

APPROVALS:

EXAMINED AND APPROVED THIS 15<sup>th</sup> DAY OF August, 2017  
Derek Coover  
JACKSONVILLE PLANNING DEPARTMENT  
PLANNING FILE NO. 2017-074

EXAMINED AND APPROVED THIS 15<sup>th</sup> DAY OF August, 2017  
Scott J...  
JACKSON COUNTY SURVEYOR

PARTITION PLAT NO. P - 22 - 2017

LYING SITUATE WITHIN

SOUTHWEST QUARTER OF SECTION 28  
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN  
CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

FOR

Julie DeBoer  
790 Bybee Drive  
Jacksonville, Oregon

RECORDING:

FILED FOR RECORD THIS 24<sup>th</sup> OF August, 2017 AT  
1:48 O'CLOCK P.M. AND RECORDED IN VOLUME 28, PAGE 22,  
OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker  
COUNTY CLERK

Deputy

COUNTY SURVEYOR FILE NO. 22326

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY  
O.R.S. 92.095 HAVE BEEN PAID AS OF Aug 23<sup>rd</sup>, 2017.

Tax Collector: [Signature] 8/23/17  
Date: 8/23/2017  
Assessor: [Signature]

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT JULIE DEBOER, IS THE  
OWNER OF THE LANDS HEREON DESCRIBED, AND HAS PARTITIONED THE  
PROPERTY 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 LAND PARTITION. WE HEREBY  
DEDICATE BY THIS PLAT, THE 5.00 FOOT WIDE PRIVATE SANITARY SEWER  
EASEMENT, OVER AND ACROSS PARCEL 2, FOR THE BENEFIT OF PARCEL 1,  
AS SHOWN HEREON.

[Signature]  
JULIE DEBOER

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 LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2015-021784 IN  
THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST  
QUARTER OF SECTION 28, 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:

BEGINNING AT A 1/2 INCH IRON PIPE LYING 2170.18 FEET EAST AND 852.71 FEET SOUTH (DEED  
RECORD 2171.39 FEET EAST AND 851.41 FEET SOUTH) OF THE NORTHWEST CORNER OF DONATION  
LAND CLAIM NO. 90 IN TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN  
JACKSON COUNTY, OREGON; THENCE NORTH 89°58'10" WEST, 298.25 FEET TO A 1 INCH IRON PIPE  
ON THE EASTERLY LINE OF BYBEE DRIVE (DEED RECORD WEST, 298.51 FEET); THENCE NORTH  
00°02'49" EAST, ALONG SAID EASTERLY LINE, 24.17 FEET TO A 5/8 INCH IRON PIN (DEED RECORD  
NORTH 0°01'10" WEST, 24.17 FEET); THENCE NORTH 89°58'10" WEST, 14.70 FEET (DEED RECORD  
WEST), TO A 5/8 INCH IRON PIN ON THE NORTHEASTERLY LINE OF THAT TRACT OF LAND  
DESCRIBED WITHIN INSTRUMENT NO. 2007-008491 OF THE OFFICIAL RECORDS IN SAID COUNTY;  
THENCE 18.19 FEET (DEED RECORD 19.45 FEET) ALONG THE ARC OF A 122.50 FOOT (DEED RECORD  
(125.00 FOOT) RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 08°30'32" (DEED RECORD  
08°54'59") CHORD BEARING NORTH 44°59'16" WEST, 18.18 FEET (DEED RECORD NORTH 44°47'02"  
WEST, 19.43 FEET) TO A 5/8 INCH IRON PIN; THENCE NORTH 49°14'32" WEST, 42.77 FEET (DEED  
RECORD 41.43 FEET) TO A 5/8 INCH IRON PIN AT THE MOST NORTHERLY CORNER OF SAID  
DESCRIBED TRACT; THENCE NORTH 56°58'12" EAST, ALONG THE SOUTHEASTERLY LINE OF THAT  
TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 66-05573 IN SAID RECORDS, A DISTANCE OF  
430.90 FEET TO THE EAST LINE OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO.  
2015-021784 OF SAID RECORDS; THENCE SOUTH 00°35'17" WEST, 300.01 FEET TO THE POINT OF  
BEGINNING.

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. 2015-021781 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING  
SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 28, 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  
AND A LEICA 1200 SMART ROVER GNSS RECEIVER OPERATING ON THE OREGON DEPARTMENT OF  
TRANSPORTATION ORGN NETWORK, I SURVEY AND MONUMENT THE LAND PARTITION APPROVED  
BY THE CITY OF JACKSONVILLE PLANNING DEPARTMENT. THE EAST LINE WAS DETERMINED BY  
HOLDING RECOVERED MONUMENTS DENOTED ON SURVEY NO. 3336, 19597 & 19830. THE  
NORTHWESTERLY LINE WAS DETERMINED BY HOLDING MONUMENTS RECOVERED ALONG THE  
SOUTHEASTERLY LINE OF VINEYARD VIEW (SURVEY NO. 19597). BYBEE DRIVE RIGHT OF WAY  
WAS DETERMINED BY UTILIZING SURVEY CONTROL ESTABLISHED BY SURVEY NO. 21546 AND  
RIGHT OF WAY DEEDS AS REFERENCED ON THIS PLAT. REGARDING THE SOUTH LINE OF THE  
SUBJECT PROPERTY, A 1/2" IRON PIPE WAS RECOVERED THAT WAS PURPORTEDLY ESTABLISHED  
ON SURVEY NO. 114 BY J.H. CLABBY IN 1948. ON SURVEY NO. 6401, C. LIND MCBETH IN 1976,  
FOUND A 1/2" IRON PIPE AND CALLS IT 10.74 FEET NORTH OF THE SOUTHEAST CORNER OF THE  
SUBJECT TRACT. BUT WHEN I RUN HIS TIE FROM THE NORTHWEST CORNER OF D.L.C. NO. 90  
SOUTH, 851.41 FEET AND EAST 2171.39 FEET AS SHOWN ON HIS MAP, THE POSITION OF THE 1/2"  
PIPE FALLS AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY, NOT 10.74 FEET NORTH,  
THEREFORE I DETERMINE HIS LOCATION OF SAID PIPE TO BE A BLUNDER IN HIS MEASUREMENT  
AND I HOLD SAID PIPE FOR THE CORNER. LIND ALSO CLAIMS TO ESTABLISH A 1-1/2" IRON PIPE  
AT THE SOUTHWEST CORNER OF SAID TRACT, WHICH CLOSELY MATCHES THIS SURVEY'S  
MEASUREMENT FROM SAID 1/2" PIPE, AND I FIND A 1" SMOOTH IRON ROD BURIED 1.3 FEET DEEP  
IN WHAT APPEARS TO BE NATIVE SOIL AT THE TOP OF THE ROD. ALTHOUGH THE ROD IS NOT  
WHAT LIND DESCRIBED AS SETTING, IT FITS WELL ENOUGH WITH THE DEED AND MAP RECORD  
POSITION, AND I DETERMINE TO HOLD IT AS THE SOUTHWEST CORNER. WHILE RESEARCHING  
DEEDS AND RECORD SURVEYS FOR THIS PROJECT, IT WAS DISCOVERED THAT TWO MONUMENTS  
WERE ESTABLISHED BY THIS OFFICE IN 2005 DURING A PRELIMINARY SURVEY OF THAT TRACT OF  
LAND DESCRIBED WITHIN INSTRUMENT NO. 2005-021230 LOCATED ON HUENERS LANE, WHICH THE  
CLIENT HAD TERMINATED MIDWAY THROUGH THE PROJECT WITHOUT A MAP HAVING BEEN  
FILED, THEREFORE I DENOTE SAID MONUMENTS ON THIS PLAT WHICH WERE SET AS A  
RETRACEMENT OF A PORTION OF SURVEY NO. 3336.

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE  
COMPANY OF OREGON ORDER NO. 7169-2889573 EFFECTIVE DATE JUNE 20, 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 THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE  
STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
- 2 THESE PREMISES ARE SITUATED IN THE MEDFORD IRRIGATION DISTRICT,  
AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND  
IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND  
REGULATIONS CONCERNING THE SAME.

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

[Signature]  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

[Signature]  
OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
2883 LS

RENEWAL DATE: 6/30/2019

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

DATE: JUNE 16, 2017  
PROJECT NO. 1114-17

\*\* RECEIVED \*\*  
Date 8/24/17 By RB  
This survey consists of  
3 sheet(s) Map  
6 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

PARTITION PLAT NO. P - 22 - 2017

LYING SITUATE WITHIN

SOUTHWEST QUARTER OF SECTION 28  
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN  
CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

FOR

Julie DeBoer

790 Bybee Drive  
Jacksonville, Oregon

LEGEND

- ⊗ 2 1/2" BRASS CAP DONATION LAND CLAIM CORNER PER JACKSON COUNTY RE-ESTAB. NOTES, S/N 3336 & 10106 (RECOVERED)
- ⊙ 1-1/2" ALUMINUM CAP STAMPED "NEATHAMER SURVEYING" PER S/N 19597 & 21537 (RECOVERED)
- ⊙ 5/8" IRON PIN - NO CAP OR OTHER MARKINGS PER S/N 3336 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "NEATHAMER SURVEYING" PER S/N 19597 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ PLASTIC CAP STAMPED "D.A. EDWARDS RPLS 2339" PER S/N 12504 (RECOVERED)
- ⊙ 1/2" IRON PIPE, OR AS DESCRIBED, PER S/N 114 & 6401 (RECOVERED)
- ◇ 5/8" IRON PIN - NO CAP OR OTHER MARKINGS PER S/N 1937 (RECOVERED)
- ◆ 5/8" IRON PIN w/ PLASTIC CAP STAMPED "R ROBERTS LS 1656" PER S/N 10106 (RECOVERED)
- △ 5/8" IRON PIN PER S/N 4242 (RECOVERED)
- ⊙ 3/4" IRON PIN AT NORTHEAST CORNER OF CARDELL'S ADDITION PER S/N 1937, 10106, 11442 (RECOVERED)
- ⊙ 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED JUNE 2005)
- ⊙ 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)
- SUBJECT PROPERTY LINE
- - - ADJUSTED PROPERTY LINE
- BOUNDARY LINE
- - - CENTERLINE
- x - x - FENCELINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- [ ] SURVEY RECORD DATA PER S/N 10106
- ( ) SURVEY RECORD DATA PER S/N 19597 & 19830
- { } SURVEY RECORD DATA PER S/N 3336
- < > SURVEY RECORD DATA PER S/N 6401

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: 6/30/2019

FILED  
Date 8/24/17 By PB  
This Survey Consists Of:  
3 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

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

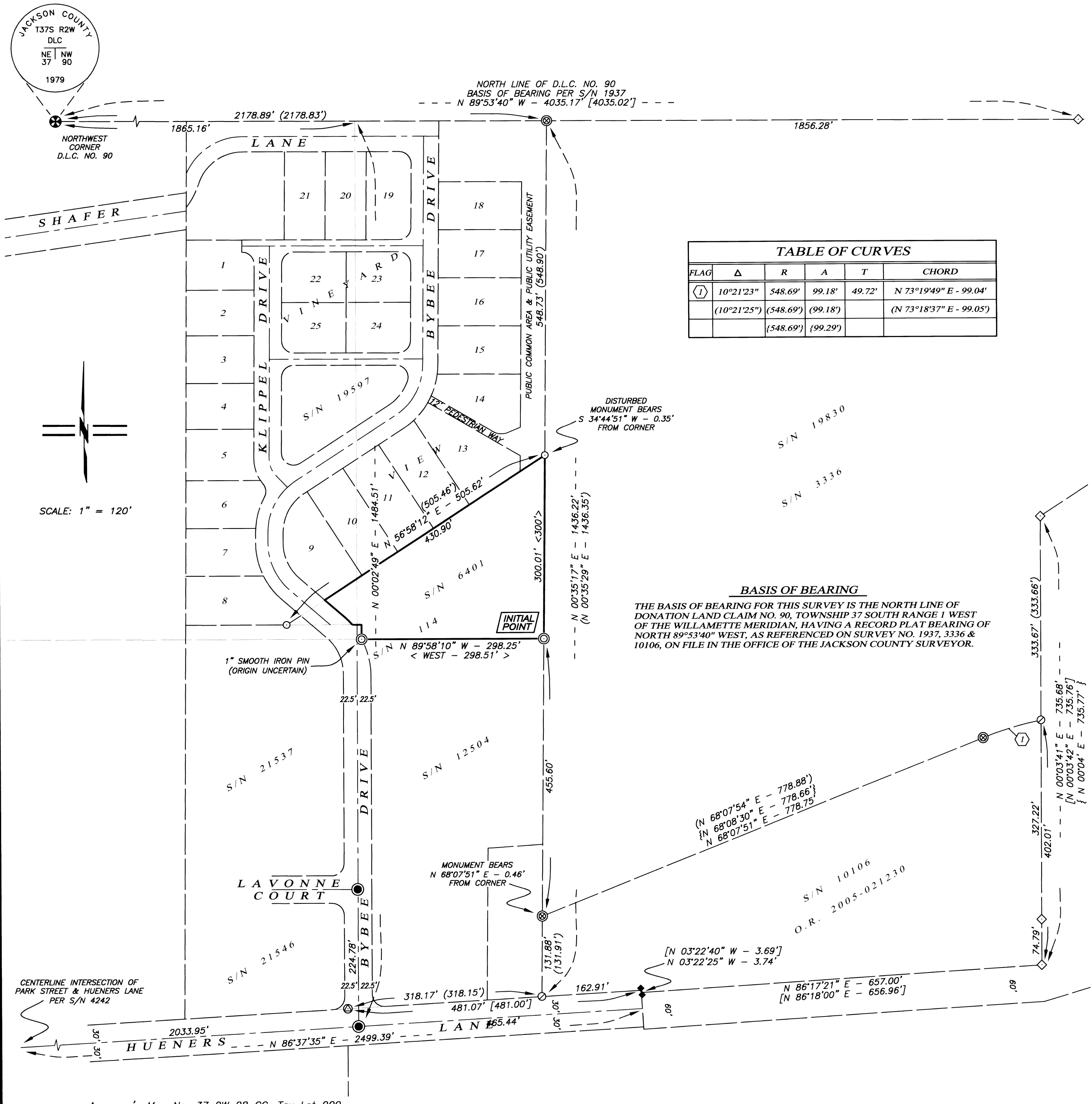
DATE: JUNE 16, 2017  
PROJECT NO. 1114-17

FILE: SURVEYS\1114-17\DEBOER PARTITION PLAT.DWG SHEET 2 of 3

FLAG	Δ	R	A	T	CHORD
①	10°21'23"	548.69'	99.18'	49.72'	N 73°19'49" E - 99.04'
	(10°21'25")	(548.69')	(99.18')		(N 73°18'37" E - 99.05')
		(548.69')	(99.29')		

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF DONATION LAND CLAIM NO. 90, TOWNSHIP 37 SOUTH RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, HAVING A RECORD PLAT BEARING OF NORTH 89°53'40" WEST, AS REFERENCED ON SURVEY NO. 1937, 3336 & 10106, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.



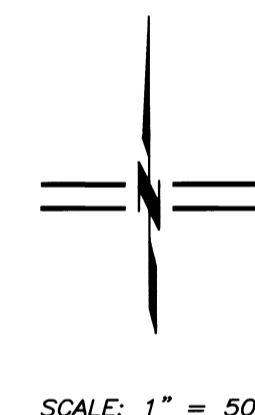
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LYING SITUATE WITHIN  
 SOUTHWEST QUARTER OF SECTION 28  
 TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN  
 CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

FOR  
**Julie DeBoer**  
 790 Bybee Drive  
 Jacksonville, Oregon

**LEGEND**

- 1-1/2" ALUMINUM CAP STAMPED "NEATHAMER SURVEYING" PER S/N 19597 & 21537 (RECOVERED)
- ⊙ 5/8" IRON PIN - NO CAP OR OTHER MARKINGS PER S/N 3336 (RECOVERED)
- 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "NEATHAMER SURVEYING" PER S/N 19597 (RECOVERED)
- ⊙ 1/2" IRON PIPE, OR AS DESCRIBED, PER S/N 114 & 6401 (RECOVERED)
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- SUBJECT PROPERTY LINE
- - - PARTITION LINE
- BOUNDARY LINE
- - - PREVIOUS DEED LINE
- CENTERLINE
- x - x - x - FENCELINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- SQ. FT. SQUARE FEET
- [ ] DEED RECORD DATA PER O.R. 2015-021781 & 2007-008491
- ( ) SURVEY RECORD DATA PER S/N 19597 & 19830
- < > SURVEY RECORD DATA PER S/N 6401



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*Shawn Kampmann*  
 SURVEYOR

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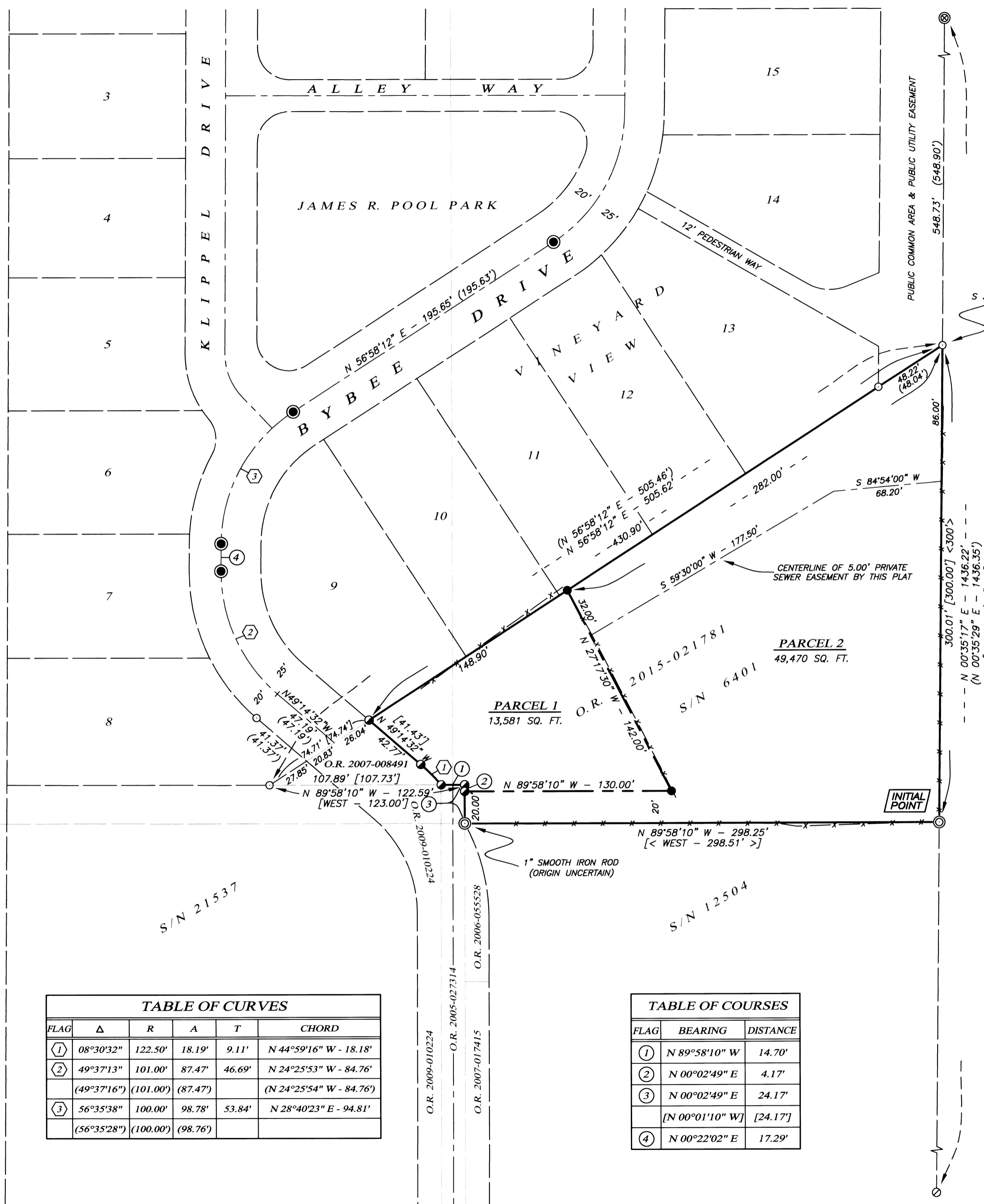
*Shawn Kampmann*  
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 JULY 14, 1998  
 SHAWN KAMPMANN  
 2883 LS

RENEWAL DATE: 6/30/2017

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 JACKSON COUNTY  
 SURVEYOR



**TABLE OF CURVES**

FLAG	Δ	R	A	T	CHORD
①	08°30'32"	122.50'	18.19'	9.11'	N 44°59'16" W - 18.18'
②	49°37'13"	101.00'	87.47'	46.69'	N 24°25'53" W - 84.76'
	(49°37'16")	(101.00')	(87.47')		(N 24°25'54" W - 84.76')
③	56°35'38"	100.00'	98.78'	53.84'	N 28°40'23" E - 94.81'
	(56°35'28")	(100.00')	(98.76')		

**TABLE OF COURSES**

FLAG	BEARING	DISTANCE
①	N 89°58'10" W	14.70'
②	N 00°02'49" E	4.17'
③	N 00°02'49" E	24.17'
	[N 00°01'10" W]	[24.17']
④	N 00°22'02" E	17.29'