

PARTITION PLAT NO. P-20-2019

RE-PLAT OF VOLUME 7, PAGE 45, PLAT RECORDS

LOCATED WITHIN

THE SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR

DELAINÉ & PATRICK COPLEY

401 BERGLUND STREET
ROGUE RIVER, OREGON 97537

DECLARATIONS

KNOW ALL PERSONS BY THESE PRESENTS, THAT DELAINE K. COPLEY AND PATRICK L. COPLEY, NOT AS TENANTS IN COMMON BUT WITH RIGHTS OF SURVIVORSHIP, ARE THE OWNERS OF THE REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ON THIS PLAT; THEY HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP. AND DO HEREBY DEDICATE A 10 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ACROSS PARCEL ONE FOR THE BENEFIT OF PARCELS ONE, TWO AND THREE AND 10 WIDE PUBLIC UTILITY EASEMENT ALONG BERGLUND STREET.

Delaine K. Copley
DELAINÉ K. COPLEY

Patrick L. Copley
PATRICK L. COPLEY

STATE OF OREGON )
)SS
COUNTY OF JACKSON )

BEFORE ME PERSONALLY APPEARED, DELAINE K. COPLEY AND PATRICK L. COPLEY, TO ME KNOWN TO BE THE IDENTICAL PERSONS DESCRIBED IN AND WHO EXECUTED THE FORGOING DECLARATION AND THAT THEY EXECUTED THE SAME FOR THE PURPOSE THEREIN SET FORTH.

DATED THIS 14th DAY OF May, 2019.

Jeannie Jackson NOTARY PUBLIC - OREGON (PRINT NAME)

Jeannie Jackson NOTARY PUBLIC - OREGON (SIGNATURE)

COMMISSION NO. 986639

MY COMMISSION EXPIRES April 17, 2023

EASEMENTS OF RECORD

THE FOLLOWING ENCUMBRANCES ON THE LAND ARE EITHER BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED AND THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- 1. EASEMENT FOR IRRIGATION DITCH AND APPURTENANCES. RECORDED FEBRUARY 15, 1909, VOLUME 68, PAGE 455
2. RIGHT OF WAY FOR WATER DITCH. RECORDED JULY 20, 1910. VOLUME 81, PAGE 377.
3. RIGHT TO CONSTRUCT, MAINTAIN AND OPERATE AN IRRIGATION DITCH. RECORDED MARCH 16, 1908, VOLUME 63, PAGE 472
4. EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION. RECORDED JUNE 23, 1953. VOLUME 382, PAGE 166.
5. EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE AND APPURTENANCES. RECORDED JUNE 2, 1967. DOCUMENT 67-05231

SURVEY NARRATIVE

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF THREE PARCELS CREATED THROUGH A LAND PARTITION OF DOCUMENT NUMBER 2018-003531 (CLIENTS DEED) OFFICIAL RECORDS AND A RE-PLAT OF VOLUME 7, PAGE 45, PLAT RECORDS OF JACKSON COUNTY, OREGON.

PROCEDURE: THIS SURVEY WAS CONDUCTED USING A LEICA TCRP 1203+ ROBOTIC TOTAL STATION, DISTANCE PRISMS AND A LEICA CS15 DATA COLLECTOR. THE BASIS OF BEARING FOR THIS SURVEY IS SURVEY NUMBER 10752, DEFINED BETWEEN THE FOUND TWO NORTHERLY MONUMENTS OF BERGLUND STREET AS SHOWN ON SAID SURVEY AND FILED IN THE JACKSON COUNTY, OREGON SURVEYORS OFFICE.

THE NARRATIVE ON SAID FILED SURVEY 10752 GOES INTO GREAT LENGTH TO DESCRIBE THE HISTORY OF SURVEYS PERFORMED IN THIS PARTICULAR AREA. THERE IS NO NEED TO REITERATE THAT NARRATIVE AT THIS TIME. IT IS APPARENT, HOWEVER, THAT THERE IS A DISCREPANCY AS TO THE AGREED LOCATION OF BERGLUND STREET. THERE IS ALSO A DISCREPANCY (10.6') IN A DISTANCE CALL WITHIN DOCUMENT NUMBER 2018-003531 FROM THE WESTERLY RIGHT OF WAY OF PINE STREET TO THE POINT OF BEGINNING OF SAID DOCUMENT. THIS DISCREPANCY WAS NOT ADDRESSED IN SAID NARRATIVE. SINCE THIS IS A RE-PLAT OF VOLUME 7, PAGE 45 OF "MINOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON, I CHOOSE TO HOLD TO THE FINDINGS AND RECORD MONUMENTS OF SAID SURVEY 10752. THAT BEING SAID, PLEASE REFER TO SOME ADDED EXPLANATIONS BELOW:

ALTHOUGH FILED SURVEY 6747, WHICH SURVEYED BERGLUND STREET, SHOWS THE MONUMENTS THEREOF ALONG THE NORTHERLY SECTION TO BE OUT OF POSITION, SAID SURVEY 10752 UTILIZES THEM FOR A GOOD POSITION AND WERE THEREFORE HELD ON THIS SURVEY. HOWEVER, THE SOUTHERLY PORTION OF BERGLUND STREET WAS DETERMINED FROM RECORD INFORMATION ON SAID SURVEY 6747.

SAID DOCUMENT 2018-003531 AND PREVIOUS DEED DOCUMENTS, INCLUDING VOLUME 266, PAGE 587, MENTIONED IN THE NARRATIVE OF SAID SURVEY 10752, CALL FOR A 7/8-INCH X 40-INCH IRON PIN, BEING 40.4 FEET WEST OF AND 1297.2 FEET NORTH OF THE SECTION CORNER COMMON TO SECTIONS 15, 16, 21 AND 22 IN TOWNSHIP 36 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON. THIS PIN HAS NOT BEEN LOCATED OR FOUND ON ANY SURVEY IN THE PAST 30 TO 40 YEARS. THE NARRATIVE OF SAID SURVEY 10752 BELIEVES THIS PIN TO HAVE BEEN SET ON THE NORTH BOUNDARY OF BERGLUND ADDITION AND 3.8 FEET WESTERLY FROM THE 1-1/2-INCH IRON PIPE MARKING THE NORTHEAST CORNER OF SAID ADDITION ON A SURVEY BY C.Z. BOYDEN IN 1940. HOWEVER, IF THIS WERE TRUE, C.Z. BOYDEN'S POSITION WOULD BE 29.8 FEET WEST OF AND 1297.2 FEET NORTH OF SAID SECTION CORNER. IS THERE AN ERROR IN THE DISTANCE CALL OF THE LOCAL DEEDS OR AN ERROR AS TO THE LOCATION OF THE 7/8-INCH X 40-INCH PIN LOCATION? THIS CANNOT BE DETERMINED AT THIS TIME DUE TO THE LOSS OF THIS IMPORTANT CORNER.

SURVEYOR'S CERTIFICATE

I, JASON M. MARTIN, AN OREGON REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 54729, DO HEREBY CERTIFY, THAT I HAVE ACCURATELY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE PROPERTY LINES DESIGNATED AND REPRESENTED ON THIS PARTITION PLAT LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON. THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY AS SET FORTH HEREON:

COMMENCING AT THE CORNER COMMON TO SECTIONS 15, 16, 21 AND 22, TOWNSHIP 36 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 00°24'20" WEST (RECORD NORTH), 1297.61 FEET (RECORD 1297.2 FEET); THENCE SOUTH 89°35'40" WEST (RECORD WEST), 29.80 FEET TO THE SOUTHEAST CORNER OF VOLUME 266, PAGE 587 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AS DEFINED BY FILED COUNTY SURVEY 10752; THENCE, CONTINUING SOUTH 89°35'40" WEST, 306.00 TO THE SOUTHEAST CORNER OF DOCUMENT 2018-003531, MONUMENTED WITH A 5/8-INCH REBAR; THENCE NORTH 00°03'40" EAST (RECORD NORTH), 220.00 FEET TO THE NORTHEAST CORNER OF SAID DOCUMENT, A 5/8-INCH REBAR AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°35'40" WEST, 369 FEET, MORE OR LESS, TO THE CENTER OF THE CHANNEL OF EVANS CREEK; THENCE SOUTHERLY ALONG SAID CHANNEL TO A POINT FROM WHICH SAID SOUTHEAST CORNER BEARS NORTH 89°35'40" EAST (RECORD NORTH 89°32' EAST), 351 FEET (RECORD 366.20 FEET) MORE OR LESS; THENCE NORTH 89°35'40" EAST (RECORD NORTH 89°32' EAST), 351 FEET (RECORD 366.20 FEET) MORE OR LESS TO SAID SOUTHEAST CORNER; THENCE NORTH 00°03'40" EAST, 220.00 FEET TO THE POINT OF BEGINNING.

Jason M. Martin
JASON M. MARTIN, P.L.S. NUMBER 54729

I, JASON M. MARTIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 54729, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.

Jason M. Martin
JASON M. MARTIN, P.L.S. 54729

Assessor's Plat No. 364W16DA, Tax Lot 1800

APPROVALS

APPROVED THIS 14 DAY OF May, 2019
[Signature]
JACKSON COUNTY SURVEYOR

APPROVED THIS 16th DAY OF May, 2019
[Signature]
CITY OF ROGUE RIVER ADMINISTRATOR

APPROVED THIS 16th DAY OF May, 2019
Michael Bollweg
CITY OF ROGUE RIVER PUBLIC WORKS DIRECTOR
FILE NUMBER, PAR 2018-01 / LAND PARTITION

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100, THIS 17th DAY OF MAY, 2019
[Signature]
ASSESSOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES, AS PROVIDED BY O.R.S. 92.095, HAVE BEEN PAID THIS 17th DAY OF May, 2019
[Signature]
JACKSON COUNTY TAX COLLECTOR OR DEPUTY

STATE OF OREGON )SS
COUNTY OF JACKSON )

I DO HEREBY CERTIFY THAT THE ATTACHED RE-PLAT WAS RECEIVED FOR RECORDING ON THE 17th DAY OF May, 2019 AT 2:18 O'CLOCK P.M. AND RECORDED IN VOLUME 30, PAGE 20, JACKSON COUNTY RECORDS.

Christene D. Walker
JACKSON COUNTY CLERK
Carmen D. Helman
DEPUTY

\*\* FILED \*\*
Date 5/17/19 By PB
This survey consists of 2 sheet(s) Map
8 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Jason M. Martin
OREGON MAY 8, 2012 JASON M. MARTIN 54729

RENEWS: 1/1/2021

SURVEYED BY:

TO THE POINT LAND SURVEYING, LLC
P.O. BOX 217
GOLD HILL, OR 97525
(541) 840-7587

Date: February 19, 2019
Project No. 0004-18

DOCUMENT NO.  
03-51590

**PARTITION PLAT NO. P-20-2019**

RE-PLAT OF VOLUME 7, PAGE 45, PLAT RECORDS

LOCATED WITHIN

THE SOUTHEAST QUARTER OF SECTION 16  
TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN  
JACKSON COUNTY, OREGON

FOR

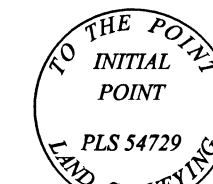
**DELAINE & PATRICK COPLEY**

401 BERGLUND STREET  
ROGUE RIVER, OREGON 97537

**LEGEND**

- FOUND MONUMENT AS NOTED
- FOUND PIN AS NOTED
- FOUND PIPE AS NOTED
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, "KAISER, RLS 803", PER C.S. 10752 OR AS NOTED
- △ CALCULATED POSITION
- ✕ COMPUTED POSITION, NOTHING FOUND OR SET
- SET 5/8-INCH X 30-INCH REBAR WITH ORANGE PLASTIC CAP, STAMPED "J. MARTIN, PLS 54729"
- ( ) SURVEY DATA PER BERGLUND ADDITION
- < > SURVEY DATA PER S.N. 6747
- [ ] SURVEY DATA PER S.N. 10752
- { } RECORD DATA PER INSTRUMENT NUMBER 2018-014928
- R&M RECORD AND MEASURED
- S.N. SURVEY NUMBER

- SUBJECT PROPERTY
- - - RIGHT OF WAY
- - - CENTERLINE OF ROAD, SEE NARRATIVE
- WIRE FENCE WITHIN 0.5' OF LINE
- WOOD FENCE WITHIN 0.5' OF LINE
- × CHAINLINK FENCE WITHIN 0.5' OF LINE (UNLESS NOTED)
- ▨ 10' WIDE PUBLIC UTILITY & DRAINAGE EASEMENT
- ▩ 10' WIDE PUBLIC UTILITY EASEMENT



INITIAL POINT  
SET 5/8" X 30" REBAR WITH 2" ALUMINUM CAP  
SOUTHEAST CORNER OF DOCUMENT NUMBER 2018-003531

SOUTHEAST CORNER OF VOL. 266, PAGE 587, PER C.S. 10752, SEE NARRATIVE

N.E. CORNER OF BERGLUND ADDITION  
FOUND 1-1/2" IRON PIPE, 0.7' BELOW GROUND, IN GOOD CONDITION.

FOUND 1-1/2" BRASS CAP, 0.2' BELOW ASPHALT, IN MONUMENT CASE, IN GOOD CONDITION. PER JACKSON COUNTY 2007 RE-ESTAB. NOTES.

I, JASON M. MARTIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 54729, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.

*Jason M. Martin*  
JASON M. MARTIN, P.L.S. 54729

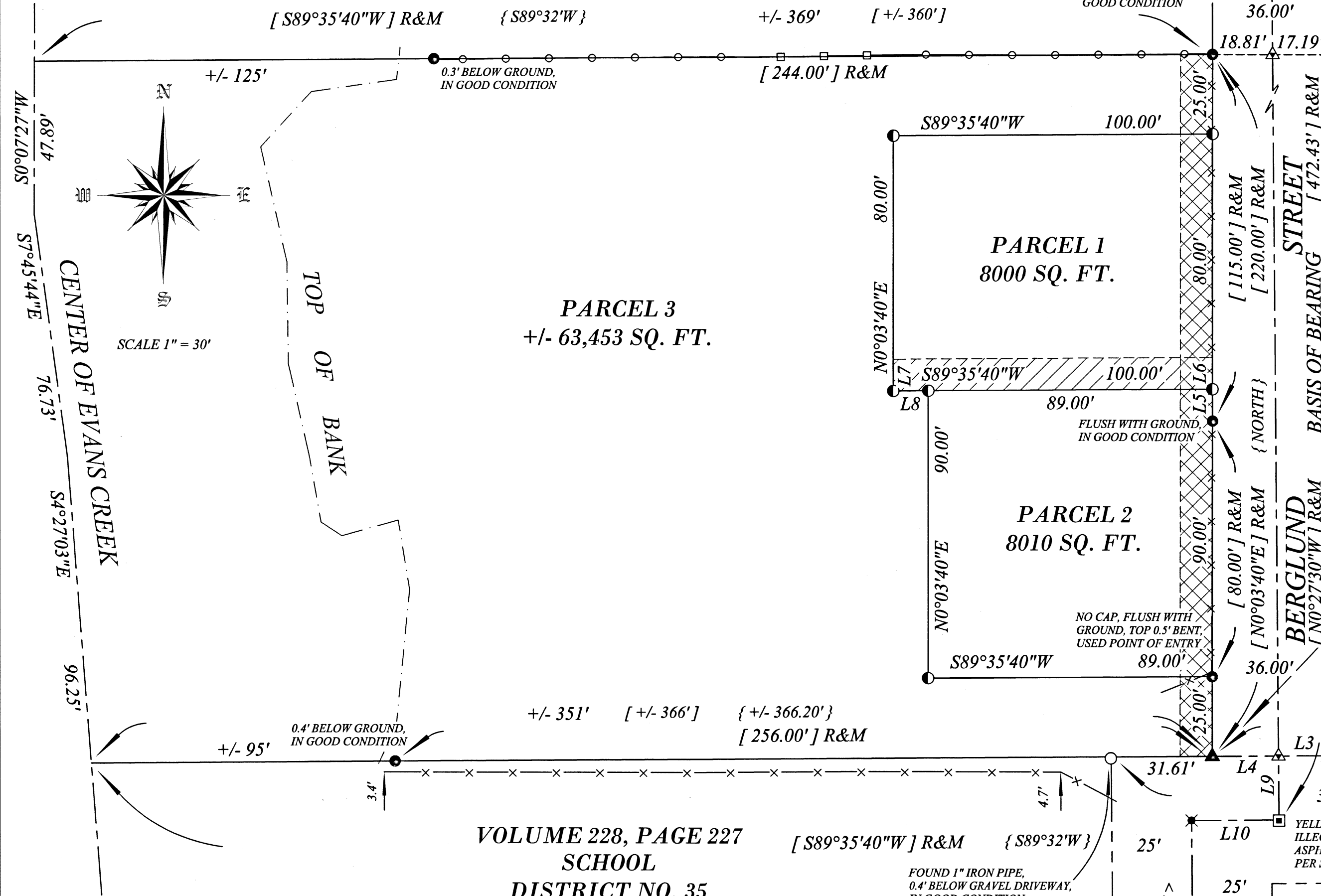
REGISTERED PROFESSIONAL LAND SURVEYOR

*Jason M. Martin*  
OREGON  
MAY 8, 2012  
JASON M. MARTIN  
54729

RENEWS: 1/1/2021

**SURVEYED BY:**  
**TO THE POINT LAND SURVEYING, LLC**  
P.O. BOX 217  
GOLD HILL, OR 97525  
(541) 840-7587

Date: February 19, 2019  
Project No. 0004-18



LINE	BEARING	DISTANCE
L1	[ S89°35'40"W ] R&M	[ 26.00' ] R&M
L2	[ S89°35'40"W ] R&M	[ 3.80' ] R&M
L3	N89°35'40"E	15.20'
L4	[ S89°35'40"W ] R&M	[ 20.80' ] R&M
L5	N 0°03'40"E	10.00'
L6	N 0°03'40"E	10.00'
L7	N 0°03'40"E	10.00'
L8	N89°35'40"E	11.00'
L9	[ N 0°27'30"W ] R&M	[ 20.21' ] R&M
L10	N89°33'39"E < S89°58'53"E >	< 27.41' > R&M

**\*\* FILED \*\***  
Date 5/17/19 By *JB*  
This survey consists of  
2 sheet(s) Map  
page(s) Narrative  
JACKSON COUNTY SURVEYOR

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY IS SURVEY NUMBER 10752, DEFINED BETWEEN THE FOUND TWO NORTHERLY MONUMENTS OF BERGLUND STREET AS SHOWN ON SAID SURVEY AND FILED IN THE JACKSON COUNTY, OREGON SURVEYORS OFFICE

**TO THE POINT LAND SURVEYING**