

PARTITION PLAT No. P-15-2018

[ALSO PROPERTY LINE ADJUSTMENT]

Located in the S.E. 1/4 of Section 16, T.36S., R.4W., W.M.,
City of Rogue River, Jackson County, Oregon

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

Bary D Kaiser
SURVEYOR

*** SURVEYOR'S CERTIFICATE ***

I, Bary D. Kaiser, 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 attached partition plat, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

SURVEY FOR: Patrick and Lois DeBenedetti
DATE: March 27, 2018
P.O. Box 238
Rogue River, OR. 97537

SURVEY BY: Kaiser Surveying
P.O. Box 1046
Eagle Point, OR. 97524

*** APPROVALS ***

I certify that, pursuant to authority granted by the City of Rogue River that this Partition Plat is hereby approved by Administrative Review.

Dated this 19th day of June, 20 18. (File No. PAR/PLA 2017-02)

Mick Rugh
CITY OF ROGUE RIVER

Examined and approved this 19th day of June, 20 18.

Scott Seir
COUNTY SURVEYOR

Examined and approved as required by O.R.S. 92.100 this 19th day of June, 2018.

J. Brown, Agent 6/19/2018
ASSESSOR DATE

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 19th day of June, 20 18.

OPGH, Deputy 6/19/18
TAX COLLECTOR DATE

*** RECORDER'S CERTIFICATE ***

Filed for record, this 19th day of June, 20 18, at 2:30 o'clock p m, and recorded as Partition Plat No. P-15-2018 of the Records of Partition Plats in Jackson County, Oregon.

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BY: Christine D. Walker Naomi L. Foote
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 22566

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

PURPOSE: Property line adjustment of the common boundary of tracts described in Instrument No. 2016-009033 O.R. (Tax Lot Nos. 1700, 2300 and 2400) and Instrument No. 2017-005306 O.R. (Tax Lot No. 1600) and Partition Survey of tract described in Instrument No. 2018-018587 O.R., being the Adjusted Tax Lot No. 1600.

PROCEDURE: Equipment used to perform survey was a Nikon DTM522 total station. Both of the subject properties are located in the Southeast quarter of Section 16, but the properties lying Southerly of the common boundary have deed calls tied to the Southeast corner of the Section, while the deed descriptions for the properties lying Northerly of the common boundary, have commencing deed calls tied to the Center South 1/16 corner, in a route making a tie to the centerline of West Evans Creek Road, thence Southerly to the point of beginning. On this survey I made survey ties to found property corner monuments as shown, the Southeast corner of Section 16, and a monument that appears to be the monument referred to as the Center South 1/16 corner as shown on Filed Survey Nos. 1708 and 1748 conducted in the early 1960's by surveyor Claude Masters, said monument is also shown on Filed Survey No. 10963 by surveyor Edward McGinty on a survey in which he was addressing confusion with some of the government corners in Section 16. From the survey work I conducted, it is impossible to compute the properties per deed and make them realistically fit. The deed descriptions for the properties lying Northerly of the common boundary, there is some cohesiveness in that there is an obvious common route to get to the point of beginning and that the Easterly boundary is tied to a County Road (West Evans Creek Road) centerline, but the lack of recorded surveys and monumentation in the area leads to some interpretation to the intent of the deed descriptions. Along with mentioned surveys by surveyor Masters, there has been multiple surveys recorded on properties lying between the said common property boundary and Foothills Boulevard. Survey ties were made to found monuments as shown hereon and I held found monuments as reasonably as possible.

To determine the location of West Evans Creek Road right of way, survey ties were made to found monuments shown hereon from the plat of Resubdivision of Woodville Park Subdivision and I best fit them to locate the Easterly right of way line, then computed the Westerly right of way line 60 feet Westerly and parallel as shown. The Northerly right of way line of Foothills Boulevard was determined from found monuments from Filed Survey Nos. 20128 and DOVE PLACE subdivision located on the Southerly right of way and computing the Northerly right of way line Northerly 60 feet and parallel as shown.

Monuments were set on the adjusted property boundaries and at the Parcel corners as shown. The New property boundaries and Partition Boundaries were located per the clients direction and the City Approval.

Commencing at a brass cap found set for the Section corner common to Section 15, 16, 21 and 22 in Township 36 South, Range 4 West of the Willamette Meridian in Jackson County, Oregon; Thence North 59° 24' 10" West, 1774.40 feet (record = North 59° 16' 18" West, 1775.28 feet) to the centerline intersection of West Evans Creek Road and Foothills Boulevard; Thence North 28° 33' 19" West, 44.22 feet (record = North 28° 29' West, 44.07 feet) to the point of intersection of the Westerly right-of-way line of said West Evans Creek Road and the Northerly right-of-way line of said Foothills Boulevard; Thence along said West Evans Creek Road line, North 14° 09' 35" East, 696.19 feet to a 5/8" rebar with plastic cap set for THE INITIAL POINT OF BEGINNING; Thence continuing along said Road line, North 14° 09' 35" East, 121.51 feet to a 5/8" rebar with plastic cap set for the Easterly Northeast corner of tract described in Instrument No. 2017-005306 of the Official Records of said County; Thence North 76° 48' 51" West (record = North 77° West), 185.00 feet to a 5/8" rebar with plastic cap set for an inside corner of said tract, also being the Southwesterly corner of tract described in Volume 428, Page 390 of the Deed Records of said County; Thence North 13° 11' 09" East (record = North 13° East), 125.00 feet to a 5/8" rebar with plastic cap set for the most Northerly Northeast corner of said tract, also being the Northwesterly corner of tract described in said Volume 428, Page 390; Thence North 76° 48' 51" West, 153.64 feet (record = North 77° West, 152.00 feet) to a 5/8" rebar with plastic cap set for the Northwesterly corner of said tract, also being the Northeasterly corner of tract described in Instrument No. 2016-031366 of said Official Records; Thence South 13° 11' 09" West (record = South 13° West), 221.50 feet to a 5/8" rebar with plastic cap set for the Southwesterly corner of said tract, also being the Southeasterly corner of tract described in said Instrument No. 2016-031366; Thence along the Southerly boundary of tract described in said Instrument No. 2016-031366, North 76° 48' 51" West (record = North 77° West), 26.84 feet to a 5/8" rebar with plastic cap set for the Northwesterly corner of tract described in Instrument No. 2016-009033 of said Official Records; Thence along the Westerly boundary of last said tract, South 12° 19' 34" West (record = South 12° 23' West), 25.00 feet to a 5/8" rebar with plastic cap set; Thence leaving said boundary, South 76° 48' 51" East, 363.03 feet to THE INITIAL POINT OF BEGINNING.

Bary D Kaiser
SURVEYOR

*** DECLARATION ***

Known all men by these presents, that PATRICK J. DEBENEDETTI and LOIS A. DEBENEDETTI, are the owners of the lands represented on this Partition Plat and more particularly described in the Surveyor's Certificate, hereafter referred to as declarant, does hereby dedicate to the public for public use the Public Utility Easement (PUE) as shown on Sheet 2. Declarant does hereby create that 10' wide utility easement across Parcel No. 1 for the benefit of Parcel No. 2. Declarant does hereby cause the same to be partitioned into parcels as shown on Sheet 2 of this Partition Plat.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 19th DAY, OF June, 20 18.

Patrick J. DeBenedetti
PATRICK J. DEBENEDETTI

Lois A. DeBenedetti
LOIS A. DEBENEDETTI

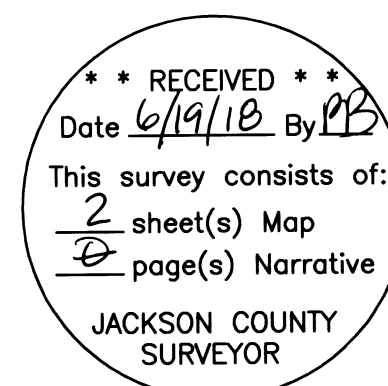
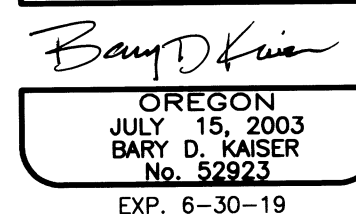
STATE OF OREGON)
COUNTY OF JACKSON)_{ss}

Personally appeared before me the above named PATRICK J. DEBENEDETTI and LOIS A. DEBENEDETTI, and acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 19th day of June, 20 18.



(SIGN) Kailin Honica
(PRINT) Kailin Honica NOTARY PUBLIC - OREGON
COMMISSION NO. 946639
MY COMMISSION EXPIRES 02.01.2020



PARTITION PLAT No. P-15-2018

[ALSO PROPERTY LINE ADJUSTMENT]

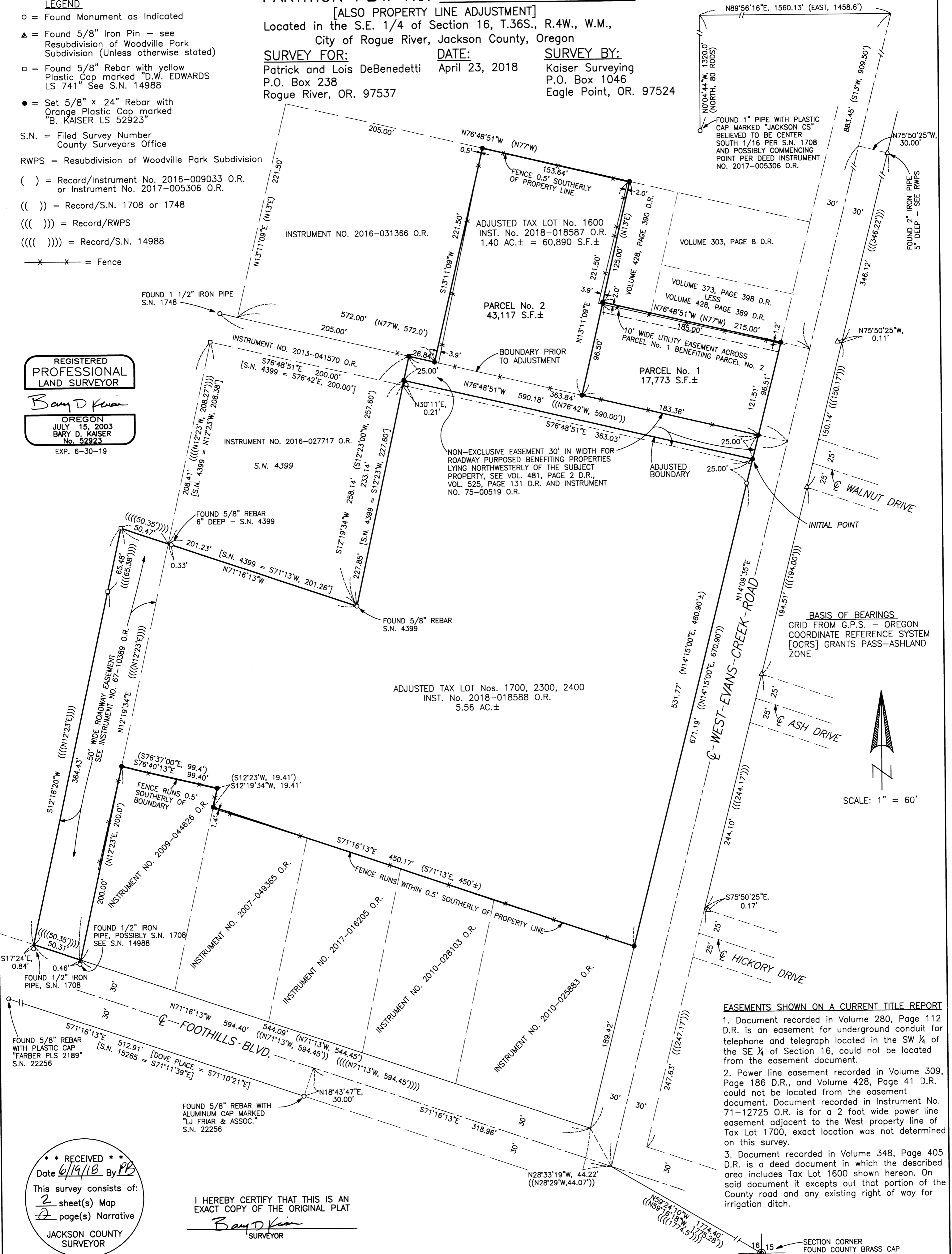
Located in the S.E. 1/4 of Section 16, T.36S., R.4W., W.M.,
City of Rogue River, Jackson County, Oregon

SURVEY FOR: Patrick and Lois DeBenedetti
DATE: April 23, 2018
SURVEY BY: Kaiser Surveying
P.O. Box 238
Rogue River, OR. 97537
P.O. Box 1046
Eagle Point, OR. 97524

- LEGEND**
- = Found Monument as Indicated
 - ▲ = Found 5/8" Iron Pin - see Resubdivision of Woodville Park Subdivision (Unless otherwise stated)
 - = Found 5/8" Rebar with yellow Plastic Cap marked "D.W. EDWARDS LS 741" See S.N. 14988
 - = Set 5/8" x 24" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923"
- S.N. = Filed Survey Number
County Surveyors Office
- RWPS = Resubdivision of Woodville Park Subdivision
- () = Record/Instrument No. 2016-009033 O.R. or Instrument No. 2017-005306 O.R.
- (()) = Record/S.N. 1708 or 1748
- ((()) = Record/RWPS
- (((()) = Record/S.N. 14988
- * — = Fence

REGISTERED PROFESSIONAL LAND SURVEYOR

Bary D. Kaiser
OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-19



FOUND 1" PIPE WITH PLASTIC CAP MARKED "JACKSON CS" BELIEVED TO BE CENTER SOUTH 1/16 PER S.N. 1708 AND POSSIBLY COMMENCING POINT PER DEED INSTRUMENT NO. 2017-005306 O.R.

NON-EXCLUSIVE EASEMENT 30' IN WIDTH FOR ROADWAY PURPOSED BENEFITING PROPERTIES LYING NORTHWESTERLY OF THE SUBJECT PROPERTY, SEE VOL. 481, PAGE 2 D.R., VOL. 525, PAGE 131 D.R. AND INSTRUMENT NO. 75-00519 O.R.

- EASEMENTS SHOWN ON A CURRENT TITLE REPORT**
- Document recorded in Volume 280, Page 112 D.R. is an easement for underground conduit for telephone and telegraph located in the SW 1/4 of the SE 1/4 of Section 16, could not be located from the easement document.
 - Power line easement recorded in Volume 309, Page 186 D.R., and Volume 428, Page 41 D.R. could not be located from the easement document. Document recorded in Instrument No. 71-12725 O.R. is for a 2 foot wide power line easement adjacent to the West property line of Tax Lot 1700, exact location was not determined on this survey.
 - Document recorded in Volume 348, Page 405 D.R. is a deed document in which the described area includes Tax Lot 1600 shown hereon. On said document it excepts out that portion of the County road and any existing right of way for irrigation ditch.

**** RECEIVED ****
Date 6/19/18 By PB
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT
Bary D. Kaiser
SURVEYOR