

LAND PARTITION SURVEY PARTITION PLAT NO. P-29-2021

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN,
CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

FILED
Date 9/10/21 By SS
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

APPROVAL:

EXAMINED AND APPROVED THIS 18 DAY OF August, 2021

Scott Fein
JACKSON COUNTY SURVEYOR

SURVEY FOR:
DENNIS CLARK

P.O. BOX 180
JACKSONVILLE, OR 97530

APPROVAL:

Richard R. Thompson 9/7/21
CITY OF JACKSONVILLE PLANNING DATE
FILE # 2020-105

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF September 10th 2021

ASSESSOR City of Jackson DATE 9/10/21
TAX COLLECTOR Howe & Sons DATE 9/10/21

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT DENNIS CLARK IS THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN ON THIS PARTITION PLAT, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED SAID LANDS TO BE PARTITIONED INTO THE PARCELS AS SHOWN HEREIN. ALL BOUNDARY LINES ARE PLAINLY SET FORTH AND THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION.

I DO HEREBY CREATE THE MUTUAL PRIVATE ACCESS OVER AND ACROSS A PORTION OF PARCEL 2 FOR THE BENEFIT OF PARCEL 1 AS SHOWN ON SHEET 2 OF THIS PARTITION. SAID MUTUAL PRIVATE ACCESS EASEMENT IS FOR INGRESS AND EGRESS AND SHALL BE KEPT FREE OF PARKED VEHICLES, BUILDINGS OR OTHER IMPROVEMENTS WHICH MAY RESTRICT SUCH ACCESS. PUBLIC AND PRIVATE EMERGENCY VEHICLES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID MUTUAL PRIVATE ACCESS EASEMENT AT ALL TIMES.

Dennis Clark
DENNIS CLARK

ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF JACKSON } S.S.

ON THIS, THE 12th DAY OF August, 2021,
DENNIS CLARK, TO ME PERSONALLY KNOWN, WHO BEING
DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS
SIGNED BY AND TO BE HIS FREE ACT AND DEED.

Notary Public

NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 1002163
MY COMMISSION EXPIRES 7-20-24

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Philip J. Drossos
OREGON
JULY 12, 2016
PHILIP J. DROSSOS
No. 90718

Renewal 12-31-21

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

Philip J. Drossos
PHILIP J. DROSSOS, PLS 90718

RECORDING:

FILED FOR RECORD THIS 10th DAY OF September
2021, AT 2:15 O'CLOCK, P.M. AND RECORDED AS
PARTITION PLAT NO. P-29-2021 OF THE RECORDS

INDEX VOLUME 32, PAGE 29

Christine D. Walper Joseph J. Morgan
COUNTY CLERK DEPUTY

23444

COUNTY SURVEYOR FILE NO. _____

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2006-050149 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AS APPROVED BY THE CITY OF JACKSONVILLE PLANNING DEPARTMENT AS FILE # 2020-105.

PROCEDURE: USING A TRIMBLE S6 TOTAL STATION AND TRIMBLE R-10 GPS RECEIVERS, I RECOVERED AND TIED THE EXISTING MONUMENTS OF RECORD AS SHOWN HEREIN. THE EXISTING CENTERLINE MONUMENTS WERE HELD AS SHOWN TO ESTABLISH THE NECESSARY RIGHT-OF-WAYS. AT THE NORTHERLY ANGLE POINT IN 'G' STREET ORIGINALLY MONUMENTED WITH A 5/8" REBAR ON SURVEY NUMBER (S/N) 3632, I FOUND, AND HOLD, AN UNREFERENCED LEAD PLUG WITH BRASS WASHER STAMPED "RLS 803" WHICH FIT VERY WELL WHEN COMPARED TO THE RECOVERED CORNERS ALONG THE RIGHT-OF-WAY AND RECORD DIMENSIONS. THE EASTERLY LINE OF THE SUBJECT PROPERTY IS THE EASTERLY RIGHT-OF-WAY OF 'G' STREET EXTENDED. THE SOUTH AND WEST LINES WERE ESTABLISHED BY HOLDING THE RECOVERED MONUMENTS AS SHOWN HEREIN.

EASEMENTS OF RECORD

EASEMENTS SHOWN IN AMERITITLE ORDER NO. 434109AM EFFECTIVE DATE AUGUST 10, 2021 ARE SHOWN HEREIN ON SHEET 2

TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520

(541) 482-6474
terrain@bisp.net
JOB NO. 1412-21

LAND PARTITION SURVEY PARTITION PLAT NO. P-29-2021

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN,
CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

SURVEY FOR:
DENNIS CLARK

P.O. BOX 180
JACKSONVILLE, OR 97530

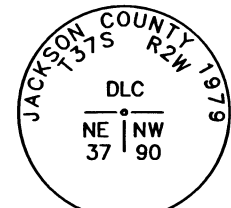
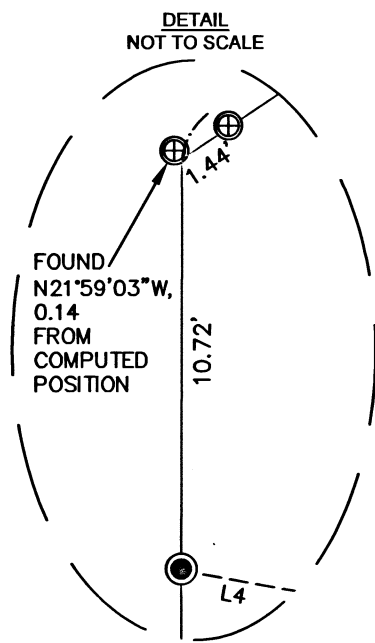
LEGEND

- BOUNDARY LINE
- ✱ FOUND 2-1/2" BRASS CAP PER JACKSON COUNTY RE-ESTAB NOTES AS NOTED
- ⊙ FOUND 1-1/2" BRASS CAP IN MONUMENT CASE STAMPED "ODOT CONTROL" PER S/N 18625
- ⊕ FOUND 3/4" REBAR, 1.5' BELOW GRADE, PER S/N 1937
- ⊗ FOUND 5/8" REBAR PER S/N 5127 OR AS NOTED
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "VERLYN THOMAS LS 505" PER S/N 11117
- ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "D. MCMAHAN LS 1913" PER S/N 17164
- ✱ FOUND LEAD PLUG AND TACK STAMPED "RLS 803" ORIGIN UNKNOWN, REFERENCED ON S/N 17499
- ⊙ FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "LS 1913" PER S/N 18164
- ⊙ FOUND 1-1/2" ALUMINUM CAP STAMPED "FARBER PLS 2189" PER S/N 19493
- ⊕ FOUND 5/8" REBAR WITH ILLEGIBLE YELLOW PLASTIC CAP PER S/N 19493 AND 21031
- ⊙ FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "HOFFBUHR & ASSOC." PER S/N 19636
- ⊙ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "DROSSOS LS 90718" PER S/N
- ⊙ SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "DROSSOS LS 90718"
- - - - - EXISTING 15' SEWER EASEMENT PER INST. NO. 75-08307
- ▨ FENCE (WOOD)
- ▨ MUTUAL PRIVATE ACCESS EASEMENT PER THIS PLAT
- S/N SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, JACKSON COUNTY, OREGON
- INST. NO. INSTRUMENT NUMBER, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- (R1) RECORD DATA PER S/N 3632
- (R2) RECORD DATA PER S/N 4242
- (R3) RECORD DATA PER S/N 5127
- (R4) RECORD DATA PER S/N 6555
- (R5) RECORD DATA PER S/N 18164
- (R6) RECORD DATA PER S/N 19636

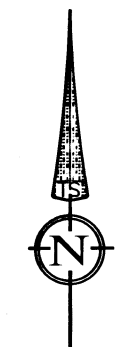
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N82°41'54"E	26.73'
L2	S56°00'40"W	23.88'
L3	S34°00'48"E	16.50'
L4	N79°56'51"W	30.45'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	48.96'	30.00'	93°30'44"	43.71'	S46°36'22"E
C2	39.28'	25.00'	90°01'28"	35.36'	N10°59'56"E

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E7	S34°00'48"E	16.00'
E8	S56°00'40"W	30.00'
E9	N34°00'48"W	16.00'
E10	N56°00'40"E	30.00'

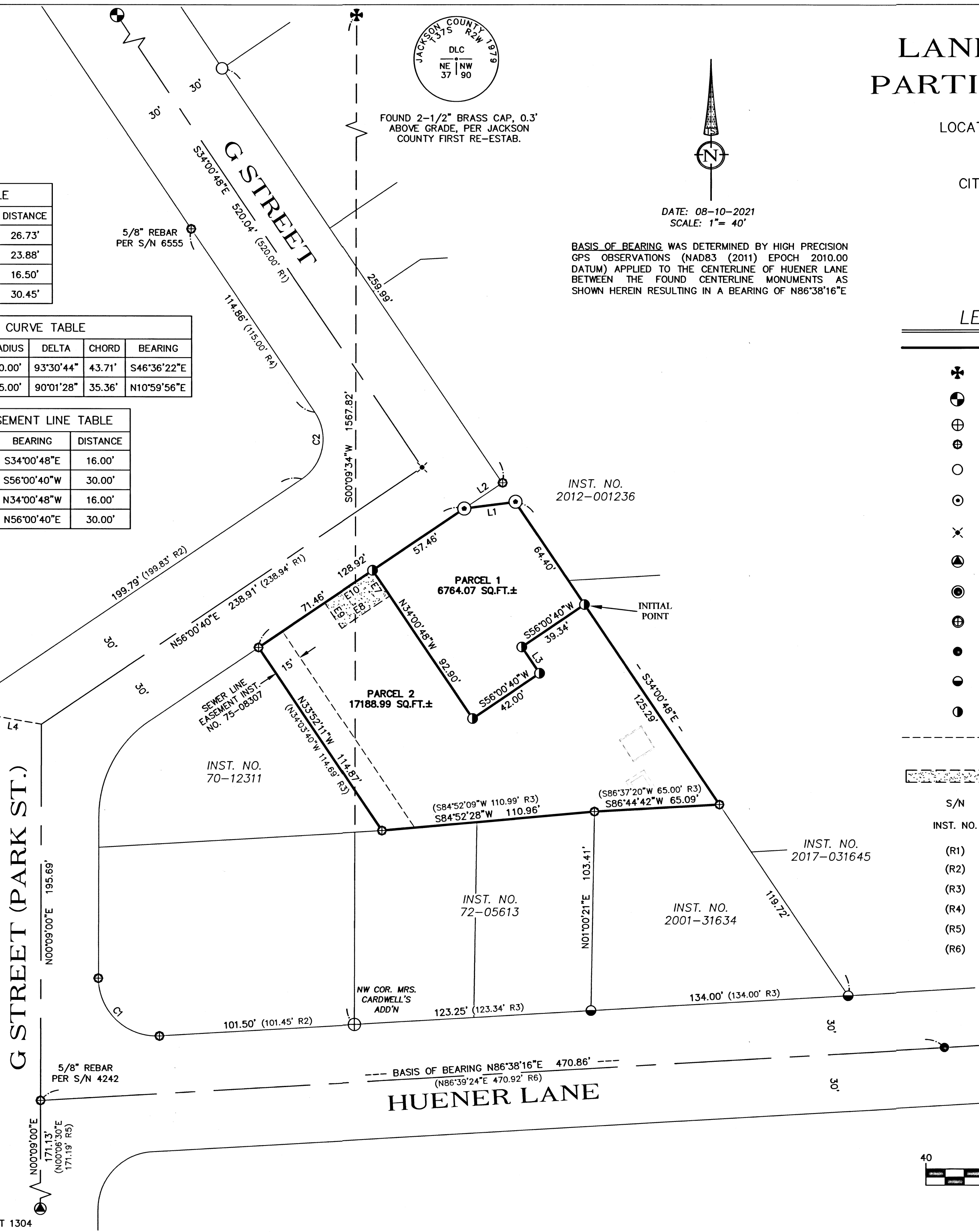


FOUND 2-1/2" BRASS CAP, 0.3' ABOVE GRADE, PER JACKSON COUNTY FIRST RE-ESTAB.



DATE: 08-10-2021
SCALE: 1" = 40'

BASIS OF BEARING WAS DETERMINED BY HIGH PRECISION GPS OBSERVATIONS (NAD83 (2011) EPOCH 2010.00 DATUM) APPLIED TO THE CENTERLINE OF HUENER LANE BETWEEN THE FOUND CENTERLINE MONUMENTS AS SHOWN HEREIN RESULTING IN A BEARING OF N86°38'16"E

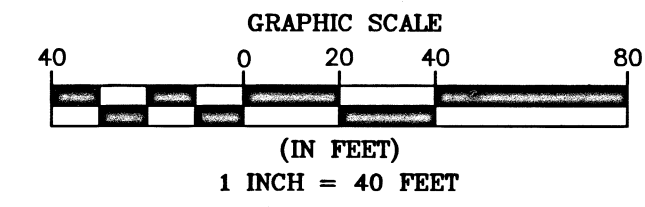


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Date 9/10/21 By SS
This Survey Consists Of:
2 sheet(s) Map
6 page(s) Narrative
JACKSON COUNTY SURVEYOR

ASSESSOR'S MAP NO. 37 2W 29 DC, TAX LOT 1304

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.
PHILIP J. DROSSOS, PLS 90718

REGISTERED PROFESSIONAL LAND SURVEYOR
PHILIP J. DROSSOS
JULY 12, 2016
No. 90718
Renewal 12-31-21



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