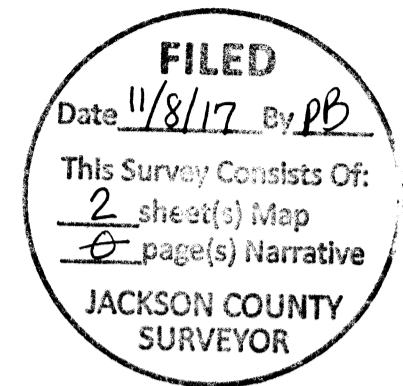


PARTITION PLAT NO. P-34-2017
PROPERTY LINE ADJUSTMENTS

FILE # PLA 2017-01
FILE # PLA 2017-02
LOCATED IN

S.W. 1/4 OF THE N.W. 1/4 SEC. 15, T. 36 S. R. 4 W, W.M.
LOTS 13, 14, AND 15, BLOCK 3, CARNER AND SABINS
2ND ADDITION TO WOODVILLE (ROGUE RIVER)
CITY OF ROUGE RIVER, JACKSON COUNTY, OREGON
SEPTEMBER 16, 2017



SURVEYOR'S CERTIFICATE:

I RAYMOND W. WYTCHERLEY, OREGON PROFESSIONAL LAND SURVEYOR NO. 2724 HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE PROPERTY LINE ADJUSTMENTS DESIGNATED AND REPRESENTED ON THIS PLAT. BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 15 AND 16, TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN; THENCE N 89°32'48" E, 30.00 FEET TO THE EAST RIGHT OF WAY OF PINE STREET; THENCE N 0°27'46" W ALONG SAID RIGHT OF WAY 220.65 FEET TO THE TRUE POINT OF BEGINNING FROM WHICH A 5/8" IRON ROD BEARS S 89°19'30" W, 0.18 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY N 0°27'46" W, 161.25 FEET TO A 5/8 INCH IRON ROD; THENCE LEAVING SAID RIGHT OF WAY N 89°32'51" E, 190.00 FEET TO A 5/8 INCH IRON ROD; THENCE N 0°20'48" W, 59.94 FEET TO A 5/8 INCH IRON ROD; THENCE N 89°32'51" E, 109.88 FEET TO A 5/8 INCH IRON ROD AND THE WEST LINE OF LOT 13, BLOCK NO. 3, CARNER AND SABINS SECOND ADDITION TO WOODVILLE (ROGUE RIVER), OREGON, THENCE S 0°27'46" E ALONG SAID WEST LINE AND ALSO THE WEST LINE OF LOT 14, 220.03 FEET TO A 5/8 INCH IRON ROD; THENCE S 89°19'30" W, 300.00 FEET TO THE TRUE POINT OF BEGINNING. ALSO ALL OF LOT 15, THE WEST 150 FEET OF LOTS 13 AND 14, ALSO THE SOUTH 60 FEET OF LOT 14 IN BLOCK NO. 3, CARNER AND SABINS SECOND ADDITION TO WOODVILLE (ROGUE RIVER), JACKSON COUNTY, OREGON, EXCEPTING THERE FROM PARCEL 1 OF PARTITION PLAT P-27-2011, DOCUMENT NO. 2016-39232 JACKSON COUNTY OFFICIAL RECORDS. ALL LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, ROGUE RIVER, JACKSON COUNTY, OREGON.

Raymond W. Wycherley
RAYMOND W. WYTCHERLEY P.L.S. 2724

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PERFORM 2 PROPERTY LINE ADJUSTMENTS (ROGUE RIVER CITY FILES PLA 2017-01 AND PLA 2017-02). BOTH PLATS ARE MERGED ONTO 1 PLAT THEREBY GIVING AN OVERALL VIEW. PARCEL 2 ADJUSTS THE COMMON NORTH-SOUTH BOUNDARY AND ALSO THE COMMON EAST-WEST BOUNDARY, WITH PARCEL 1. ALSO PARCEL 2 ADJUSTS THE COMMON BOUNDARY WITH PARCEL 3. PARCEL 3 ALSO ADJUSTS WITH THE NORTH BOUNDARY PARCEL 4. THIS PLAT ALSO SHOWS THE LOCATION OF A NEW SANITARY SEWER EASEMENT FOR THE BENEFIT OF TAX LOT 3901. THIS ADJUSTMENT REMOVES THE RECIPROCAL INGRESS EGRESS EASEMENT THAT WAS CREATED FOR THE BENEFIT OF PARCELS 2 AND 4. OF C.S. 21195 (P 1 - 2013). AND TO CREATE THE NEW INGRESS EGRESS EASEMENT FOR THE BENEFIT OF PARCEL 1 (SEE NOTE "B"). ALSO TO CREATE THE NEW 20 FEET WIDE UTILITY EASEMENT FOR THE BENEFIT OF PARCEL 3 DESCRIBED IN NOTE "C". THE BEARINGS AND DISTANCES PER C.S. 21195 (P-1-2013) WERE HELD THIS SURVEY. THIS SURVEY WAS PERFORMED USING A NIKON DTM A5 TOTAL STATION AND A RECON DATA COLLECTOR WITH TDS SOFTWARE.

NOTE "C"
NEW

A PERPETUAL 20 FEET WIDE UTILITY EASEMENT FOR THE BENEFIT OF PARCEL "C" FROM PINE STREET TO THE WEST LINE OF PARCEL "C" WITH THE RIGHT THEREAFTER TO INSTALL, USE, OPERATE, REPAIR, MAINTAIN, REPLACE, AND UPGRADE UTILITIES UNDER, AND ACROSS THE REAL PROPERTY. THE OWNER OF PARCEL "B" WILL BE NOTIFIED BY WRITING OF UTILITY WORK TO BE DONE ALONG SAID EASEMENT AND THE GROUND WILL BE RESTORED TO AS GOOD OR BETTER CONDITION AS FOUND BEFORE THE UTILITY WORK BEGAN. SAID EASEMENT LOCATED AT: BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 15 AND 16, TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY OREGON; THENCE N 89°32'48" E, 30.00 FEET TO THE EAST RIGHT OF WAY OF PINE STREET; THENCE N 0°27'46" W, ALONG SAID RIGHT OF WAY 220.65 FEET TO THE TRUE POINT OF BEGINNING FROM WHICH A 5/8" IRON ROD BEARS S 89°19'30" W, 0.18 FEET; THENCE N 89°19'30" E, 300.00 FEET TO THE WEST LINE OF PARCEL "C"; THENCE N 0°27'46" W, 20.00 FEET ALONG SAID WEST LINE AND ALSO THE WEST LINE LOTS 13 AND 14 IN BLOCK NO. 3, CARNER AND SABINS SECOND ADDITION TO WOODVILLE (ROGUE RIVER); THENCE S 89°19'30" W, 300.00 FEET TO THE EAST RIGHT OF WAY LINE OF PINE STREET; THENCE S 0°27'46" E ALONG SAID RIGHT OF WAY, 20.00 FEET TO THE TRUE POINT OF BEGINNING.

APPROVALS:

APPROVED BY THE UNDERSIGNED:

Scott J... THIS 8th DAY OF November, 2017
JACKSON COUNTY SURVEYOR

Mike Rugh THIS 8th DAY OF November, 2017
CITY OR ROGUE RIVER ADMINISTRATOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095

HAVE BEEN PAID THIS 8 DAY OF November, 2017

Carol Elkins - Deputy 11-8-17
TAX COLLECTOR DATE

Adam ... 11/8/17
ASSESSOR OR DEPUTY DATE

RECORDING:

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORDING

ON THIS 08 DAY OF November, 2017 AT 3:38 O'CLOCK P M

AND RECORDED AS PARTITION PLAT NO. P-34-2017 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY OREGON.

INDEX VOLUME 28, PAGE 34

Christine D Walker Haley Barrow Cliff
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 22405

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT C. DENNIS HITCH AKA CLARK D. HITCH AND PATRICIA D. HITCH, ARE THE OWNERS OF THE PROPERTIES DESCRIBED IN THE SURVEYORS CERTIFICATE (DOCUMENT NO. 10-028140 AND NO. 82-06223). WE HAVE CAUSED THE PARCELS TO BE RECONFIGURED BY PROPERTY LINE ADJUSTMENTS AND SURVEYED INTO PARCELS AS SHOWN ON THIS PLAT, AND TO CREATE THE NEW INGRESS - EGRESS EASEMENT FOR THE BENEFIT OF PARCEL A AS DESCRIBED IN NOTE "B". ALSO TO CREATE THE NEW 20 FEET WIDE UTILITY EASEMENT FOR THE BENEFIT OF PARCEL C AS DESCRIBED IN NOTE "C". WE ALSO TERMINATE THE RECIPROCAL INGRESS EGRESS EASEMENT FOR THE BENEFIT OF PARCELS 2 AND 4 CREATED BY PARTITION NO. P-01-2013, FILED SURVEY NO. C.S. 21195 AND WE ALSO TERMINATE THE EASEMENT RECORDED AS DOCUMENT NO. 67-01735. WE ARE OWNERS OF BOTH THE DOMINATE AND SERVIENT ESTATES THAT PERTAIN TO THE EASEMENTS BEING TERMINATED.

C. Dennis Hitch
C. DENNIS HITCH

Patricia D. Hitch
PATRICIA D. HITCH

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ 2017 BEFORE ME PERSONALLY APPEARED C. DENNIS HITCH AND PATRICIA D. HITCH, KNOWN TO ME TO BE THE IDENTICAL PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE DECLARATION. THEY ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Trisha L Zook
NOTARY PUBLIC FOR OREGON (PRINTED NAME)

[Signature]
NOTARY PUBLIC FOR OREGON (SIGNATURE)

946621
COMMISSION NUMBER

MY COMMISSION EXPIRES ON THE 24th DAY OF Jan, 2020

REGISTERED PROFESSIONAL LAND SURVEYOR

Raymond W. Wycherley

OREGON
JULY 25, 1995
RAYMOND W. WYTCHERLEY
2724

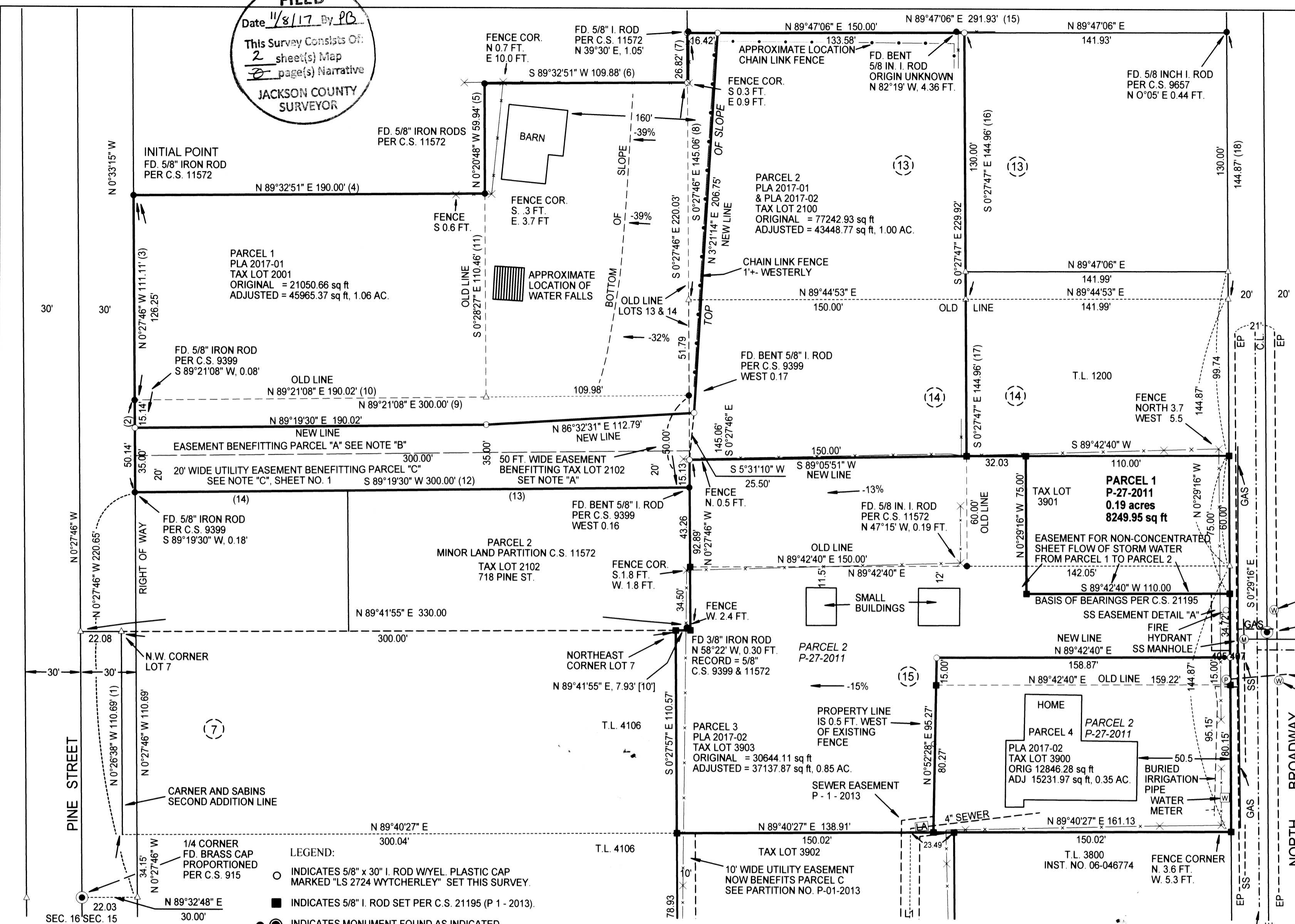
EXPIRES JUNE 30, 2018

PLOTTED BY A HP DESIGNJET 500 ON MILANO # JPC-4M2 POLYESTER FILM WITH HP CARTRIDGE # 4844A.

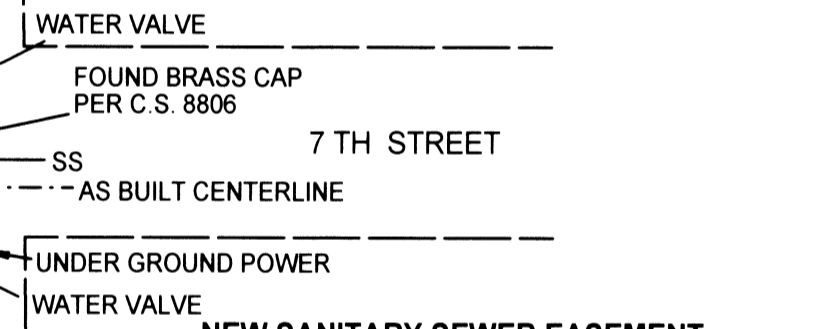
I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT
Raymond W. Wycherley
RAYMOND W. WYTCHERLEY, LS 2724

FILED
 Date 11/8/17 By PB
 This Survey Consists Of:
 2 sheet(s) Map
 2 page(s) Narrative
JACKSON COUNTY SURVEYOR

PARTITION PLAT NO. P-34-2017
PROPERTY LINE ADJUSTMENTS
 FILE # PLA 2017-01
 FILE # PLA 2017-02
 LOCATED IN
 S.W. 1/4 OF THE N.W. 1/4 SEC. 15, T. 36 S, R. 4 W, W.M.
 LOTS 13, 14, AND 15, BLOCK 3, CARNER AND SABINS
 2ND ADDITION TO WOODVILLE (ROGUE RIVER)
 CITY OF ROUGE RIVER, JACKSON COUNTY, OREGON
 SEPTEMBER 16, 2017



NOTE "B":
 NEW
 INGRESS EGRESS EASEMENT FOR THE BENEFIT OF PARCEL "A".
 BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS
 15 AND 16, TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE
 MERIDIAN, JACKSON COUNTY OREGON; THENCE N 89°32'48" E,
 30.00 FEET TO THE EAST RIGHT OF WAY OF PINE STREET;
 THENCE N 0°27'46" W, ALONG SAID RIGHT OF WAY 220.65 FEET
 TO THE TRUE POINT OF BEGINNING FROM WHICH A 5/8" IRON
 ROD BEARS S 89°19'30" W, 0.18 FEET; THENCE N 0°27'46" W,
 35.00 FEET TO A 5/8" IRON ROD; THENCE LEAVING SAID RIGHT
 OF WAY AND ALONG THE SOUTH LINE OF PARCEL "A"
 N 89°19'30" E, 190.02 FEET TO A 5/8" IRON ROD; THENCE
 N 86°32'31" E, 112.79 FEET TO A 5/8" IRON ROD; THENCE
 LEAVING SAID SOUTH LINE S 5°31'10" W, 25.50 FEET TO A 5/8"
 IRON ROD, THE NORTHWEST CORNER OF PARCEL "C"; THENCE
 ALONG THE WEST LINE OF SAID PARCEL S 0°27'46" E, 15.13 FEET
 TO THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN
 DOCUMENT NO. 2011-12558 (TAX LOT 2102); THENCE
 S 89°19'30" W, 300.00 FEET TO THE EAST RIGHT OF WAY OF
 PINE STREET AND THE TRUE POINT OF BEGINNING.



- LEGEND:**
- INDICATES 5/8" x 30" I. ROD W/YEL. PLASTIC CAP MARKED "LS 2724 WYTCHERLEY" SET THIS SURVEY.
 - INDICATES 5/8" I. ROD SET PER C.S. 21195 (P 1 - 2013).
 - INDICATES MONUMENT FOUND AS INDICATED.
 - △ INDICATES CALCULATED POINT.
 - Ⓜ INDICATES SANITARY SEWER MANHOLE.
 - Ⓣ INDICATES TELEPHONE PEDESTAL.
 - Ⓜ INDICATES WATER METER.
 - Ⓜ INDICATES WATER VALVE.
 - EP INDICATES EDGE OF PAVEMENT.
 - Ⓟ INDICATES POWER POLE.
 - Ⓧ INDICATES ORIGINAL LOT NUMBER.
 - (X) INDICATES RECORD.
- NOTE:**
 BASIS OF BEARINGS IS THE SOUTH
 LINE OF PARCEL 1, OF P-27-2011
 AND P-01-2013 PER C.S. 21195.

AGREEMENTS, EASEMENTS, AND RIGHT OF WAYS, OF JACKSON COUNTY OFFICIAL RECORDS PER JULY 26, 2017 SUBDIVISION GUARANTEE, FIRST AMERICAN TITLE COMPANY NOT SHOWN BY LOCATION OR SPECIFICS.

- 1) VOLUME 51, PAGE 411, FOR IRRIGATION DITCH.
- 2) VOLUME 191, PAGE 170, IN FAVOR OF COPCO, TRANSMISSION AND DISTRIBUTION OF ELECTRICITY.
- 3) DOCUMENT NO. 67-01735, EASEMENT FOR RIGHT OF WAY PURPOSES, 25 FT. WIDE ALONG THE NORTH SIDE OF TAX LOT 2100 FROM PINE STREET TO LOT 14, BLOCK 3 OF CARNER SABINS SECOND ADDITION.

NOTE "A":
 THE EASEMENT DESCRIBED IN DOCUMENT NO. 67-01735 WILL BE REMOVED BY THIS BOUNDARY LINE ADJUSTMENT AS THE LANDS APPURTENANT TO THIS EASEMENT ARE OWNED BY THE PARTITIONER.
 THE 50 FT. WIDE EASEMENT FOR ROADWAY DESCRIBED IN DOCUMENT NO. 89-08286 AND 92-18432 BENEFITTING TAX LOT 2102, 718 PINE STREET (DOCUMENT NO. 2011-12558) WILL REMAIN IN EFFECT, (IT WILL HAVE NO GREATER AFFECT ON PARTITIONER/OWNER AFTER ADJUSTMENT THAN NOW).

- RECORD BEARINGS AND DISTANCES**
- (1) NORTH 110' CARNER AND SABINS
 - (2) N 0°00'02" W, 50' C.S. 9399, N 0°00'20" E, 50.06' C.S. 11572
 - (3) N 0°00'20" E, 111.13' C.S. 11572
 - (4) N 89°59'56" W, 190.00' C.S. 11572
 - (5) S 0°00'00" W, 60.00' C.S. 11572
 - (6) N 89°59'56" W, 110.49' C.S. 11572, EAST 109.83' DEED
 - (7) N 0°09'26" E, 27.64' C.S. 11572
 - (8) SOUTH, 145' CARNER AND SABINS
 - (9) S 89°47'11" W, 300.00' C.S. 9399
 - (10) N 89°43'04" E, 190.02' C.S. 11572
 - (11) S 0°00'04" W, 110.19' C.S. 11572
 - (12) N 89°47'11" E, 300.00' C.S. 9399
 - (13) N 89°51'06" E, 184.79' C.S. 11572
 - (14) N 89°41'18" E, 115.13' C.S. 11572
 - (15) N 89°59'56" W, 291.37' C.S. 11572, 290' CARNER AND SABINS S 89°38'35" E, 291.30' C.S. 9657
 - (16) N 0°09'26" E, 145.10' C.S. 11572, 145' CARNER AND SABINS
 - (17) N 0°06'47" E, 145.10' C.S. 11572, 145' CARNER AND SABINS
 - (18) N 0°23'02" W, 144.91' C.S. 7724, 145' CARNER AND SABINS

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT
Raymond W. Wytcherley
 RAYMOND W. WYTCHERLEY, LS 2724

SURVEYED FOR:
 OWNER:
 C. DENNIS HITCH AND
 PATRICIA D. HITCH
 P.O. BOX 1380
 ROGUE RIVER, OR 97537

SURVEYED BY:
 RAYMOND WYTCHERLEY
 WYTCHERLEY SURVEYING
 P.O. BOX 888
 GLENDALE, OR 97442
 541-660-2648

REGISTERED PROFESSIONAL LAND SURVEYOR
Raymond Wytcherley
OREGON
 JULY 25, 1995
 RAYMOND W. WYTCHERLEY
 2724
 EXPIRES JUNE 30, 2018

MAP 36-4W-15CB T.L. 3900,
 3901 AND 3903
 MAP 36-4W-15BC T.L. 2101
 AND 2100

SCALE: 1" = 40'