

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that Robert L. Baugh and Barbara C. Baugh are the owners of the real property represented on this partition plat and more particularly described in the SURVEYOR'S CERTIFICATE, and have caused the same to be partitioned into parcels as shown on the partition plat.

Robert L. Baugh
ROBERT L. BAUGH

Barbara C. Baugh
BARBARA C. BAUGH

STATE OF OREGON )
COUNTY OF JACKSON ) ss

This instrument was acknowledged before me this 26 day of Dec, 2018, and Robert L. Baugh acknowledged the foregoing instrument to be his voluntary act and deed.

Commission No.: 934913
My Commission Expires: Jan 20, 2019

Notary Public for Oregon

STATE OF OREGON )
COUNTY OF JACKSON ) ss

This instrument was acknowledged before me this 26 day of Dec, 2018, and Barbara C. Baugh acknowledged the foregoing instrument to be her voluntary act and deed.

Commission No.: 934913
My Commission Expires: Jan 20, 2019

Notary Public for Oregon

SURVEYORS CERTIFICATE

I Mackenzie C. Wyntergreen, a duly Registered Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me, or under my direction, and complies with the regulations for land partitions and the following is an accurate description of the parent tract of land as set forth hereon:

A parcel of land to be partitioned into two parcels, the outside boundary described as follows:

COMMENCING at the Northeast corner of Lot 2, Block 3, MRS. CARDWELL'S ADDITION TO JACKSONVILLE, in the City of Jacksonville, Jackson County, Oregon, according to the official plat thereof, in said Jackson County; thence along the North line of said Lot 2, South 86°37'20" West, 208.26 feet (Record: South 86°37'20" West, 208.00 feet) to a 5/8" diameter iron pin, marking the Initial Point of the Partition; thence continue along said North line, South 86°37'20" West, 7.63 feet to a 5/8" diameter iron pin; thence leaving said North line, South 01°32'00" East 208.97 feet (Record: South 01°34'16" East 209.34 feet) to the North line of the vacated Rogue River Valley Railroad Right-of-Way per Instrument Number 79-00257 of the Official Records of said Jackson County; thence along said North vacated Right-of-Way line, North 68°06'52" East, 114.01 feet (Record North 68°09'14" East, 113.90 feet) to a 5/8" diameter iron pin; thence leaving said North vacated Right-of-Way line, parallel with the East line of Lot 2, Block 3 of said MRS. CARDWELL'S SUBDIVISION, North 00°00'58" East 172.97 feet (Record: North 00°00'20" West 173.46 feet) to a 5/8" diameter iron pin, and the North line of said Lot 2; thence along said North line, South 86°37'20" West, 104.00 feet to the Initial Point of the Partition.

MACKENZIE C. WYNTERGREEN L.S. 84224

I certify this plat to be an exact copy of the original

SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON DECEMBER 06, 2011 MACKENZIE C. WYNTERGREEN 84224

RENEWS: JUNE 30, 2020

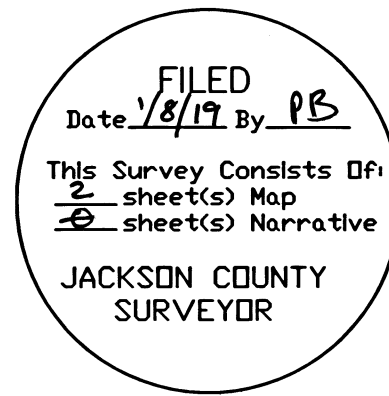
PARTITION PLAT No. P-01-2019

(FILE: 2018-070: Expedited Land Partition)

LOCATED IN

LOT 2, BLOCK 3 OF MRS. CARDWELL'S ADDITION, IN THE N.E. 1/4 OF SECTION 32, T37S, R2W, W.M. IN THE CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

FOR ROBERT L. & BARBARA C. BAUGH
710 HUENERS LN.
JACKSONVILLE, OR. 97530



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: To survey and monument a land partition of that property described in Instrument No. 2017-041055 of the Official Records of Jackson County, Oregon, and as approved by the City of Jacksonville Planning Department July 10, 2018, per file 2018-070: Expedited Land Partition

PROCEDURE: The exterior boundary of the parent parcel calls out the Northeast corner of Lot 2, Block 3 of MRS CALDWELL'S ADDITION TO JACKSONVILLE. This plat was recorded in 1892 and no original corners were found, if ever set. There have been multiple surveys over the last century that have retraced the subdivision. Specifically the north line. And if you research the history of the surrounding surveys, it seems that there are two resolutions. S/n 964 and Fodean Subdivision by Lovejoy monument a different position than s/n 1937 and subsequent subdivisions over the last 25 years. For this survey I had held the perpetuated positions of s/n 1937 by Bob Neathammer in s/n 21546 and Ed McGinty per s/n 3632 and 4242.

Hueners Ln. was established from found monumentation, and offset to establish the north line of Mrs Caldwell's Addition.

The west line of the parent parcel being partitioned was established by finding and monuments set per s/n 14787. The found monuments fit both record survey calls, and the established right-of-way for Hueners Ln. The witness monument near the southwest corner of the parent parcel was found vertical and with a cap. Previous s/n 21249 calls this monument to be obliterated and on its side. I am not sure how, or if it was re-set. But was held never-the-less.

The south line of the parent parcel was held offset from the North line of Pheasant Meadows Phase I subdivision. Found monumentation was held to establish this line.

The initial point of the partition was established at record distance from the found monument per s/n 14787. The east line of the parent parcel was held parallel to Middle St. and at a distance of 104.00 feet along Hueners Ln. from the initial point. It was decided to hold the east line parallel to Middle St. after reviewing deed Volume 378, page 219 O.R. The deed describes an parcel that is 208.00 west along Hueners Ln. from the Northeast corner of Lot 2, Block 3 of Mrs. Caldwell's Addition. It then goes on to describe the most west line (this surveys east line) as parallel to the East line of Lot 2. And since deed Volume 428, page 331 O.R., which created the parent parcel of this partition was divided out of this senior parcel I held the intent of the senior deed. I also gave the excess 0.26 feet that was calculated from the Northeast corner of Lot 2, Block 3 to the parcel created per deed Volume 378, page 219 O.R. as I believe it to be the senior of the two.

The new division line was established per the clients request as shown.

Equipment used: All monument ties and measurements were performed utilizing the O.R.G.N and a Trimble R8 GNSS reciever. Redundant observations were taken, with fixed positions being re-initialized in between measurements. Where terrestrial methods were needed, a Trimble S6 Robotic Total Station was used.

APPROVALS:

CITY OF JACKSONVILLE PLANNING FILE NUMBER: 2018-070

Dick Converse CITY PLANNER 1-3-19 DATE

Examined and Approved this 8th day of January, 2019.

Scott Jensen Jackson County Surveyor 1/8/2019 DATE

COUNTY SURVEYOR File No. 22708

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 and O.R.S. 92.100 have been paid as of January 8th, 2019.

Ashley Thompson, agent Assessor 1/8/2019 Date

Deputy Tax Collector 1/8/2019 Date

RECORDING

Filed for record this the 8th day of January, 2019 at 10:52 o'clock A.M. and recorded as Partition Plat No. P-01-2019 of the Records of Partition Plats in Jackson County, Oregon. Index Volume 30, Page 01.

Christine D. Walker County Clerk Deputy

NOTES:

EXCEPTIONS PER TICOR TITLE COMPANY ORDER NO. 470318060418 DATED NOVEMBER 13, 2018

3. EASEMENT FOR A WATER PIPE LINE, AND RIGHTS IN CONNECTION THEREWITH, GRANTED TO THE CITY OF JACKSONVILLE, BY INSTRUMENT RECORDED APRIL 9, 1953 IN VOLUME 379 PAGE 189 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON. (SHOWN ON FACE OF SURVEY. DOES NOT AFFECT PARCEL 1 OR 2)

BUILDING SITE IMPROVEMENT AGREEMENT

A "BUILDING SITE IMPROVEMENT AGREEMENT" TO SATISFY THE CITY OF JACKSONVILLE PLANNING DEPARTMENT CONDITIONS OF APPROVAL FOR EXPEDITED LAND PARTITION FILE NO. 2018-070, DATED JULY 10, 2018.

AS RECORDED IN INSTRUMENT NUMBER 2019-000326 O.R., DATED 04th DAY OF DECEMBER, 2018. JANUARY, 2019

# PARTITION PLAT No. P-01-2019

(FILE: 2018-070: Expedited Land Partition)

I certify this plat to be an exact copy of the original

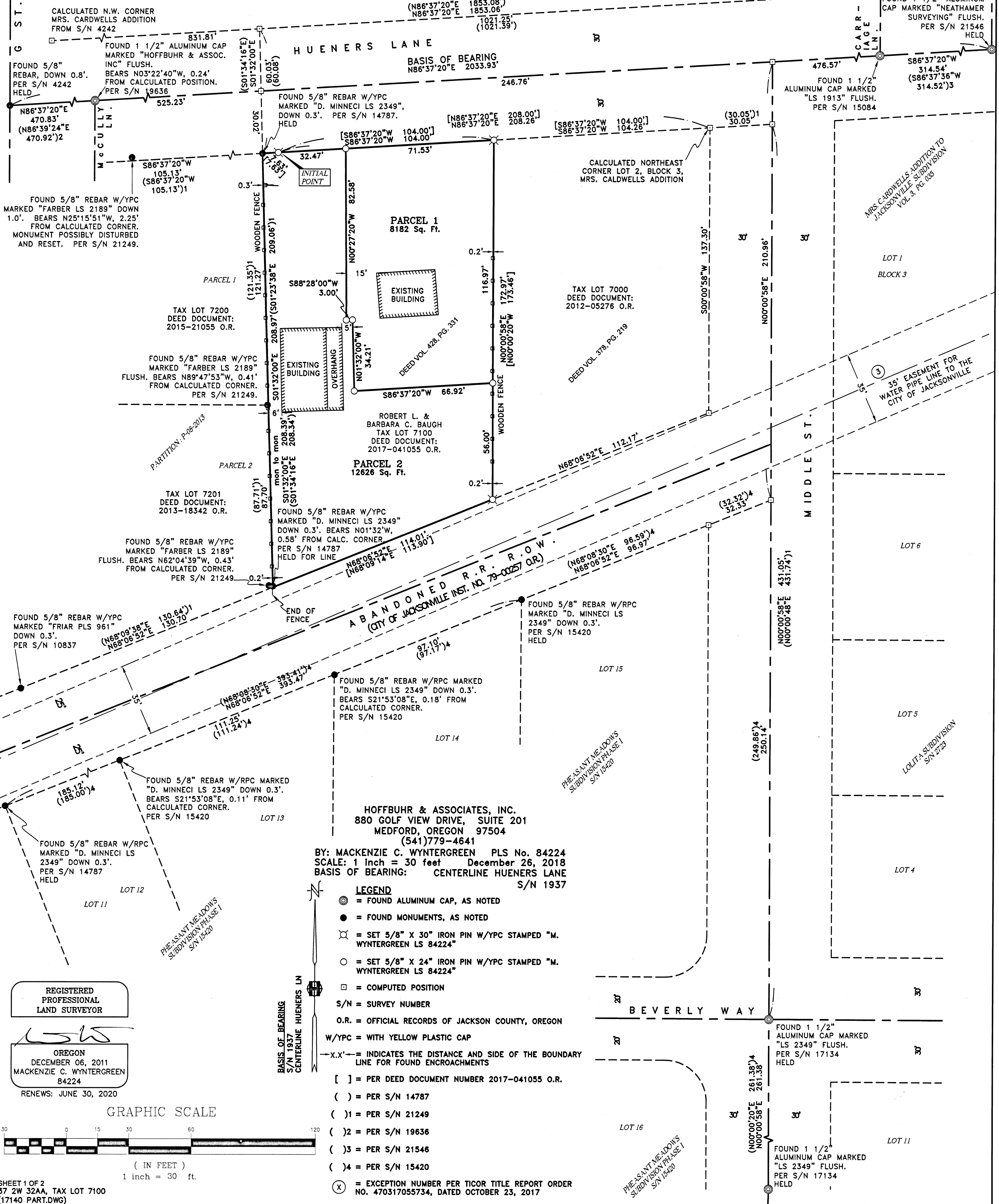
FILED  
Date 1/8/19 By PB  
This Survey Consists Of:  
2 sheet(s) Map  
2 sheet(s) Narrative  
JACKSON COUNTY  
SURVEYOR

LOCATED IN  
LOT 2, BLOCK 3 OF MRS. CARDWELL'S ADDITION, IN THE N.E. 1/4  
OF SECTION 32, T37S, R2W, W.M. IN THE CITY OF JACKSONVILLE,  
JACKSON COUNTY, OREGON

FOR  
**ROBERT L. & BARBARA C. BAUGH**  
710 HUENERS LN.  
JACKSONVILLE, OR. 97530

*LSW*  
SURVEYOR

BY BEE DR.



BY: MACKENZIE C. WYNTERGREEN PLS No. 84224  
SCALE: 1 inch = 30 feet December 26, 2018  
BASIS OF BEARING: CENTERLINE HUENERS LANE  
S/N 1937

- LEGEND**
- ⊙ = FOUND ALUMINUM CAP, AS NOTED
  - = FOUND MONUMENTS, AS NOTED
  - ⊗ = SET 5/8" X 30" IRON PIN W/YPC STAMPED "M. WYNTERGREEN LS 84224"
  - = SET 5/8" X 24" IRON PIN W/YPC STAMPED "M. WYNTERGREEN LS 84224"
  - = COMPUTED POSITION
  - S/N = SURVEY NUMBER
  - O.R. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
  - W/YPC = WITH YELLOW PLASTIC CAP
  - X-X'- = INDICATES THE DISTANCE AND SIDE OF THE BOUNDARY LINE FOR FOUND ENCROACHMENTS
  - [ ] = PER DEED DOCUMENT NUMBER 2017-041055 O.R.
  - ( ) = PER S/N 14787
  - ( 1 ) = PER S/N 21249
  - ( 2 ) = PER S/N 19636
  - ( 3 ) = PER S/N 21546
  - ( 4 ) = PER S/N 15420
  - ( X ) = EXCEPTION NUMBER PER TICOR TITLE REPORT ORDER NO. 470317055734, DATED OCTOBER 23, 2017

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*LSW*  
OREGON  
DECEMBER 06, 2011  
MACKENZIE C. WYNTERGREEN  
84224  
RENEWS: JUNE 30, 2020

