESTAB. NOTES & ELBERT SUBDIVISION (RECOVERED)
- ◇ 5/8" IRON PIN - NO CAP OR OTHER MARKINGS, PER S/N 10507 (RECOVERED)
- ⊙ 5/8" IRON PIN - NO CAP OR OTHER MARKINGS, PER S/N 1987 (RECOVERED)
- 5/8" IRON PIN - NO CAP OR OTHER MARKINGS, PER ELBERT SUBDIVISION UNIT NO.1 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW CAP STAMPED "FLATEBO RLS 1184" PER S/N 11479 (RECOVERED)
- ⊖ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "LJ FRIAR & ASSOC." PER S/N 15094 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "KAISER RLS 803" PER S/N 18726 (RECOVERED)
- ⊙ 3/4" IRON ROD - NO OTHER MARKINGS PER ELBERT SUBDIVISION (RECOVERED)
- ▲ 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT" PER MONUMENT DETAIL (ESTABLISHED)
- 1" x 3" BERNTSEN STEEL SPIKE w/ 2" BRASS WASHER STAMPED "POLARIS LAND SURVEYING PLS 2883" (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY LINE
- - - ADJUSTED PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- - - EASEMENT LINE
- x - x - FENCELINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- [ ] SURVEY RECORD DATA PER DEED RECORDS
- ( ) SURVEY RECORD DATA PER ELBERT SUBDIVISION UNIT NO. 1
- { } SURVEY RECORD DATA PER S/N 11479

FLAG	Δ	R	A	T	CHORD
①	127°27'31"	35.00'	77.86'	70.91'	N 57°11'07" W - 62.77'
②	6°59'40"	290.00'	35.40'	17.72'	N 62°45'44" E - 35.38'
③	23°51'46"	290.00'	120.78'	61.28'	N 78°11'27" E - 119.91'
④	30°51'26"	290.00'	156.18'	80.04'	N 74°41'36" E - 154.30'



**BASIS OF BEARING**  
THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTHWESTERLY LINE OF LOT 1, BLOCK 2, ELBERT SUBDIVISION UNIT NO. 1, HAVING A RECORD PLAT BEARING OF NORTH 47°30'00" WEST, AS RECORDED IN VOLUME 10, PAGE 8, PLAT RECORDS OF JACKSON COUNTY, OREGON.

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  
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RENEWAL DATE: 6/30/2017

SURVEYED BY:  
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DATE: MARCH 16, 2017  
PROJECT NO. 964-15

FILE: SURVEYS\964-15\KARPINSKI PARTITION PLAT.DWG SHEET 2 of 2

Assessor's Map No. 37 2W 31 AD, Tax Lots 2600 & 2602