22994

PARTITION PLAT No. P-01-2020

LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON.

FOR

630 APPLEGATE LLC
2606 23RD AVE W
SEATTLE, WASHINGTON 98199

AT
630 APPLEGATE STREET
JACKSONVILLE, OREGON 97530

SURVEYOR'S CERTIFICATE:

I, FRED A. FRANTZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF SAID TRACT:

THAT TRACT DESCRIBED IN INSTRUMENT No 2006-063280 OF THE OFFICIAL RECORD OF JACKSON COUNTY, OREGON, BEING A PORTION OF BLOCK 61 OF THE MAP OF JACKSONVILLE IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 37 SOUTH, RANGE 2 WEST, OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH BY 30" IRON PIN BEING THE INITIAL POINT AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF ELM STREET AND THE NORTHWESTERLY LINE OF APPLEGATE ROAD; THENCE SOUTH 41°42'00" WEST, ALONG THE NORTHWESTERLY LINE OF APPLEGATE ROAD, A DISTANCE OF 197.55 FEET, TO A 5/8 INCH IRON PIN; THENCE NORTH 51°51' 36" WEST, A DISTANCE OF 133.88 FEET; THENCE NORTH 43°40'30" EAST, A DISTANCE OF 162.03 FEET, TO A POINT ON SAID SOUTHWESTERLY LINE OF ELM STREET; THENCE SOUTH 67°14'18" EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 135.36 FEET, TO THE POINT OF BEGINNING.

Fred A. Frantz 1-10-19
FRED A. FRANTZ, PLS 50077 DATE

APPROVAL:

EXAMINED AND APPROVED BY CITY PLANNING DEPARTMENT THIS 13th DAY OF January, 2020.

CITY PLANNER

EXAMINED AND APPROVED THIS 9th DAY OF January, 2020

COUNTY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S 92.095

AS OF January 16th, 2020

Ashley Thompson, agent
ASSESSOR, DEPARTMENT OF ASSESSMENT

Deputy 1/16/2020
TAX COLLECTOR

FILED
DATE 1/16/2020 BY PB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT 630 APPLEGATE, LLC., A WASHINGTON LIMITED LIABILITY COMPANY ARE OWNERS OF THE LANDS HEREIN DESCRIBED, SAID OWNERS HAVE CAUSED THIS TRACT OF LAND TO BE PLATTED INTO PARCELS, AND THE NUMBER AND SIZE OF PARCELS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID PARTITION.

PARTITION PLAT CONSENT AFFIDAVIT:

FROM 630 APPLEGATE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY OWNER OF THE PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2006-63280 RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. PARTITION PLAT CONSENT

AFFIDAVIT RECORDED AS INSTRUMENT NO. 2020-001619
IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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

FRED A. FRANTZ, PLS 50077

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 16th DAY OF January, 2020,
AT 9:01 O'CLOCK A.M., AS PARTITION PLAT No. P-01-2020
OF THE RECORDS OF JACKSON COUNTY, OREGON. INDEX VOLUME 31,
PAGE 01.
COUNTY SURVEYOR'S FILE NO. 22994

Christine D. Walker
COUNTY CLERK

Jean Shuge
DEPUTY

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

PURPOSE: TO SURVEY AND MONUMENT THAT TRACT DESCRIBED IN INSTRUMENT No 2006-63280 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, FOR THAT PARTITION APPROVED BY THE CITY OF JACKSONVILLE, OREGON, AS FILE No 2019-165-EXPEDITED LAND PARTITION.

PROCEDURE: UTILIZING A TRIMBLE ROBOTIC TOTAL STATION AND R10 TRIMBLE GPS RECEIVERS I TIE THE MONUMENTS AND SET THE PARTITION CORNERS AS SHOWN. SURVEYS OF RECORD USED ON THIS PLAT BEING S/N'S 2449, 4076, 11645, 15488, 19938 AND THE PLAT OF THE TOWN OF JACKSONVILLE, DATED FEBRUARY 10, 1871. CENTER LINE MONUMENTS SHOWN WERE HELD AND THE RIGHT OF WAY CONTROLLED BY THEM. THE DISTANCE ALONG APPLEGATE STREET PER S/N 11645 WAS HELD FOR THE SOUTHEASTERLY LINE OF THE PROPERTY. THE LOCUST TREE AT THE SOUTHERLY MOST CORNER OF THE SUBJECT TRACT ON APPLEGATE ROAD SHOWN ON SURVEY NUMBERS 4076 AND 11645 HAS BEEN CUT AND ONLY THE STUMP REMAINS. IT WAS POSSIBLE TO SET A MONUMENT AT THE CALCULATED POSITION. THE FOUND PIN ALONG THE SOUTHWESTERLY LINE PER S/N 4076 WAS HELD AND THE LINE EXTENDED TO INTERSECT OREGON STREET. THE FOUND PIN SET PER S/N 11645 FOR THE WESTERLY CORNERS OF PARCELS 2 AND 3 WAS FLUSH AGAINST A FENCE POST AND APPEARED TO BE DISTURBED BY THE PLACEMENT OF THE POST. THE RECORD DISTANCE WAS USED FOR THIS POSITION AND THE DISTANCE TO THE DISTURBED PIN IS SHOWN. THE NORTHWESTERLY LINE WAS HELD PARALLEL WITH OREGON STREET. THESE DETERMINATIONS RESULTED WITH SATISFACTORY RESULTS WHEN COMPARED TO THE DEED RECORDS AND EXISTING SURVEYS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 12, 2005
FRED A. FRANTZ
No. 50077
Renewal 12-31-2021

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrain@bisp.net
JOB NO. 1241-19

372W32BC TAX LOT 6101

22994

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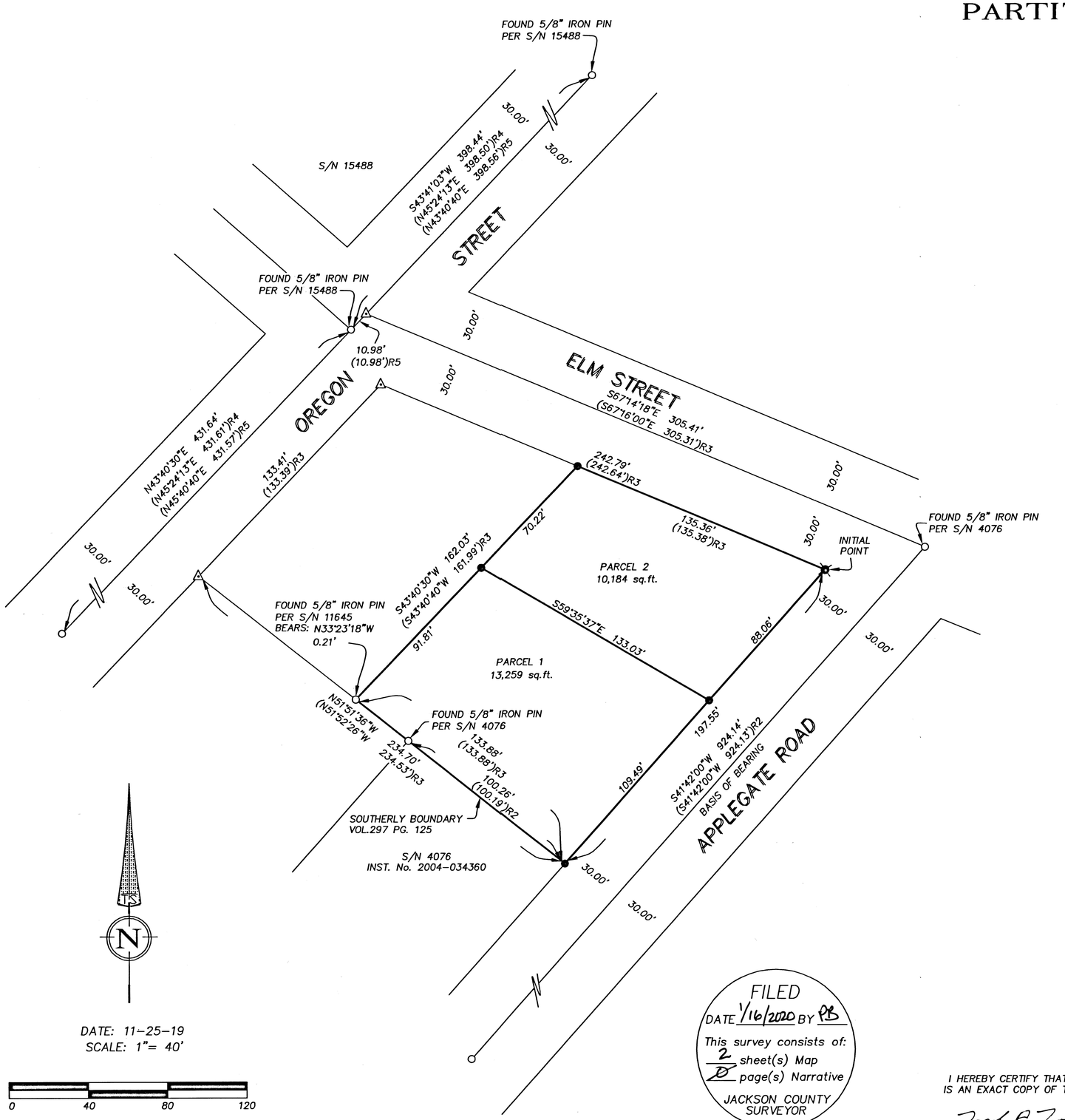
PARTITION PLAT No. P-01-2020

LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON.

FOR

630 APPLEGATE LLC
2606 23RD AVE W
SEATTLE, WASHINGTON 98199

AT
630 APPLEGATE STREET
JACKSONVILLE, OREGON 97530



DATE: 11-25-19
SCALE: 1"= 40'

LEGEND

S/N	SURVEY NUMBER ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON.
INST.No.	INSTRUMENT NUMBER OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
VOL. PG.	VOLUME AND PAGE OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
○	FOUND 5/8" IRON PIN MONUMENT PER S/N 2449 OR AS INDICATED.
●	SET 5/8" BY 24" IRON PIN WITH PLASTIC CAP MARKED "FRANTZ LS 50077".
⊗	SET 5/8" BY 30" IRON PIN WITH PLASTIC CAP MARKED "FRANTZ PLS 50077".
△	CALCULATED POSITION, NOTHING SET.
R1	RECORD DATA PER S/N 2449.
R2	RECORD DATA PER S/N 4076.
R3	RECORD DATA PER S/N 11645.
R4	RECORD DATA PER S/N 19938.
R5	RECORD DATA PER S/N 15488.

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTER LINE OF APPLEGATE STREET PER FILED SURVEY NUMBER 11645. SAID BEARING BEING SOUTH 41°42'00" WEST, AS SHOWN HEREON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JULY 12, 2005
FRED A. FRANTZ
No. 50077
Renewal 12-31-2011

FILED
DATE 1/16/2020 BY PB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

FRED A. FRANTZ, PLS 50077

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