

PARTITION PLAT NO. P-04-2022

LOCATED WITHIN
THE EAST HALF OF LOT 22, BLOCK 3 OF CARNER AND SABIN'S SECOND
ADDITION TO THE TOWN (NOW CITY) OF ROGUE RIVER, OREGON IN
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 15, TOWNSHIP 36 SOUTH, RANGE 4 WEST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

FOR
NICOLE MURPHY
215 FOURTH STREET
ROGUE RIVER, OREGON 97537

APPROVALS

APPROVED THIS 18 DAY OF January, 2022
[Signature]
JACKSON COUNTY SURVEYOR

APPROVED THIS 24th DAY OF January, 2022
[Signature]
CITY OF ROGUE RIVER ADMINISTRATOR

APPROVED THIS 24th DAY OF January, 2022
[Signature]
CITY OF ROGUE RIVER PUBLIC WORKS DIRECTOR
FILE NUMBER, PAR 2021-01 / LAND PARTITION

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100,
THIS 3 DAY OF FEBRUARY, 2022
[Signature] ASSESSOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES, AS PROVIDED BY O.R.S.
92.095, HAVE BEEN PAID THIS 3 DAY OF February, 2022
[Signature]
JACKSON COUNTY TAX COLLECTOR OR DEPUTY

STATE OF OREGON)
COUNTY OF JACKSON)

I DO HEREBY CERTIFY THAT THE ATTACHED RE-PLAT WAS RECEIVED FOR
RECORDING ON THE 3 DAY OF February, 2022 AT 2:46 O'CLOCK P.M.
AND RECORDED IN VOLUME 33, PAGE 04, JACKSON COUNTY RECORDS.
Christine D. Walker Glea Hall
JACKSON COUNTY CLERK DEPUTY

GRANTS PASS IRRIGATION DISTRICT (G.P.I.D.) DOES HEREBY ACCEPT THE
FOLLOWING 10.00-FOOT WIDE EXCLUSIVE, UNOBSTRUCTED EASEMENT
ALONG THE NORTH, SOUTH AND EAST PROPERTY LINES AND A 5.00-FOOT
WIDE EXCLUSIVE, UNOBSTRUCTED EASEMENT ALONG THE WEST PROPERTY
LINE, ALL FOR AN IRRIGATION PIPELINE, TOGETHER WITH ACCESS FOR
MAINTENANCE AND REPAIR OF SAID FACILITIES. AS SHOWN HEREON
APPROVED THIS 27th DAY OF January, 2022
[Signature]
GRANTS PASS IRRIGATION DISTRICT
SECRETARY / MANAGER

SURVEY NARRATIVE

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO PARCELS CREATED THROUGH
A LAND PARTITION OF INSTRUMENT NUMBER 2020-043446 (CLIENTS DEED) OF THE
OFFICIAL 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 THE CENTERLINE OF NORTH BROADWAY AS DEFINED BETWEEN
THE CENTERLINE INTERSECTION OF FOURTH STREET AND THE 2-1/2-INCH BRASS CAP
AT THE CENTERLINE INTERSECTION OF SEVENTH STREET AS SHOWN ON SURVEY
NUMBER 17148 AND FILED IN THE JACKSON COUNTY, OREGON SURVEYORS OFFICE.

ASIDE FROM THE BENT REBAR AT THE INTERSECTION OF NORTH BROADWAY AND
FOURTH STREET, ALL FOUND MONUMENTS PER RECORD SURVEYS FIT WITHIN
REASON. THEREFORE THEY WERE UTILIZED TO CREATE THIS PLAT.

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 EAST HALF OF LOT 22,
BLOCK 3 OF CARNER AND SABIN'S SECOND ADDITION TO THE CITY OF ROGUE RIVER,
OREGON IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15
TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY,
OREGON. THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY AS
SET FORTH HEREON:

THE EAST HALF OF LOT 22, BLOCK 3 OF CARNER AND SABIN'S SECOND ADDITION TO
THE TOWN (NOW CITY) OF ROGUE RIVER, JACKSON COUNTY, OREGON.

[Signature]
JASON M. MARTIN, P.L.S. NUMBER 54729

EASEMENTS OF RECORD

PER TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY,
ORDER NUMBER 7169-3666792, DATED NOVEMBER 24, 2021.

- 1. THESE PREMISES ARE SITUATED IN THE GRANTS PASS IRRIGATION DISTRICT, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
- 2. EASEMENT FOR RIGHT OF WAY IRRIGATION DITCH. RECORDED FEBRUARY 1, 1905. VOLUME 51, PAGE 411. (SPECIFIC LOCATION NOT DEFINED)
- 3. EASEMENT FOR RIGHT TO CONVEY IRRIGATION WATER ACROSS SAID PREMISES IN FLUME. RECORDED JULY 14, 1944. VOLUME 252, PAGE 218. APPLIES TO ENTIRE LOT.
- 4. ENCROACHMENT ALONG WESTERLY LINE OF TWO SHEDS AND FENCE AS DISCLOSED ON SURVEY NUMBERS 11376 AND 11663, JACKSON COUNTY, OREGON. (SHEDS AND FENCE HAVE BEEN REMOVED)
- 5. DEFERRED IMPROVEMENT AGREEMENT BETWEEN CITY OF ROGUE RIVER, OREGON AND NICOLE MURPHY. RECORDED OCTOBER 22, 2021 AS DOCUMENT NUMBER 2021-044382.

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

[Signature]
JASON M. MARTIN, P.L.S. 54729

DECLARATIONS

KNOW ALL PERSONS BY THESE PRESENTS, THAT NICOLE MURPHY IS THE
OWNER OF THE REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED
IN THE SURVEYOR'S CERTIFICATE AND ON THIS PLAT; SHE HAS CAUSED
THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN
ON THE ANNEXED MAP. AND DO HEREBY DEDICATE A 10.00-FOOT WIDE
PUBLIC UTILITY EASEMENT TO THE CITY OF ROGUE RIVER ALONG THE
NORTH, SOUTH AND EAST PROPERTY LINES. AND GRANTS TO THE GRANTS
PASS IRRIGATION DISTRICT (G.P.I.D.) A 10.00-FOOT WIDE EXCLUSIVE,
UNOBSTRUCTED EASEMENT ALONG THE NORTH, SOUTH AND EAST PROPERTY
LINES AND A 5.00-FOOT WIDE EXCLUSIVE, UNOBSTRUCTED EASEMENT
ALONG THE WEST PROPERTY LINE, ALL FOR AN IRRIGATION PIPELINE,
TOGETHER WITH ACCESS FOR MAINTENANCE AND REPAIR OF SAID
FACILITIES, AS SHOWN HEREON.

[Signature]
NICOLE MURPHY

STATE OF OREGON)
COUNTY OF JACKSON)

BEFORE ME PERSONALLY APPEARED, NICOLE MURPHY, TO ME KNOWN
TO BE THE IDENTICAL PERSONS DESCRIBED IN AND WHO EXECUTED THE
FORGOING DECLARATION AND THAT SHE EXECUTED THE SAME FOR THE
PURPOSE THEREIN SET FORTH.

DATED THIS 14 DAY OF January, 2022

[Signature] NOTARY PUBLIC - OREGON (PRINT NAME)

[Signature] NOTARY PUBLIC - OREGON (SIGNATURE)

COMMISSION NO. 998188

MY COMMISSION EXPIRES March 30, 2024

** FILED **
Date 2/3/22 By PB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

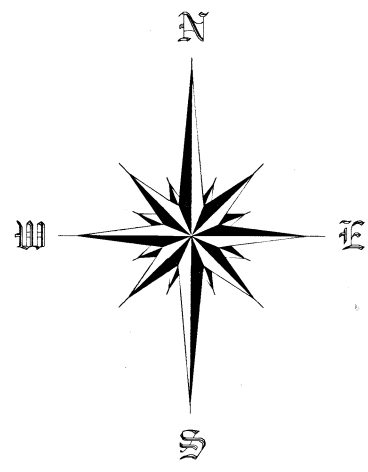
REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
MAY 8, 2012
JASON M. MARTIN
54729

RENEWS: 1/1/2023

SURVEYED BY:
TO THE POINT LAND SURVEYING, LLC
P.O. BOX 217
GOLD HILL, OR 97525
(541) 855-4280

Date: November 24, 2021
Project No. 0005-21



SCALE 1" = 20'

INSTRUMENT NO. 2017-023844

CAP ILLEGIBLE, 01' ABOVE GROUND, IN GOOD CONDITION.

VOLUME 512, PAGE 108 HOPE COMMUNITY PRESBYTERIAN CHURCH

FOUND 2-1/2" BRASS CAP, 0.4' BELOW ASPHALT AT INTERSECTION OF NORTH BROADWAY AND 7TH STREET PER S.N. 8806

0.1' BELOW ASPHALT, IN GOOD CONDITION, AT INTERSECTION OF NORTH BROADWAY AND WOODVILLE WAY.

INITIAL POINT FLUSH WITH GROUND, IN GOOD CONDITION.

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LOCATED WITHIN

THE EAST HALF OF LOT 22, BLOCK 3 OF CARNER AND SABIN'S SECOND ADDITION TO THE TOWN (NOW CITY) OF ROGUE RIVER, OREGON IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

FOR NICOLE MURPHY 215 FOURTH STREET ROGUE RIVER, OREGON 97537

LEGEND

- FOUND MONUMENT AS NOTED
FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, PER S.N. 6787, AS NOTED
FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, PER S.N. 11376, AS NOTED
FOUND 5/8" REBAR PER S.N. 16851
FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, PER S.N. 17148, AS NOTED
SET 5/8-INCH X 30-INCH REBAR WITH ORANGE PLASTIC CAP, STAMPED "J. MARTIN, PLS 54729"
SURVEY DATA PER CARNER AND SABINS SECOND ADDITION TO WOODVILLE
SURVEY DATA PER S.N. 10660
SURVEY DATA PER S.N. 11376
SURVEY DATA PER S.N. 17148
RECORD AND MEASURED
SURVEY NUMBER
SUBJECT PROPERTY
RIGHT OF WAY
DEED LINE
CENTERLINE OF ROAD
4' CHAINLINK FENCE WITHIN 0.5' OF LINE. (UNLESS NOTED)
6' WOOD FENCE WITHIN 0.5' OF LINE
10' WIDE PUBLIC UTILITY AND GRANTS PASS IRRIGATION DISTRICT EASEMENT
5' WIDE GRANTS PASS IRRIGATION DISTRICT EASEMENT

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, P.L.S. 54729

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF NORTH BROADWAY AS DEFINED BETWEEN THE CENTERLINE INTERSECTION OF FOURTH STREET AND THE 2-1/2-INCH BRASS CAP AT THE CENTERLINE INTERSECTION OF SEVENTH STREET AS SHOWN ON SURVEY NUMBER 17148 AND FILED IN THE JACKSON COUNTY, OREGON SURVEYORS OFFICE

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON MAY 8, 2012 JASON M. MARTIN 54729

RENEWS: 1/1/2023

SURVEYED BY:

TO THE POINT LAND SURVEYING, LLC P.O. BOX 217 GOLD HILL, OR 97525 (541) 855-4280

Date: November 24, 2021 Project No. 0005-21