

LAND PARTITION SURVEY & PROPERTY LINE ADJUSTMENT PARTITION PLAT NO. P-12-2022

FILED
Date 3/21/22 By PH
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

APPROVAL:

EXAMINED AND APPROVED THIS 3 DAY OF MARCH, 2022

Scott
JACKSON COUNTY SURVEYOR

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

APPROVAL:

Jan J. Furr 3-16-2022
CITY OF JACKSONVILLE PLANNING DATE

FILE # 2020-163 (PROPERTY LINE ADJUSTMENT) AND
FILE # 2020-193 (PARTITION PLAT)

SURVEY FOR:
FRANK DeLUCA AND KENNETH GREGG

355 OREGON STREET
JACKSONVILLE, OR 97530

RECORDING:

FILED FOR RECORD THIS 21st DAY OF MARCH
2022, AT 8:40 O'CLOCK, A. M. AND RECORDED AS
PARTITION PLAT NO. P-12-2022 OF THE RECORDS

INDEX VOLUME 33, PAGE 12

Christine D. Walker COUNTY CLERK
Leann J. Morgan DEPUTY

COUNTY SURVEYOR FILE NO. 23610

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF 21 March 2022

ASSESSOR David Rasmussen DATE 21 March 2022

TAX COLLECTOR Jaelle Thorpe DATE 03/21/22

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

PURPOSE: TO SURVEY AND MONUMENT A PROPERTY LINE ADJUSTMENT (PLA) OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT 2012-036705 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, SAID PLA RESULTING IN INSTRUMENT NO. 2021-051776 AND 2021-051777, AND TO THEN SURVEY AND PARTITION THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2021-051777 SAID OFFICIAL RECORDS, AS APPROVED BY THE CITY OF JACKSONVILLE PLANNING DEPARTMENT AS FILE #S 2020-163 AND 2020-193.

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. CORNERS SET ON SURVEY NUMBER 21159 WERE FOUND AND HELD FOR THE MAJORITY OF THE SUBJECT PROPERTY. NEAR THE EASTERLY MOST CORNER ALONG 3RD STREET I FOUND A 5/8" REBAR SOUTH AND APPROX. 1.6' FROM THE COMPUTED POSITION. A FENCE WAS RECENTLY BUILT AND FROM THE EVIDENCE IN THE FIELD AND OFFICE I DETERMINED THAT SAID REBAR WAS NOT IN ITS ORIGINAL POSITION. TO RE-ESTABLISH SAID CORNER, I HOLD THE RECOVERED CORNERS TO THE NORTHWEST AND SOUTHEAST AND COMPUTE A DISTANCE/DISTANCE INTERSECTION. IT SHOULD BE NOTED THAT THE CORNER TO THE SOUTHEAST WAS FOUND OFF OF THE RIGHT-OF-WAY BUT WAS HELD FOR THE DISTANCE/DISTANCE INTERSECTION. A PORTION OF APPLGATE STREET WAS VACATED PER INSTRUMENT NUMBER 2015-019147 AND RE-RECORDED AS INSTRUMENT NUMBER 2017-002322. WITHIN SAID RE-RECORDED DOCUMENT, THE LEGAL DESCRIPTION FOR A PORTION OF TAX LOT 700 (PARCEL 1 P-76-2004) WAS AMENDED. THIS AMENDMENT WAS ONLY WRITTEN FOR SAID TAX LOT AND THUS CREATED A CLOUD ON THE TITLE FOR A PORTION OF THE SUBJECT PROPERTY, SAID PORTION BEING THE SHADED AREA ON SHEET 2 OF THIS PLAT. THIS ISSUE WAS RESOLVED WITH A QUIT CLAIM DEED RECORDED AS INSTRUMENT NO. 2021-031954. IT SHOULD BE NOTED FOR THOSE WHO FOLLOW, DEEDS WITH THE ORIGINAL ADJUSTED LAYOUT WERE RECORDED, VERY SOON AFTER, HISTORIC ARTIFACTS WERE FOUND ONSITE AND THE LAND OWNERS RECONFIGURED THE ADJUSTED LAYOUT, THUS THE DEEDS WERE RE-RECORDED WITH THE CURRENT DESCRIPTIONS.

EASEMENTS OF RECORD

EASEMENTS SHOWN IN AMERITITLE ORDER NO. 466838AM EFFECTIVE DATE JANUARY 21, 2022 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. 1330-20

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT FRANK DeLUCA, TRUSTEE OF THE FRANK DeLUCA 2010 TRUST AS TO AN UNDIVIDED 90% INTEREST AND KENNETH GREGG, TRUSTEE OF THE KENNETH GREGG 2009 TRUST, AS TO AN UNDIVIDED 10% INTEREST ARE THE OWNERS 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.

WE DO HEREBY CREATE THE MUTUAL PRIVATE ACCESS OVER AND ACROSS A PORTION OF PARCEL 3 AND A PORTION OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2021-051776, JACKSON COUNTY OFFICIAL RECORDS, FOR THE BENEFIT OF PARCEL 3 AND THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2021-051776, SAID OFFICIAL RECORDS, AS SHOWN ON SHEET 2 OF THIS PARTITION PLAT. 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 EASEMENTS AT ALL TIMES.

Frank DeLuca
FRANK DeLUCA
TRUSTEE OF THE FRANK DeLUCA
2010 TRUST

Kenneth Gregg
KENNETH GREGG
TRUSTEE OF THE KENNETH GREGG
2009 TRUST

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF JACKSON) S.S.

ON THIS, THE 1 DAY OF MARCH, 2022, FRANK DeLUCA, TRUSTEE OF THE FRANK DeLUCA 2010 TRUST, 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.

Cameron Graub
Cameron Graub

NOTARY PUBLIC, STATE OF OREGON

COMMISSION NO. 1015003

MY COMMISSION EXPIRES August 2nd, 2025

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF JACKSON) S.S.

ON THIS, THE 1 DAY OF MARCH, 2022, KENNETH GREGG, TRUSTEE OF THE KENNETH GREGG 2009 TRUST, 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.

Cameron Graub
Cameron Graub

NOTARY PUBLIC, STATE OF OREGON

COMMISSION NO. 1015003

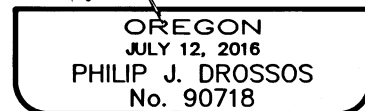
MY COMMISSION EXPIRES August 2nd, 2025

SURVEYOR'S CERTIFICATE

I, PHILIP J. DROSSOS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 90718, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THOSE TRACTS OF LAND SHOWN HEREIN AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2021-051777 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR MARKING THE MOST WESTERLY CORNER OF PARCEL 2 PER PARTITION PLAT NO. P-76-2004, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, IN VOLUME 15, PAGE 76 OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON AND FILED AS SURVEY NO. 18511 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR; THENCE ALONG THE EASTERLY LINE OF THAT PORTION OF APPLGATE STREET VACATED BY ORDINANCE NO. 02015-001 AND RECORDED AS INSTRUMENT 2015-019147 AND RE-RECORDED AS INSTRUMENT 2017-002322, NORTH 22°37'42" EAST, A DISTANCE OF 110.52 FEET TO THE MOST NORTHERLY CORNER OF PARCEL 1 OF SAID PARTITION PLAT; THENCE LEAVING SAID EASTERLY LINE, NORTH 50°17'50" WEST, A DISTANCE OF 62.77 FEET TO A SET 5/8" REBAR ON THE WESTERLY LINE OF SAID PORTION OF APPLGATE STREET AND BEING THE INITIAL POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY LINE, NORTH 22°37'42" EAST, A DISTANCE OF 44.85 FEET TO A SET 5/8" REBAR BEING ON THE INTERSECTION OF SAID WESTERLY LINE WITH THE SOUTHERLY LINE OF OREGON STREET; THENCE LEAVING SAID WESTERLY LINE AND ALONG SAID SOUTHERLY LINE, NORTH 43°43'27" EAST, A DISTANCE OF 77.32 FEET TO A SET 5/8" REBAR MARKING THE MOST NORTHWESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2021-051776 SAID OFFICIAL RECORDS; THENCE LEAVING SAID SOUTHERLY LINE AND ALONG THE WESTERLY LINE OF SAID INSTRUMENT NO. THE FOLLOWING COURSES: SOUTH 50°17'50" EAST, A DISTANCE OF 80.38 FEET TO A SET 5/8" REBAR; THENCE SOUTH 04°43'40" EAST, A DISTANCE OF 29.44 FEET TO A SET 5/8" REBAR; THENCE SOUTH 28°07'34" EAST, A DISTANCE OF 18.73 FEET TO A SET 5/8" REBAR; THENCE SOUTH 71°59'01" EAST, A DISTANCE OF 22.02 FEET TO A SET 5/8" REBAR; THENCE SOUTH 50°17'50" EAST, A DISTANCE OF 155.52 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 3, BLOCK 30 OF THE MAP OF JACKSONVILLE ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD; THENCE LEAVING SAID WESTERLY LINE AND ALONG SAID SOUTHERLY LINE SOUTH 27°40'32" WEST, A DISTANCE OF 102.29 FEET TO A 5/8" REBAR MARKING THE SOUTHEAST CORNER OF AFOREMENTIONED PARCEL 2; THENCE LEAVING SAID SOUTHERLY LINE AND ALONG THE EASTERLY LINE OF SAID PARCEL 2 AND THE EASTERLY LINE OF AFOREMENTIONED PARCEL 1 AND THE NORTHWESTERLY PROLONGATION THEREOF, NORTH 50°17'50" EAST, A DISTANCE OF 307.89 FEET TO THE INITIAL POINT OF BEGINNING.

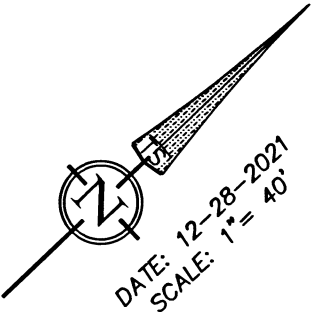


Renewal 12-31-23

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

PH
PHILIP J. DROSSOS, PLS 90718

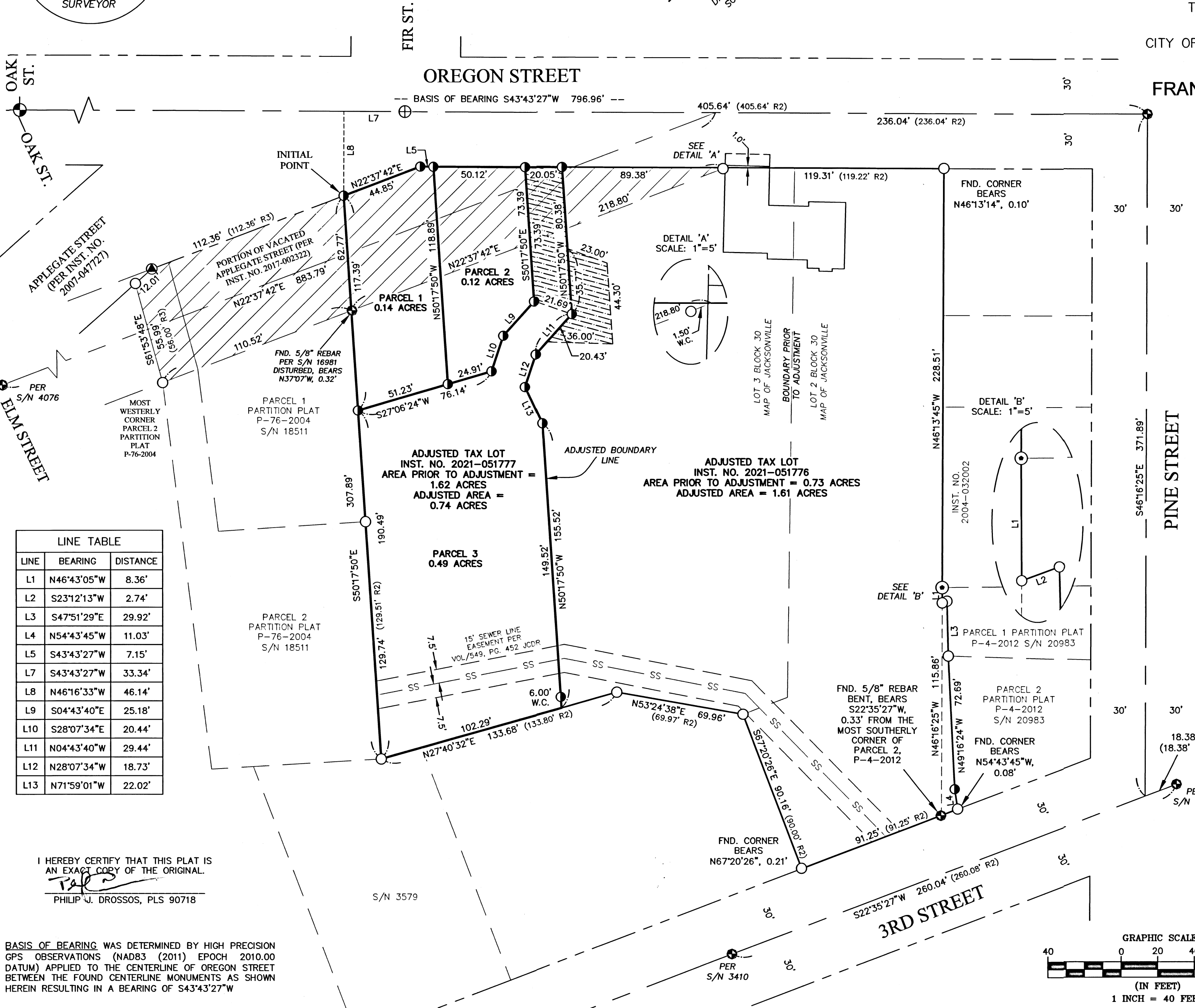
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LAND PARTITION SURVEY & PROPERTY LINE ADJUSTMENT PARTITION PLAT NO. P-12-2022

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

SURVEY FOR:
FRANK DeLUCA AND KENNETH GREGG
 355 OREGON STREET
 JACKSONVILLE, OR 97530



LEGEND

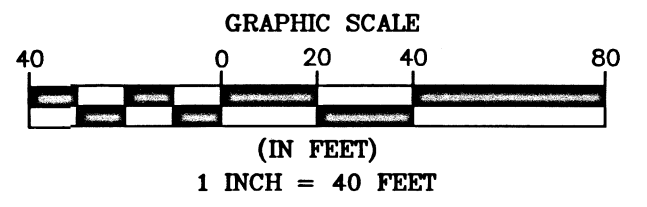
- PROPERTY LINE ADJUSTMENT BOUNDARY LINE
- PARTITION BOUNDARY LINE
- FOUND 5/8" REBAR PER S/N 2449 OR AS NOTED HEREIN
- FOUND 1" IRON PIPE PER S/N 9755
- FOUND 5/8" REBAR WITH 1-1/2" ALUMINUM CAP PER S/N 15488
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "L.J. FRIAR & ASSOC." PER S/N 16684, 16981, 21159, OR 23123
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW LS2771" PER S/N 20983
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "DROSSOS LS 90718"
- CENTERLINE OF EXISTING 15' SEWER EASEMENT PER VOL. 549 PG. 452, JCDR
- MUTUAL PRIVATE ACCESS EASEMENT PER THIS PLAT
- PORTION OF APPLIGATE ST. VACATED PER INST. NO. 2015-019147 AND RE-RECORDED AS INST. NO. 2017-002322
- PORTION OF INST. NO. 2015-019147 QUIT CLAIMED IN INST. NO. 2021-031954
- S/N SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, JACKSON COUNTY, OREGON
- JCDR JACKSON COUNTY DEED RECORDS
- INST. NO. INSTRUMENT NUMBER, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- W.C. WITNESS CORNER
- (R1) RECORD DATA PER S/N 3579
- (R2) RECORD DATE PER S/N 21159
- (R3) RECORD DATA PER S/N 23123

LINE	BEARING	DISTANCE
L1	N46°43'05"W	8.36'
L2	S23°12'13"W	2.74'
L3	S47°51'29"E	29.92'
L4	N54°43'45"W	11.03'
L5	S43°43'27"W	7.15'
L7	S43°43'27"W	33.34'
L8	N46°16'33"W	46.14'
L9	S04°43'40"E	25.18'
L10	S28°07'34"E	20.44'
L11	N04°43'40"W	29.44'
L12	N28°07'34"W	18.73'
L13	N71°59'01"W	22.02'

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

BASIS OF BEARING WAS DETERMINED BY HIGH PRECISION GPS OBSERVATIONS (NAD83 (2011) EPOCH 2010.00 DATUM) APPLIED TO THE CENTERLINE OF OREGON STREET BETWEEN THE FOUND CENTERLINE MONUMENTS AS SHOWN HEREIN RESULTING IN A BEARING OF S43°43'27"W

ASSESSOR'S MAP NO. 37 2W 32 BC, TAX LOT 500



REGISTERED
PROFESSIONAL LAND SURVEYOR
Philip J. Drossos
 OREGON
 JULY 12, 2016
 PHILIP J. DROSSOS
 No. 90718
 Renewal 12-31-23

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