

# PARTITION PLAT NO. P-20-2021

LOCATED IN THE NORTHEAST 1/4 OF SECTION 21  
TOWNSHIP 36 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN,  
CITY OF GOLD HILL, JACKSON COUNTY, OREGON

PREPARED FOR:  
TOM BROOKS  
PH: 541-840-9666  
TOMBROOKSDMD@GMAIL.COM

PROPERTY OWNER:  
JERRY D. AND KAREN A. DAVIS  
1174 N. 2ND AVENUE  
GOLD HILL, OR 97525

**\*\* RECEIVED \*\***  
DATE 6/23/21 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 JERRY D. AND KAREN A. DAVIS, are the owners in fee of the lands shown on this plat, more particularly described in the Surveyor's Certificate, and has caused the same to be subdivided into 3 Parcels as shown hereon, and does hereby dedicate to the City of Gold Hill the Public Utility Easements as shown hereon, and an 8-foot private access easement over and across and for the benefit of Parcels 1-3 as shown hereon.

Jerry D. Davis  
JERRY D. DAVIS  
Karen A. Davis  
KAREN A. DAVIS

### Surveyor's Certificate

I, Sean P. Metzger, 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 tract of land shown hereon, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at the Quarter Section corner between Sections 16 and 21 in Township 36 South, Range 3 West of the Willamette Meridian in Jackson County, Oregon; thence North 00° 00' 35" East 33.14 feet (record: North 35.0 feet, more or less), to the southerly right of way line of Second Avenue; thence South 77° 18' 05" East, along said southerly right of way line, 895.81 (record: South 77° 18' East 893.76 feet) to the Point of Beginning, and the Initial Point; thence South 12° 42' 05" West (record: South 12° 42' West) 322.00 feet; thence South 77° 18' 05" East (record: South 77° 18' East) parallel to said southerly right of way line of Second Avenue, 111.42 feet, to the extended west line of filed Survey Number 19963; thence along said west line North 12° 42' 05" East (record: North 12° 42' East) 322.00 feet to the southerly right of way line of Second Avenue; thence along said southerly line North 77° 18' 05" West (record: North 77° 18' West) 111.42 feet to the Point of Beginning, being a portion of Lot 8 in Block 2 of Riverside Addition to the City of Gold Hill, Jackson County, Oregon, according to the official plat thereof, now of record.

State of Oregon )  
                  ss  
County of Jackson )

Personally appeared before me the above named Jerry D. Davis on this the 5<sup>th</sup> day of May, 2021 and acknowledged the foregoing instrument to be his voluntary act and deed.

(Signature) Martha Florence Kleyn-Schoorel  
(Printed Name) Martha Florence Kleyn-Schoorel

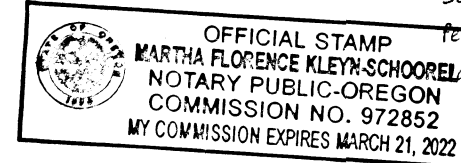
Notary Public - Oregon Commission No. 972852  
My Commission Expires: 03-21-2022

State of Oregon )  
                  ss  
County of Jackson )

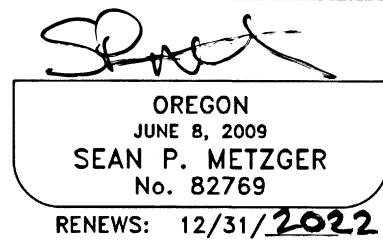
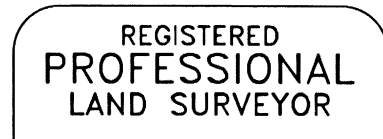
Personally appeared before me the above named Karen A. Davis on this the 5<sup>th</sup> day of May, 2021 and acknowledged the foregoing instrument to be her voluntary act and deed.

(Signature) Martha Florence Kleyn-Schoorel  
(Printed Name) Martha Florence Kleyn-Schoorel

Notary Public - Oregon Commission No. 972852  
My Commission Expires: 03-21-2022



SP Metzger  
SEAN P. METZGER PLS 82769



I, Sean P. Metzger, do hereby certify that this is an exact copy of the original.  
SP Metzger

### Approvals:

Examined and approved by the City of Gold Hill Planning Director this 12<sup>th</sup> day of May, 2021

Angela Nolan  
Planning Director

Examined and approved this 9<sup>th</sup> day of June, 2021

Jonathan M.  
City Engineer

Examined and approved this 15 day of June, 2021

Scott Sen  
Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of this 17<sup>th</sup> day of May, 2021

Ann M. Wood  
Tax Collector

Examined and approved as required by O.R.S. 92.100 this 23<sup>rd</sup> day of June, 2021

Adlynn Brown Assessor 6/23/2021 Date

### Recorder:

Filed for record this 23<sup>rd</sup> day of June, 2021 at 11:11 o'clock A.M. and recorded in Volume 32, Page 20 of the Plat Records of Jackson County, Oregon.

Christine D. Walker County Clerk Jonathan J. Morgan Deputy

Approved for Recording: N/A County Commissioner/Administrator Date

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

SURVEY FOR: JERRY D. AND KAREN A. DAVIS  
1174 N. 2ND AVENUE, GOLD HILL, OR 97525

DATE FINAL MONUMENT SET: March 19, 2021

BASIS OF BEARING: Per Survey Number 19963, as filed in the County Surveyor's Office, Jackson County, Oregon

PURPOSE OF SURVEY: To partition the property described in the Surveyor's Certificate and divide said property into three (3) parcels.

PROCEDURE USED DURING SURVEY: This survey began with a diligent search of available records including:  
- County Survey Numbers 900, 3233, 7104, 17215, 19418, 19963 AND 23134  
- Riverside Addition to Gold Hill  
- Clients current deed 03-10778 and deeds for surrounding properties

Monuments found from Survey Number 19963 were held for the east property line and the east line of Lot 8 in Block 2 of Riverside Addition to the City of Gold Hill as shown. The west line was then offset at record deed distance of 111.42 feet parallel to the east line and not at the measured proportioned distance of 111.65 feet. The north line of the property also being the southerly right of way line of Second Avenue was established by holding the found monuments of record as shown. The south line of the property was then offset a distance of 322.00 feet and parallel to the north line.

All found monuments were measured via static GPS observations, redundant RTK measurements and/or closed loop traverse.

PREPARED BY: METZGER LAND SURVEYING, LLC  
P.O. BOX 3521  
CENTRAL POINT, OR 97502  
PHONE: 541-727-2749

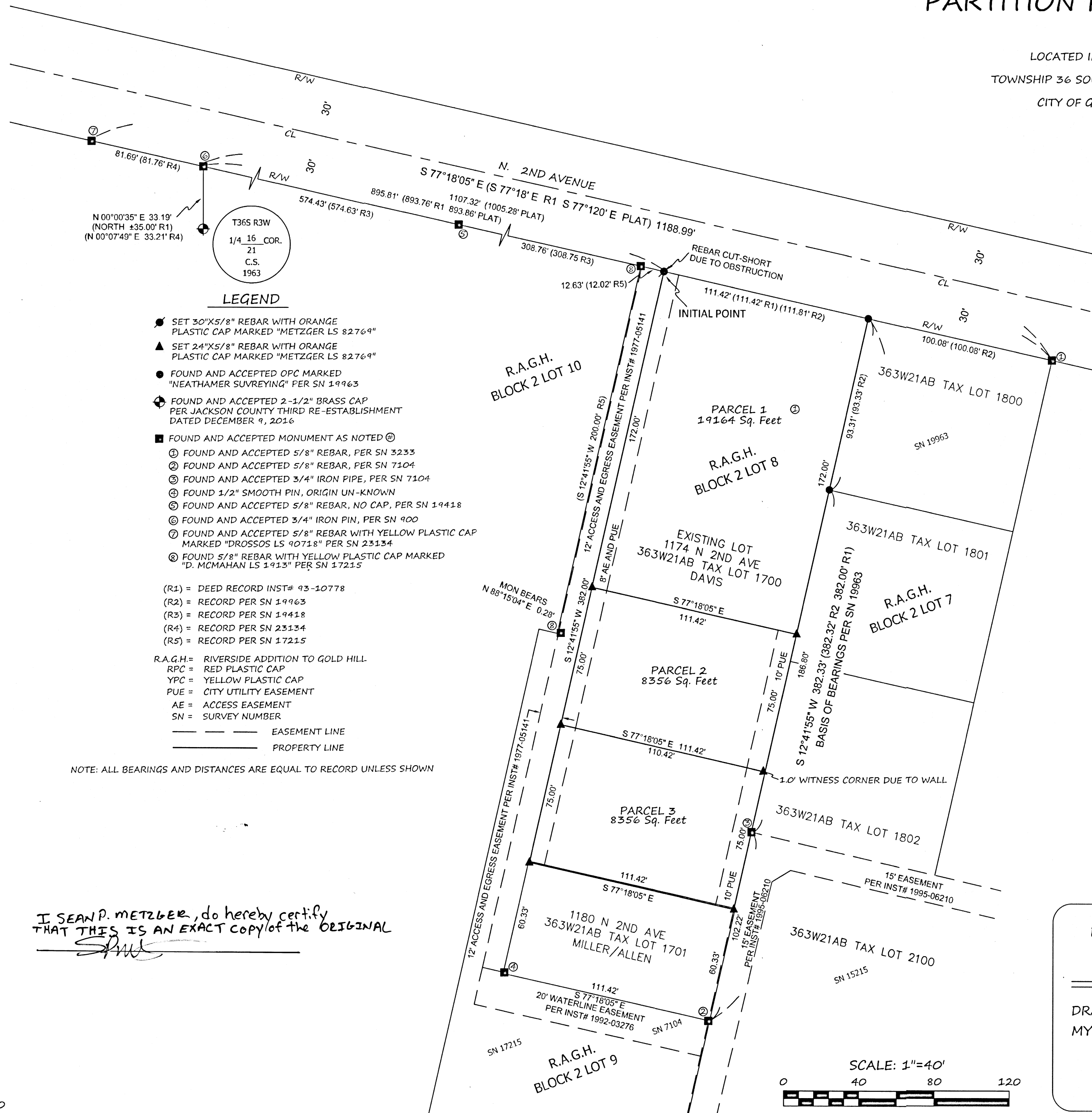
DRAWN BY: SPM DATE: 4/26/2021  
MYLAR PLOTTED: DATE: 4/30/2021

# PARTITION PLAT NO. P-20-2021

LOCATED IN THE NORTHEAST 1/4 OF SECTION 21  
TOWNSHIP 36 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN,  
CITY OF GOLD HILL, JACKSON COUNTY, OREGON

PREPARED FOR:  
TOM BROOKS  
PH: 541-840-9666  
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PROPERTY OWNER:  
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N 00°00'35" E 33.19'  
NORTH ±35.00' R1  
(N 00°07'49" E 33.21' R4)

T36S R3W  
1/4 16 COR.  
21  
C.S.  
1963

### LEGEND

- SET 30"x5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "METZGER LS 82769"
- ▲ SET 24"x5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "METZGER LS 82769"
- FOUND AND ACCEPTED OPC MARKED "NEATHAMER SURVEYING" PER SN 19963
- ⊕ FOUND AND ACCEPTED 2-1/2" BRASS CAP PER JACKSON COUNTY THIRD RE-ESTABLISHMENT DATED DECEMBER 9, 2016
- FOUND AND ACCEPTED MONUMENT AS NOTED ⊕
- ① FOUND AND ACCEPTED 5/8" REBAR, PER SN 3233
- ② FOUND AND ACCEPTED 5/8" REBAR, PER SN 7104
- ③ FOUND AND ACCEPTED 3/4" IRON PIPE, PER SN 7104
- ④ FOUND 1/2" SMOOTH PIN, ORIGIN UN-KNOWN
- ⑤ FOUND AND ACCEPTED 5/8" REBAR, NO CAP, PER SN 19418
- ⑥ FOUND AND ACCEPTED 3/4" IRON PIN, PER SN 900
- ⑦ FOUND AND ACCEPTED 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "DROSSOS LS 90718" PER SN 23134
- ⑧ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "D. MCMAHAN LS 1913" PER SN 17215

- (R1) = DEED RECORD INST# 93-10778
- (R2) = RECORD PER SN 19963
- (R3) = RECORD PER SN 19418
- (R4) = RECORD PER SN 23134
- (R5) = RECORD PER SN 17215

- R.A.G.H. = RIVERSIDE ADDITION TO GOLD HILL
- RPC = RED PLASTIC CAP
- YPC = YELLOW PLASTIC CAP
- PUE = CITY UTILITY EASEMENT
- AE = ACCESS EASEMENT
- SN = SURVEY NUMBER

- EASEMENT LINE
- PROPERTY LINE

NOTE: ALL BEARINGS AND DISTANCES ARE EQUAL TO RECORD UNLESS SHOWN

I, SEAN P. METZGER, do hereby certify  
THAT THIS IS AN EXACT COPY OF THE ORIGINAL

*SPM*

\*\* RECEIVED \*\*  
DATE 4/23/21 BY PB  
This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*SPM*

OREGON  
JUNE 8, 2009  
SEAN P. METZGER  
No. 82769  
RENEWS: 12/31/2022

PREPARED BY: METZGER LAND SURVEYING, LLC  
P.O. BOX 3521  
CENTRAL POINT, OR 97502  
PHONE: 541-727-2749

DRAWN BY: SPM  
MYLAR PLOTTED:

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