

PARTITION PLAT NO. P-01-2023

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION TAX LOT 36 4W 15CC-700, AS DESCRIBED IN DOCUMENT NO. 2021-028750, JACKSON COUNTY OFFICIAL RECORDS, INTO TWO INDIVIDUAL PARCELS AS APPROVED BY THE CITY OF ROGUE RIVER PLANNING DEPARTMENT FILE NO. PAR 2021-02, DATED AUGUST 19, 2021. MONUMENTS WERE RECOVERED FROM REFERENCED SURVEYS FILED AS S.N. 5784, S.N. 8415, S.N. 7189, S.N. 6856 AND JACKSON COUNTY CORNER RE-ESTABLISHMENT RECORDS TO CONTROL THIS SURVEY. THE RIGHT OF WAY OF CEDAR STREET WAS ESTABLISHED AT A 60.00' RECORD WIDTH PER CARNER AND SABIN'S ADDITION TO WOODVILLE. THE RIGHT OF WAY LOCATION WAS RESOLVED BY HOLDING THE CENTERLINE MONUMENTS AS ESTABLISHED ON S.N. 6746. MONUMENTS WERE SET AT ALL NEWLY ESTABLISHED PARTITION CORNERS AS SHOWN HEREON.

THIS SURVEY WAS EXECUTED WITH A TRIMBLE S3 TOTAL STATION AND TRIMBLE TSC3 DATA COLLECTOR.

SURVEYOR'S CERTIFICATE:

I, ANDREW DAVID AUSLAND, OREGON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 56136, HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND MARKED WITH PROPER MONUMENTS, THAT TRACT OF LAND REPRESENTED ON THIS PARTITION PLAT, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY AS SET FORTH HEREON.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 7 OF CARNER AND SABIN'S ADDITION TO WOODVILLE, A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 11 OF PLAT RECORDS BEING MARKED BY A 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP STAMPED "AUSLAND LS 56136"; THENCE NORTH 0°58'17" WEST ALONG WEST LINE OF LOT 5 95.00 FEET TO THE NORTHWEST CORNER OF LOT 5; THENCE NORTH 89°40'28" EAST ALONG NORTH LINE OF LOT 5 275.63 FEET TO THE NORTHEAST CORNER OF LOT 5, ALSO BEING THE A POINT ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE SOUTH 0°25'02" EAST 2.12 FEET ALONG SAID WESTERLY LINE TO A POINT BEARING NORTH 0°25'02" WEST 731.00 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15; THENCE LEAVING SAID WESTERLY LINE NORTH 89°56'56" EAST 52.00 FEET TO A WITNESS CORNER ON THE WESTERLY BANK OF WARDS CREEK; THENCE CONTINUE NORTH 89°56'56" EAST 38.00 FEET; THENCE SOUTH 21°50'18" WEST 99.82 FEET; THENCE NORTH 89°40'28" WEST 19.00 FEET TO A WITNESS CORNER MARKING THE WESTERLY BANK OF WARDS CREEK AND BEING A POINT BEARING SOUTH 89°40'28" EAST 33.19 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 5, THENCE NORTH 89°40'28" WEST 33.19 TO SAID SOUTHWEST CORNER OF LOT 5; THENCE CONTINUE NORTH 89°40'28" WEST ALONG SOUTH LINE OF LOT 5 274.71 FEET TO THE POINT OF BEGINNING.

*Andrew David Ausland*  
ANDREW DAVID AUSLAND, P.L.S. 56136

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT JOSIE GUTIERREZ, IS THE OWNER OF THE REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ON THIS PLAT AND HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THIS PLAT.

THE 10.00' WIDE CITY UTILITY EASEMENT (C.U.E.) IS HEREBY DEDICATED TO THE CITY OF ROGUE RIVER ON THIS PLAT.

THE 15.00' WIDE CITY UTILITY EASEMENT (C.U.E.) IS HEREBY DEDICATED TO THE CITY OF ROGUE RIVER ON THIS PLAT.

*Josie Gutierrez*  
JOSIE GUTIERREZ

STATE OF OREGON )  
                          )ss.  
COUNTY OF JACKSON )

THIS IS TO CERTIFY THAT ON THIS 13<sup>th</sup> DAY OF January, 2023 BEFORE ME PERSONALLY CAME, JOSIE GUTIERREZ, TO ME KNOWN TO BE THE IDENTICAL PERSONS DESCRIBED IN THE ABOVE DECLARATION JOSIE GUTIERREZ ACKNOWLEDGES THE FORGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

Jaxsan F Morgan  
NOTARY PUBLIC-OREGON (PRINTED NAME)

*Jaxsan F Morgan*  
NOTARY PUBLIC-OREGON (SIGNATURE)

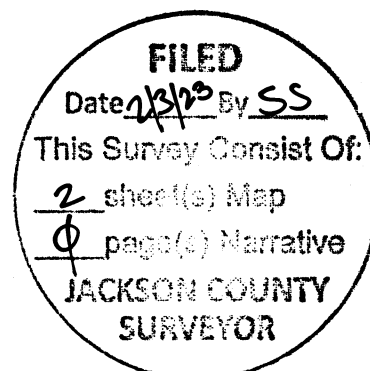
COMMISSION NUMBER: 1028935

MY COMMISSION EXPIRES ON THE 18<sup>th</sup> DAY OF September, 2026

EASEMENTS OF RECORD NOT SHOWN:

EASEMENTS OF RECORD FROM FIRST AMERICAN TITLE INSURANCE COMPANY PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION ORDER NO: 7169-3969471, DATED JUNE 30, 2022.

- 1. VOLUME 582, PAGE 42 - GRANTS PASS IRRIGATION DISTRICT EASEMENT FOR DITCHES AND CANALS, UNKNOWN WIDTH, NO SPECIFIC WIDTH GIVEN; EXISTING EASEMENT FOR PUBLIC UTILITIES, UNKNOWN WIDTH, NO SPECIFIC WIDTH GIVEN.



APPROVALS:

APPROVED THIS 23 DAY OF January, 2023  
In accordance w/ ORS 92.100  
*Scott J. J...*  
JACKSON COUNTY SURVEYOR

APPROVED THIS 20<sup>th</sup> DAY OF January, 2023  
*Pyram N...*  
CITY OF ROGUE RIVER ADMINISTRATOR

APPROVED THIS 26<sup>th</sup> DAY OF January, 2023  
*Michael Bellwe...*  
CITY OF ROGUE RIVER PUBLIC WORKS DIRECTOR  
FILE NUMBER PAR 2021-02/LAND PARTITION

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100, THIS 27<sup>th</sup> DAY OF FEBRUARY, 2023  
*M.A. AGENT*  
ASSESSOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID THIS 25 DAY OF February, 2023  
*J. Crawford*  
JACKSON COUNTY TAX COLLECTOR OR DEPUTY

STATE OF OREGON, )  
                          )ss.  
COUNTY OF JACKSON )

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORDING ON THE 31<sup>st</sup> DAY OF February, 2023 AT 10:16 O'CLOCK A.M., AND RECORDED IN VOLUME 34, PAGE 01, JACKSON COUNTY RECORDS.

*Christine D. Walker*  
JACKSON COUNTY CLERK

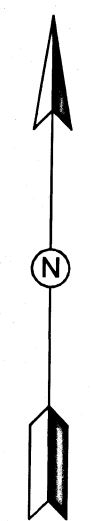
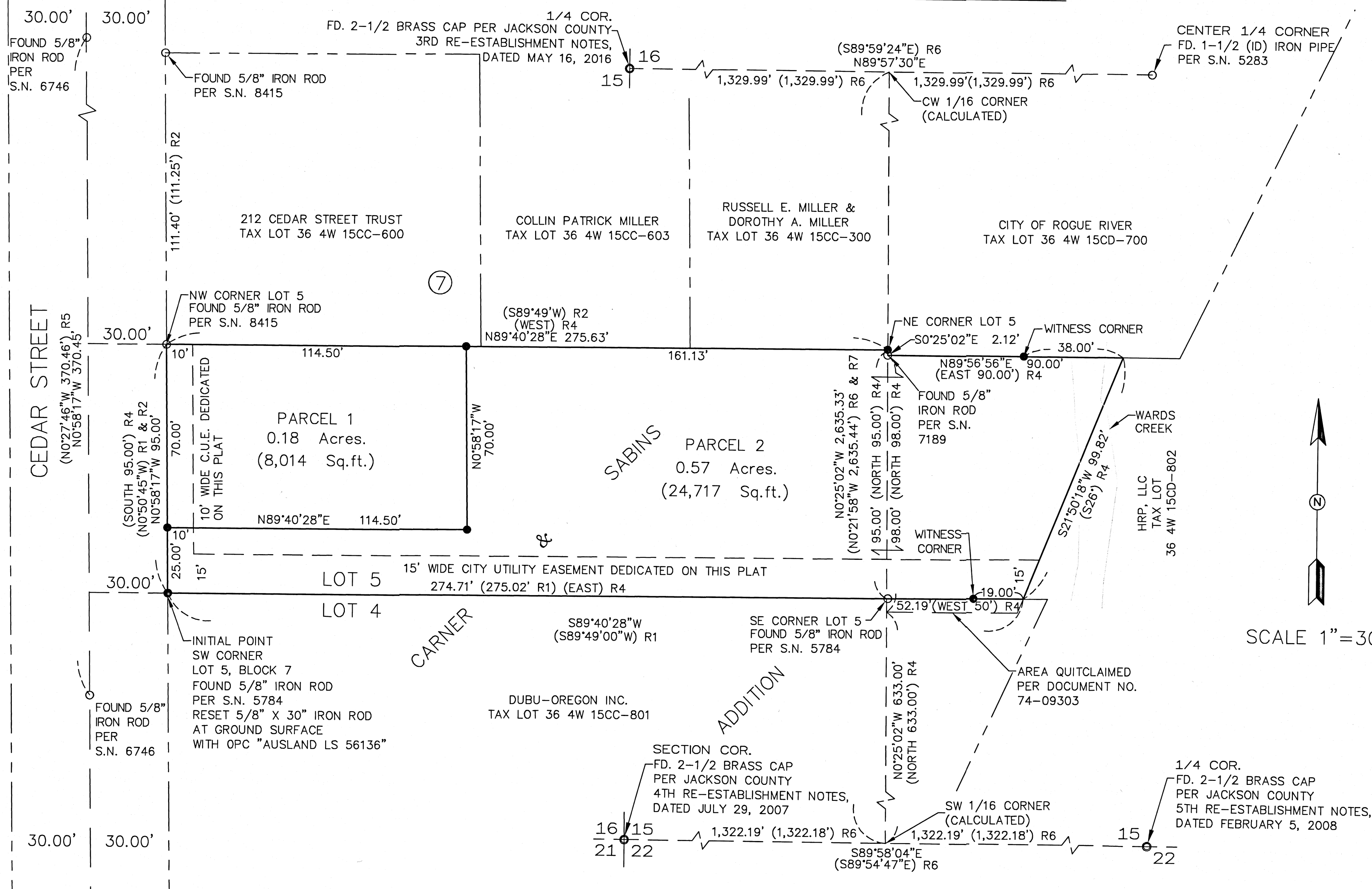
*Uma Hall*  
DEPUTY

I, ANDREW D. AUSLAND, REGISTERED LAND SURVEYOR NO. 56136, DO CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.

*Andrew David Ausland*  
ANDREW DAVID AUSLAND, P.L.S. NO. 56136

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>Andrew David Ausland</i></p> <p>OREGON JULY 15, 2003 ANDREW DAVID AUSLAND 56136 EXPIRES: 12/31/2023</p>	<p>FINAL PARTITION PLAT</p> <p>SW 1/4 OF SECTION 15, TOWNSHIP 36 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON</p> <p>SURVEY FOR: JOSIE GUTIERREZ</p> <p>210 CEDAR STREET, ROGUE RIVER, OR 97537</p>	
	<p><b>AUSLAND</b> LAND SURVEYING</p> <p>437 NUGGET DRIVE ROGUE RIVER, OR 97537 TELEPHONE: 541.218.9406</p>	<p>JANUARY 6, 2023</p> <p>SHEET 1 OF 2</p>

PARTITION PLAT NO. P-01-2023



SCALE 1"=30'

LEGEND

- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP STAMPED "AUSLAND LS 56136"
  - FOUND BRASS CAP (AS NOTED ON SURVEY)
  - FOUND MONUMENT (AS NOTED ON SURVEY)
  - IR IRON ROD
  - ( ) R1 RECORD DATA PER SN 5784
  - ( ) R2 RECORD DATA PER SN 8415
  - ( ) R3 RECORD DATA PER SN 7189
  - ( ) R4 RECORD DATA PER DOCUMENT NO. 2021-028750
  - ( ) R5 RECORD DATA PER S.N. 6746
  - ( ) R6 RECORD DATA PER S.N. 6856
- BEARINGS FOR THIS SURVEY ARE BASED UPON THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), GRANTS PASS-ASHLAND ZONE, NAD83(2011) EPOCH 2002.00

I, ANDREW D. AUSLAND, REGISTERED LAND SURVEYOR NO. 56136, DO CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.

*Andrew D. Ausland*  
 ANDREW DAVID AUSLAND, P.L.S. NO. 56136

**FILED**  
 Date 1/3/23 by SS  
 This Survey Consist Of:  
2 sheet(s) Map  
0 page(s) Narrative  
**JACKSON COUNTY SURVEYOR**

THIS SURVEY WAS PREPARED WITH A HEWLETT - PACKARD (HP) DESIGNJET T770 USING HP NO. C9370A INKJET INK ON MILANO NO. JPC-4M2 POLYESTER FILM.

REGISTERED PROFESSIONAL LAND SURVEYOR

*Andrew D. Ausland*

OREGON  
 JULY 15, 2003  
 ANDREW DAVID AUSLAND  
 56136  
 EXPIRES: 12/31/2023

FINAL PARTITION PLAT  
 SW 1/4 OF SECTION 15, TOWNSHIP 36 SOUTH,  
 RANGE 4 WEST OF THE WILLAMETTE MERIDIAN,  
 JACKSON COUNTY, OREGON  
 SURVEY FOR: JOSIE GUTIERREZ  
 210 CEDAR STREET, ROGUE RIVER, OR 97537

**AUSLAND**  
 LAND SURVEYING

437 NUGGET DRIVE  
 ROGUE RIVER, OR 97537  
 TELEPHONE: 541.218.9406

JANUARY 6, 2023  
 SHEET 2 OF 2

ASSESSOR'S MAP NO. 36-4W-15CC, TAX LOT 700