23013

PARTITION PLAT NO. P-05-2020

SITUATED IN THE SE1/4, SW1/4 OF SECTION 15, AND
THE NE1/4, NW1/4 OF SECTION 22 T36S, R04W W.M.
CITY OF ROGUE RIVER, JACKSON COUNTY, OREGON

SURVEYOR'S CERTIFICATE:

I, KEITH R. RHINE, A REGISTERED LAND SURVEYOR IN THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE PARTITIONED, PLATTED, CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID TRACT AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

A PARCEL OF LAND SITUATED IN THE SE1/4 SW1/4 OF SECTION 15 AND THE NE1/4 NW1/4 SECTION 22, TOWNSHIP 36 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, WITHIN THE CITY OF ROGUE RIVER, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, SAID POINT BEING THE SOUTHWEST CORNER OF PARCEL 1 OF PARTITION PLAT NO. P-134-1990, RECORDED AS CS #12294 IN THE JACKSON COUNTY SURVEYORS OFFICE, THENCE SOUTH 00°24'35" EAST, 117.28 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MAIN STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 83°10'01" WEST, 178.31 FEET TO THE EAST LINE OF PARCEL 2 OF MINOR LAND PARTITION RECORDED AS CS #10502; THENCE ALONG SAID EAST LINE, NORTH 00°36'12" WEST, 300.00 FEET; THENCE ALONG THE NORTH LINE AND THE EXTENSION THEREOF SAID PARCEL 2, NORTH 83°15'39" WEST, 165.00 FEET TO THE EAST LINE OF CARNER AND SABIN'S ADDITION; THENCE ALONG SAID EAST LINE, NORTH 00°36'12" WEST, 335.78 FEET TO THE CENTERLINE OF WARDS CREEK; THENCE FOLLOWING THE CENTERLINE OF WARDS CREEK THE FOLLOWING NINETEEN (19) COURSES, NORTH 26°08'01" EAST, 24.35 FEET; THENCE NORTH 32°40'43" EAST, 46.25 FEET; THENCE NORTH 26°00'33" EAST, 70.40 FEET; THENCE NORTH 10°37'33" EAST, 36.87 FEET; THENCE NORTH 14°52'08" EAST, 19.73 FEET; THENCE NORTH 20°33'40" EAST, 58.68 FEET; THENCE NORTH 24°34'55" EAST, 49.69 FEET; THENCE NORTH 17°07'45' EAST, 29.23 FEET; THENCE NORTH 25°21'03" EAST, 29.77 FEET; THENCE NORTH 39°41'08" EAST, 13.06 FEET; THENCE NORTH 49°10'19" EAST, 13.91 FEET; THENCE NORTH 50°54'47" EAST, 18.40 FEET; THENCE NORTH 14°30'46" EAST, 19.24 FEET; THENCE NORTH 8°30'46" EAST, 34.87 FEET; THENCE NORTH 13°00'48" EAST, 45.49 FEET; THENCE NORTH 43°13'00" EAST, 46.49 FEET; THENCE NORTH 73°45'45" EAST, 23.05 FEET; THENCE NORTH 79°26'42" EAST, 59.55 FEET; THENCE NORTH 69°31'51" EAST, 34.23 FEET TO THE WEST LINE OF LAND PARTITION P-63-1991, AS FILED IN THE JACKSON COUNTY SURVEYORS OFFICE; THENCE ALONG SAID WEST LINE, SOUTH 00°24'33" EAST, 1084.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.68 ACRES, MORE OR LESS.

Keith R. Rhine
KEITH R. RHINE PLS

APPROVALS:

APPROVED BY _____ JACKSON COUNTY SURVEYOR — DATE 2/3/2020

APPROVED BY _____ CITY OF ROGUE RIVER PLANNER — DATE 2.10.2020

I HEREBY CERTIFY THAT ALL TAXES, INTEREST, PENALTIES, ASSESSMENTS, FEES OR OTHER CHARGES REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID.

_____, AGENT
ASSESSOR — DATE 2/18/2020

_____, Deputy
TAX COLLECTOR — DATE 2/18/2020

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 18th DAY OF February, 2020 AT 3:00 O'CLOCK P.M.
AND RECORDED AS PARTITION PLAT NO. P-05-2020 OF THE RECORDS OF JACKSON COUNTY, OREGON.

INDEX VOLUME 31, PAGE 05.

Christine D. Walker
COUNTY CLERK

Jean Shingle
DEPUTY

COUNTY SURVEY FILE NO. 23013

36-4W-15CD-802
36-4W-15CD-900

DECLARATION:

STATE OF OREGON)
)SS.
COUNTY OF JACKSON)

THIS IS TO CERTIFY THAT HRP, LLC IS A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF OREGON, AND IS THE OWNER OF THE LANDS DESCRIBED HEREON IN THE "SURVEYORS CERTIFICATE" AND THAT HRP, LLC DID CAUSE THE SAME TO BE SURVEYED AND PLATTED AS SHOWN ON THE ANNEXED PLAT. AND DOES FOR ITSELF, IT'S TRANSFEREES, SUCCESSORS, AND ASSIGNS HEREBY CREATE A 25' X 104.50' ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2.

SAID PROPERTY ALSO SUBJECT TO THE FOLLOWING PER TICOR TITLE COMPANY ORDER NUMBER 470319064952, DATED JANUARY 9, 2020.

DEED VOL/PGS	DESCRIPTION
• DV 16/25	EASEMENT FOR THE PURPOSE OF AN IRRIGATION DITCH. (LOCATION NOT DETERMINED)
• DV 135/515	EASEMENT FOR THE PURPOSE OF AN IRRIGATION DITCH. (LOCATION NOT DETERMINED)
• INST. 77/19705	PUBLIC UTILITIES EASEMENT TO CITY OF ROGUE RIVER. (AS SHOWN ON MAP)
• INST. 78/23995	EASEMENT FOR THE PURPOSE OF A ROADWAY. (AS SHOWN ON MAP)
• INST. 80/21549	EASEMENT FOR THE PURPOSE OF A ROADWAY. (AS SHOWN ON MAP)
• INST. 80/24150	EASEMENT FOR THE PURPOSE OF A ROADWAY. (AS SHOWN ON MAP)
• INST. 2014-015644	POWER EASEMENT TO PACIFIC CORP. (AS SHOWN ON MAP)

(CORPORATE OFFICER'S SIGNATURE) — DATE 2/3/2020

STATE OF OREGON)
)SS.
COUNTY OF ~~JACKSON~~ Josephine)

BE IT REMEMBERED THAT ON THIS 3 DAY OF February, 2020, PERSONALLY APPEARED BEFORE ME DALE HURST, KNOWN TO ME TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT, AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY AS SUCH OFFICER ON BEHALF OF SAID CORPORATION BY THE AUTHORITY OF IT'S BOARD OF DIRECTORS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL NOTARY SEAL THIS

3 DAY OF February, 2020.

OFFICIAL SEAL

Heidi Joanne Provart
(PRINT NAME)
NOTARY PUBLIC-OREGON
COMMISSION NO. 954034
MY COMMISSION EXPIRES P-25-2020

NOTARY PUBLIC FOR OREGON (SIGNATURE)

FILED
Date 2/18/2020 By PB
This Survey Consist Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

Keith R. Rhine
KEITH R. RHINE PLS 58985

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Keith R. Rhine
OREGON
JULY 11, 2000
KEITH R. RHINE
58985
RENEWAL DATE: 12-31-20

SHEET 1 OF 2

SURVEY FOR: HRP, LLC
2035 NW VINE ST
GRANTS PASS, OR 97526

DATE: JANUARY 2020 | PROJECT NO. 1748

R-C RHINE-CROSS GROUP LLC
ENGINEERING - SURVEYING - PLANNING
112 N 5th STREET, SUITE 200, P.O. BOX 909
KLAMATH FALLS, OREGON 97601
Phone: (541) 851-9405 Fax: (541) 273-9200 admin@rc-grp.com

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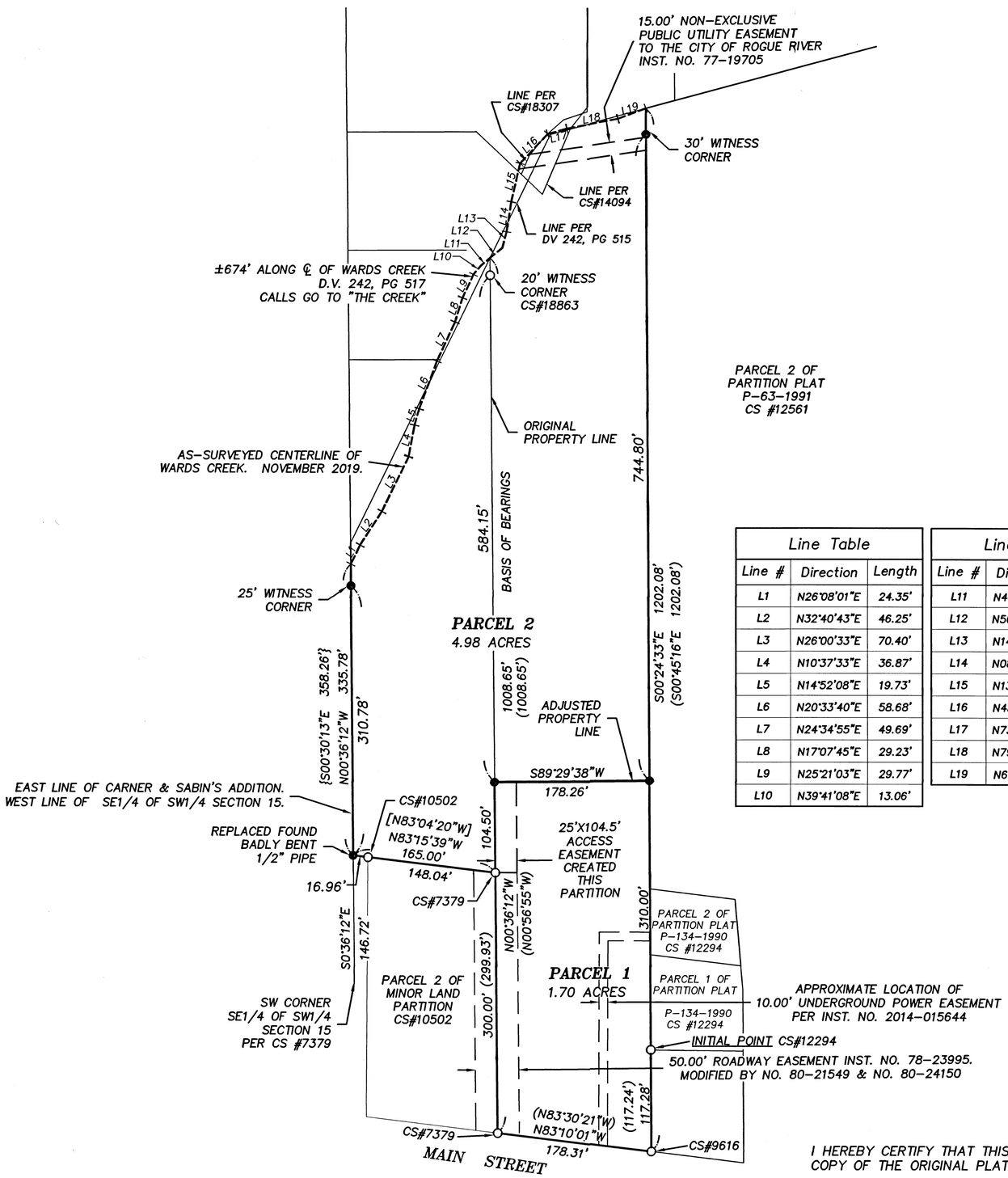

Line Table		
Line #	Direction	Length
L1	N26°08'01"E	24.35'
L2	N32°40'43"E	46.25'
L3	N26°00'33"E	70.40'
L4	N10°37'33"E	36.87'
L5	N14°52'08"E	19.73'
L6	N20°33'40"E	58.68'
L7	N24°34'55"E	49.69'
L8	N17°07'45"E	29.23'
L9	N25°21'03"E	29.77'
L10	N39°41'08"E	13.06'

Line Table		
Line #	Direction	Length
L11	N49°10'19"E	13.91'
L12	N50°54'47"E	18.40'
L13	N14°30'46"E	19.24'
L14	N08°30'46"E	34.87'
L15	N13°00'48"E	45.49'
L16	N43°13'00"E	46.49'
L17	N73°45'45"E	23.05'
L18	N79°26'42"E	59.55'
L19	N69°31'51"E	34.23'

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

LEGEND:

- ○ FOUND MONUMENT AS NOTED.
- ● SET 5/8"X30" REBAR W/YELLOW PLASTIC CAP STAMPED "RHINE-CROSS GROUP LLC", UNLESS OTHERWISE NOTED.
- ——— PROPERTY LINE
- (XXX.XX) RECORD INFORMATION PER CS 18863
- [XXX.XX] RECORD INFORMATION PER CS 10502
- {XXX.XX} RECORD INFORMATION PER CS 7379

BASIS OF BEARINGS IS GRID NORTH OF THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), GRANTS PASS – ASHLAND ZONE, WHICH IS DERIVED FROM NAD83 2011 (EPOCH 2010).

NARRATIVE:

THIS SURVEY WAS DONE TO SATISFY THE REQUIREMENTS OF THE APPROVAL OF A PROPERTY LINE ADJUSTMENT FILE NUMBER PLA 2020-01 BY THE CITY OF ROGUE RIVER.
FOUND AND HELD MONUMENTS PER CS NUMBERS 7379, 10502, 12294 AND 18863 WERE USED FOR CONTROL OF THE PROPERTIES DESCRIBED IN INST. NUMBERS 2012-25092 AND 2018-29764.
THE PROPERTIES TO THE NORTH AND WEST WERE CREATED BY DEED VOLUME 242, PAGE 515 AND THEN BY AN EXCEPTION IN DEED VOLUME 242, PAGE 517. THE INTENT OF DEED VOLUME 242, PAGE 517 WAS TO FOLLOW WARDS CREEK. THIS IS INDICATED BY THE CALL "THENCE FOLLOWING WARDS CREEK". THIS IS FURTHER SUBSTANTIATED BY CS#'S 6856, 14094 AND 18307 WHICH ALL WENT TO THE CENTER OF WARDS CREEK AT THE TIME OF THE SURVEY. AS SHOWN ON SAID SURVEYS, WARDS CREEK HAS MOVED OVER THE YEARS.
THE EAST LINE OF CARNER AND SABIN'S ADDITION WAS ESTABLISHED BY RETRACING CS #7379. SAID SURVEY USED CS #5784 TO ESTABLISH SAID EAST LINE.
EQUIPMENT USED WAS A TRIMBLE S7 TOTAL STATIONS AND A TRIMBLE R10 GPS ROVER. DOUBLE RTK TIES TO FOUND MONUMENTS AT DIFFERENT TIMES WAS USED IF GPS ACCESSIBLE. OTHERWISE MONUMENTS WERE TIED AND SET USING TOTAL STATION FROM CLOSED TRAVERSE CONTROL.

SHEET 2 OF 2

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL PLAT.

KEITH R. RHINE PLS 58985

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 11, 2000 KEITH R. RHINE 58985
RENEWAL DATE: 12-31-20

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