

# PROPERTY LINE ADJUSTMENT PARTITION PLAT NO. P-07-2023

### Declaration:

KNOW ALL MEN BY THESE PRESENTS, that C.A. Galpin, is the owner in fee of the lands described in Document Numbers 2016-17238 and 2022-003836, 2022-003837, 2022-003838 and 2022-003839 and shown on this plat, whose exterior there of is more particularly described in the Surveyor's Certificate, and has caused the same to be adjusted and platted into 10 Parcels as shown on sheet 2.

C.A. Galpin  
C.A. Galpin

LOCATED IN SECTIONS 15 AND 22  
TOWNSHIP 38 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
JACKSON COUNTY, OREGON  
(JCDS FILE # 439-22-00020/21/22/23/24-SUB)  
(JCDS FILE # 439-22-00025/26/27/28-SUB)

### Approvals:

Examined and approved by Jackson County Development Services  
File No. (JCDS FILE # 439-22-00020/21/22/23/24-SUB)  
(JCDS FILE # 439-22-00025/26/27/28-SUB)

this 7 day of March, 2023

[Signature]  
Jackson County Planning

Examined and approved as required by O.R.S. 92.100 this 2 day of March, 2023

[Signature]  
Scott Gen  
Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of this 15<sup>th</sup> day of March, 2023

[Signature] deputy 3/13/23  
Tax Collector Date

Examined and approved as required by O.R.S. 92.100 this 13 day of March, 2023

[Signature]  
David Masmith  
Jackson County Assessor or Deputy Date 3-13-23

State of Oregon )  
ss  
County of Jackson )

Personally appeared before me the above named C.A. Galpin on this the 23 day of Feb, 2023 and acknowledged the foregoing instrument to be his voluntary act and deed.

(Signature) [Signature]  
(Printed Name) Terry Speedling

Notary Public - Oregon Commission No. 1010468  
My Commission Expires: MARCH 28, 2025

### 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 without monumenting, as provided by law, and shown hereon, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Being a portion of Section 15 and 22, Township 38 South, Range 1 East, Willamette Meridian, Jackson County, Oregon, Being more particularly described as follows:

BEGINNING AT A THE NORTHWEST CORNER OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF SAID SECTION 15 NORTH 00°03'10" EAST A DISTANCE OF 2664.01 FEET, MORE OR LESS; THENCE CONTINUING ALONG SAID WEST LINE NORTH 00°04'01" EAST A DISTANCE OF 2652.28 FEET, TO THE NORTHWEST CORNER OF SECTION 15; THENCE ALONG THE NORTH LINE OF SAID SECTION NORTH 89°56'16" EAST A DISTANCE OF 2646.86 FEET, MORE OR LESS; THENCE LEAVING SAID NORTH LINE SOUTH 00°01'06" WEST A DISTANCE OF 1324.72 FEET, MORE OR LESS; THENCE NORTH 89°54'26" EAST A DISTANCE OF 1324.198 FEET, MORE OR LESS; THENCE SOUTH 00°00'53" EAST A DISTANCE OF 1324.02 FEET, MORE OR LESS; THENCE SOUTH 00°00'35" WEST A DISTANCE OF 2648.97 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH LINE OF SECTION 22; THENCE SOUTH 00°03'39" WEST A DISTANCE OF 1324.98 FEET, MORE OR LESS; THENCE NORTH 89°31'36" EAST A DISTANCE OF 1326.70 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SECTION 22; THENCE ALONG SAID EAST LINE SOUTH 00°00'14" EAST A DISTANCE OF 1321.89 FEET, MORE OR LESS; THENCE SOUTH 00°17'35" WEST A DISTANCE OF 2668.76 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE ALONG THE SOUTH LINE OF SAID SECTION 22 SOUTH 89°23'42" WEST A DISTANCE OF 2386.21 FEET, MORE OR LESS; THENCE LEAVING SAID SOUTH LINE NORTH 00°36'19" WEST A DISTANCE OF 753.01 FEET; THENCE SOUTH 89°23'41" WEST A DISTANCE OF 1738.17 FEET; THENCE NORTH 05°15'14" EAST A DISTANCE OF 469.84 FEET; THENCE SOUTH 66°10'37" WEST A DISTANCE OF 1184.19 FEET; THENCE SOUTH 38°07'13" WEST A DISTANCE OF 196.89 FEET TO THE WEST LINE OF SAID SECTION 22; THENCE ALONG THE WEST LINE OF SAID SECTION 22 NORTH 00°04'19" EAST A DISTANCE OF 4736.98 FEET, TO THE INTERSECTION OF THE SOUTH LINE OF AFOREMENTIONED SECTION 15 AND THE POINT OF BEGINNING;

[Signature]  
SEAN P. METZGER PLS 82769

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

[Signature]

OREGON  
JUNE 8, 2009  
SEAN P. METZGER  
No. 82769

RENEWS: 12/31/2024

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

[Signature]

FILED  
Date 3/13/23 By PB  
This Survey Consist Of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

### Recorder's Certificate:

Filed for record this 13<sup>th</sup> day of MARCH, 2023 at 2:32 O'clock P.M. and recorded in Volume 34, Page 07 of the Plat Records of Jackson County, Oregon.

[Signature]  
Christine D Walker  
County Clerk

[Signature]  
Heather Simpson  
Deputy

### Sheet Index:

Sheet 1: Narrative, Certificate and Signatures  
Sheet 2: Before Property Line Adjustment  
Sheet 3: After Property Line Adjustment,  
Title Report Encumbrances

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

DRAWN BY: SPM DATE: 2/15/2023  
PLOTTED: DATE: 2/17/2023

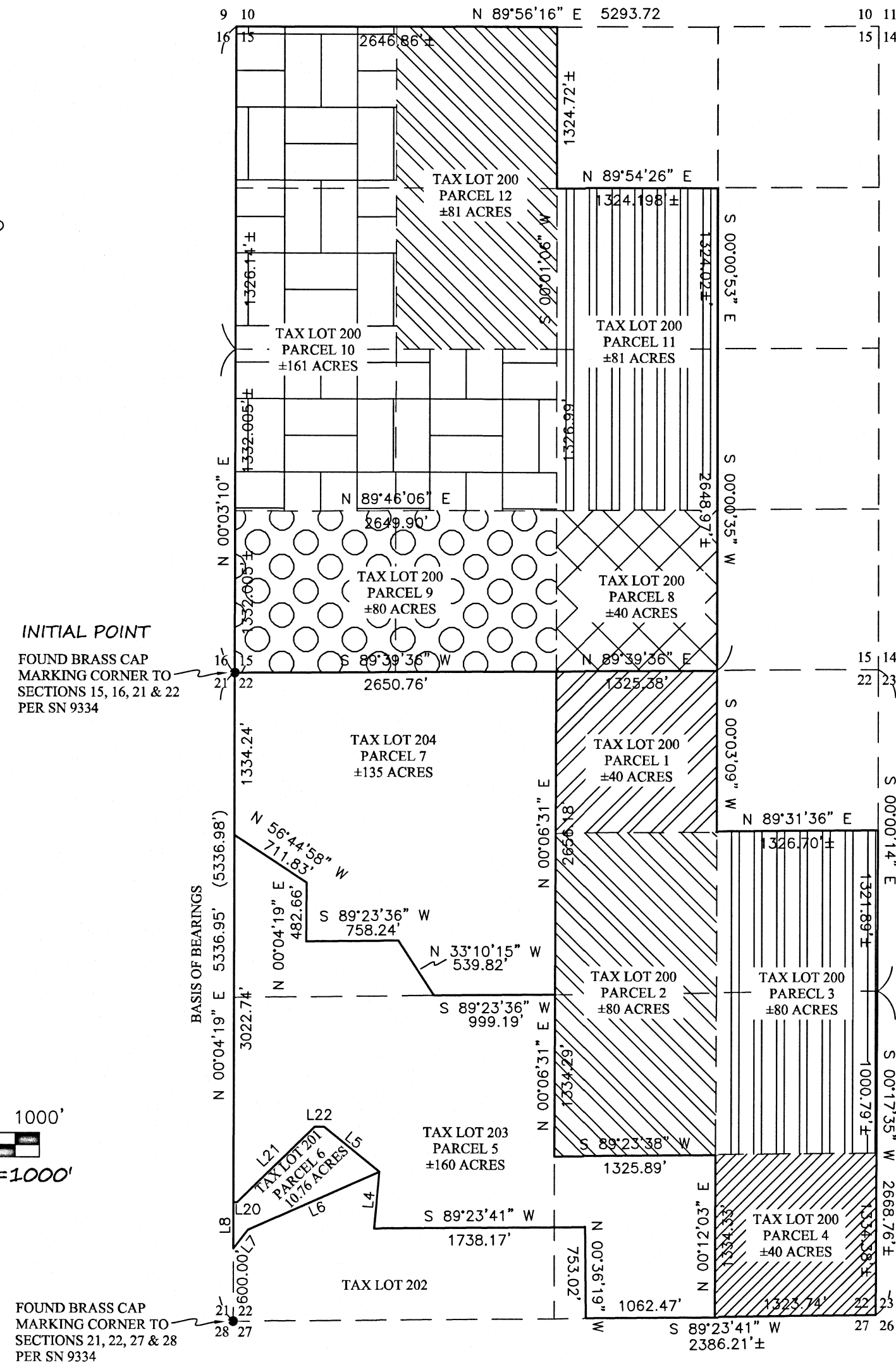
SURVEY FOR: C A GALPIN  
744 CARDLEY AVE 100, MEDFORD OR 97504 SHEET 1 OF 3

38S-1E-15 TAX LOT 200  
38S-1E-22 TAX LOT 200, 201, 203 AND 204

# PROPERTY LINE ADJUSTMENT PARTITION PLAT NO. P-07-2023

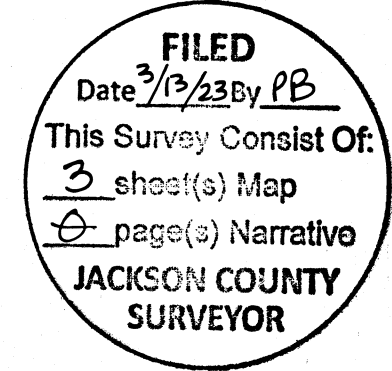
## BEFORE ADJUSTMENT

LOCATED IN SECTIONS 15 AND 22  
TOWNSHIP 38 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
JACKSON COUNTY, OREGON  
(JCDS FILE # 439-22-00020/21/22/23/24-SUB)  
(JCDS FILE # 439-22-00025/26/27/28-SUB)



**LOT LEGALITY PRIOR TO ADJUSTMENT:**

- T38S-R1E-22 TAX LOT 200  
PARCEL 1, BEFORE ADJUSTMENT ±40 ACRES  
PATENT DEED NO. 2674 ISSUED TO JAMES AND HENRY THORNTON ON OCTOBER 25, 1870  
DETERMINED TO BE A SEPARATE LEGAL PARCEL FOR DEVELOPMENT PURPOSES PURSUANT TO JACKSON COUNTY FILE NO. 439-20-02077-ZON
- T38S-R1E-22 TAX LOT 200  
PARCEL 2, BEFORE ADJUSTMENT ±80 ACRES  
PATENT DEED NO. 4858 ISSUED TO JOHN S. HERRIN ON APRIL 10, 1882  
DETERMINED TO BE A SEPARATE LEGAL PARCEL FOR DEVELOPMENT PURPOSES PURSUANT TO JACKSON COUNTY FILE NO. 439-20-02077-ZON
- T38S-R1E-22 TAX LOT 200  
PARCEL 3, BEFORE ADJUSTMENT ±80 ACRES  
PATENT DEED NO. 2674 ISSUED TO JAMES AND HENRY THORNTON ON OCTOBER 25, 1870  
DETERMINED TO BE A SEPARATE LEGAL PARCEL FOR DEVELOPMENT PURPOSES PURSUANT TO JACKSON COUNTY FILE NO. 439-20-02077-ZON
- T38S-R1E-22 TAX LOT 200  
PARCEL 4, BEFORE ADJUSTMENT ±40 ACRES  
PATENT DEED NO. 5123 ISSUED TO WILLIAM BUTLER ON AUGUST 1, 1883  
DETERMINED TO BE A SEPARATE LEGAL PARCEL FOR DEVELOPMENT PURPOSES PURSUANT TO JACKSON COUNTY FILE NO. 439-20-02077-ZON
- T38S-R1E-22 TAX LOT 203  
PARCEL 5, BEFORE ADJUSTMENT ±160 ACRES  
BARGAIN AND SALE DEED 2018-028722  
DETERMINED TO BE A SEPARATE LEGAL PARCEL FOR DEVELOPMENT PURPOSES PURSUANT TO JACKSON COUNTY FILE NO. 439-17-00079-SUB
- T38S-R1E-22 TAX LOT 201  
PARCEL 6, BEFORE ADJUSTMENT ±10.76 ACRES  
BARGAIN AND SALE DEED 2018-029787  
DETERMINED TO BE A SEPARATE LEGAL PARCEL FOR DEVELOPMENT PURPOSES PURSUANT TO JACKSON COUNTY FILE NO. 439-17-00079-SUB
- T38S-R1E-22 TAX LOT 204  
PARCEL 7, BEFORE ADJUSTMENT ±135 ACRES  
BARGAIN AND SALE DEED 2018-028721  
DETERMINED TO BE A SEPARATE LEGAL PARCEL FOR DEVELOPMENT PURPOSES PURSUANT TO JACKSON COUNTY FILE NO. 439-17-00081-SUB
- T38S-R1E-15 TAX LOT 200  
PARCEL 8, BEFORE ADJUSTMENT ±40 ACRES  
PATENT DEED NO. 4864 ISSUED TO W.C. BUTLER ON APRIL 10, 1882  
DETERMINED TO BE A SEPARATE LEGAL PARCEL FOR DEVELOPMENT PURPOSES PURSUANT TO JACKSON COUNTY FILE NO. 439-20-02180-SUB
- T38S-R1E-15 TAX LOT 200  
PARCEL 9, BEFORE ADJUSTMENT ±80 ACRES  
PATENT DEED NO. 4861 ISSUED TO W.C. BUTLER ON APRIL 10, 1882  
DETERMINED TO BE A SEPARATE LEGAL PARCEL FOR DEVELOPMENT PURPOSES PURSUANT TO JACKSON COUNTY FILE NO. 439-20-02180-SUB
- T38S-R1E-15 TAX LOT 200  
PARCEL 10, BEFORE ADJUSTMENT ±161 ACRES  
PATENT DEED NO. 848 ISSUED TO JOHN G VANDYKE ON MARCH 20, 1878  
DETERMINED TO BE A SEPARATE LEGAL PARCEL FOR DEVELOPMENT PURPOSES PURSUANT TO JACKSON COUNTY FILE NO. 439-20-02180-SUB
- T38S-R1E-15 TAX LOT 200  
PARCEL 11, BEFORE ADJUSTMENT ±81 ACRES  
PATENT DEED NO. 013683 ISSUED TO JAMES W. BOWERS ON SEPTEMBER 11, 1922  
DETERMINED TO BE A SEPARATE LEGAL PARCEL FOR DEVELOPMENT PURPOSES PURSUANT TO JACKSON COUNTY FILE NO. 439-20-02180-SUB
- T38S-R1E-15 TAX LOT 200  
PARCEL 12, BEFORE ADJUSTMENT ±81 ACRES  
PATENT DEED NO. 2692 ISSUED TO JOHN G VANDYKE ON OCTOBER 25, 1870  
DETERMINED TO BE A SEPARATE LEGAL PARCEL FOR DEVELOPMENT PURPOSES PURSUANT TO JACKSON COUNTY FILE NO. 439-20-02180-SUB



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Sean P. Metzger*  
OREGON  
JUNE 8, 2009  
SEAN P. METZGER  
No. 82769  
RENEWS: 12/31/2024

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

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

DRAWN BY: SPM                      DATE: 2/15/2023  
PLOTTED:                                      DATE: 2/17/2023

SURVEY FOR: C A GALPIN  
744 CARDLEY AVE 100, MEDFORD OR 97504                      SHEET 2 OF 3

38S-1E-15 TAX LOT 200  
38S-1E-22 TAX LOT 200, 201, 203 AND 204

# AFTER ADJUSTMENT

# PROPERTY LINE ADJUSTMENT PARTITION PLAT NO. P-07-2023

LOCATED IN SECTIONS 15 AND 22

TOWNSHIP 38 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN

JACKSON COUNTY, OREGON

(JCDS FILE # 439-22-00020/21/22/23/24-SUB)

(JCDS FILE # 439-22-00025/26/27/28-SUB)

FIRST AMERICAN TITLE COMPANY  
PUBLIC RECORDS REPORT ORDER NUMBER: 7169-4011003  
PREPARED NOVEMBER 16, 2022

LIST OF LIENS AND ENCUMBRANCES, WHICH CANNOT BE LOCATED:  
(NUMBERS CORRESPOND TO SAID REPORT, SOME DESCRIPTION SHORTENED TO SHOW DOCUMENT NUMBERS ONLY)

7. THESE PREMISES ARE SITUATED IN THE TALENT IRRIGATION DISTRICT, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.

8. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION LYING WITHIN THE LIMITS OF PUBLIC ROADWAYS, IF ANY, AND/OR RIGHTS OF PRIVATE PARTIES OVER ANY PORTION LYING WITHIN EXISTING ROADWAYS OR DRIVEWAYS NOT DISCLOSED BY THE PUBLIC RECORDS.

9. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
RECORDING INFORMATION: VOLUME 256, PAGE 443, VOLUME 169, PAGE 408, VOLUME 169, PAGE 532, AND VOLUME 439, PAGE 383 NOT ON SUBJECT PROPERTY

10. "MINERAL RIGHTS", RECORDED JUNE 30, 1966 AS DOCUMENT NO. 66-07545.

11. A PERPETUAL RIGHT AND NON-EXCLUSIVE EASEMENT TO USE THE ROAD, INCLUDING TERMS AND PROVISIONS THEREOF. RECORDED: OCTOBER 15, 1974 AS DOCUMENT NO. 74-13557 NOT ON SUBJECT PROPERTY

12. "ROAD EASEMENT" RECORDED OCTOBER 15, 1974 AS DOCUMENT NO. 74-13557. NOT ON SUBJECT PROPERTY

13. RESERVING, UNTO THE GRANTOR, THE RIGHT TO USE THE SPRING, COMMONLY KNOWN AS "THE RUSHING SPRING" RECORDED OCTOBER 15, 1974 AS DOCUMENT NO. 74-13557. NOT ON SUBJECT PROPERTY

14. "ROAD EASEMENT" RECORDED: JANUARY 06, 1978 AS DOCUMENT NO. 78-00406 SUBJECT TO THE TERMS AND PROVISIONS THEREOF, RECORDED MAY 10, 1996 AS DOCUMENT NO. 96-15296. PROVIDES ACCESS TO NORTH END OF SECTION 15

15. AN AGREEMENT FOR EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF. RECORDED: MARCH 04, 1991 AS DOCUMENT NO. 91-04460 NOT ON SUBJECT PROPERTY

16. AN EASEMENT RESERVED IN A DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF; RECORDED: DECEMBER 09, 1993 AS DOCUMENT NO. 93-42286 NOT LOCATABLE

17. THE EFFECT OF AN AGREEMENT RELATING TO EXISTING EASEMENTS, FUTURE EASEMENTS, BOUNDARIES AND FINANCIAL COMMITMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, EXECUTED BY AND BETWEEN JAMES F. ELLIOTT AND BETTY J. ELLIOTT, HUSBAND AND WIFE AND PHILIP Y. PADEN, AS MORE FULLY SET FORTH IN INSTRUMENT RECORDED DECEMBER 10, 1993 AS DOCUMENT NO. 93-42603. NOT SHOWN

18. "RESTRICTION TO ROAD" RECORDED MAY 10, 1996 AS DOCUMENT NO. 96-15296. NOT SHOWN- PROVIDES ACCESS TO NORTH END SECTION 15

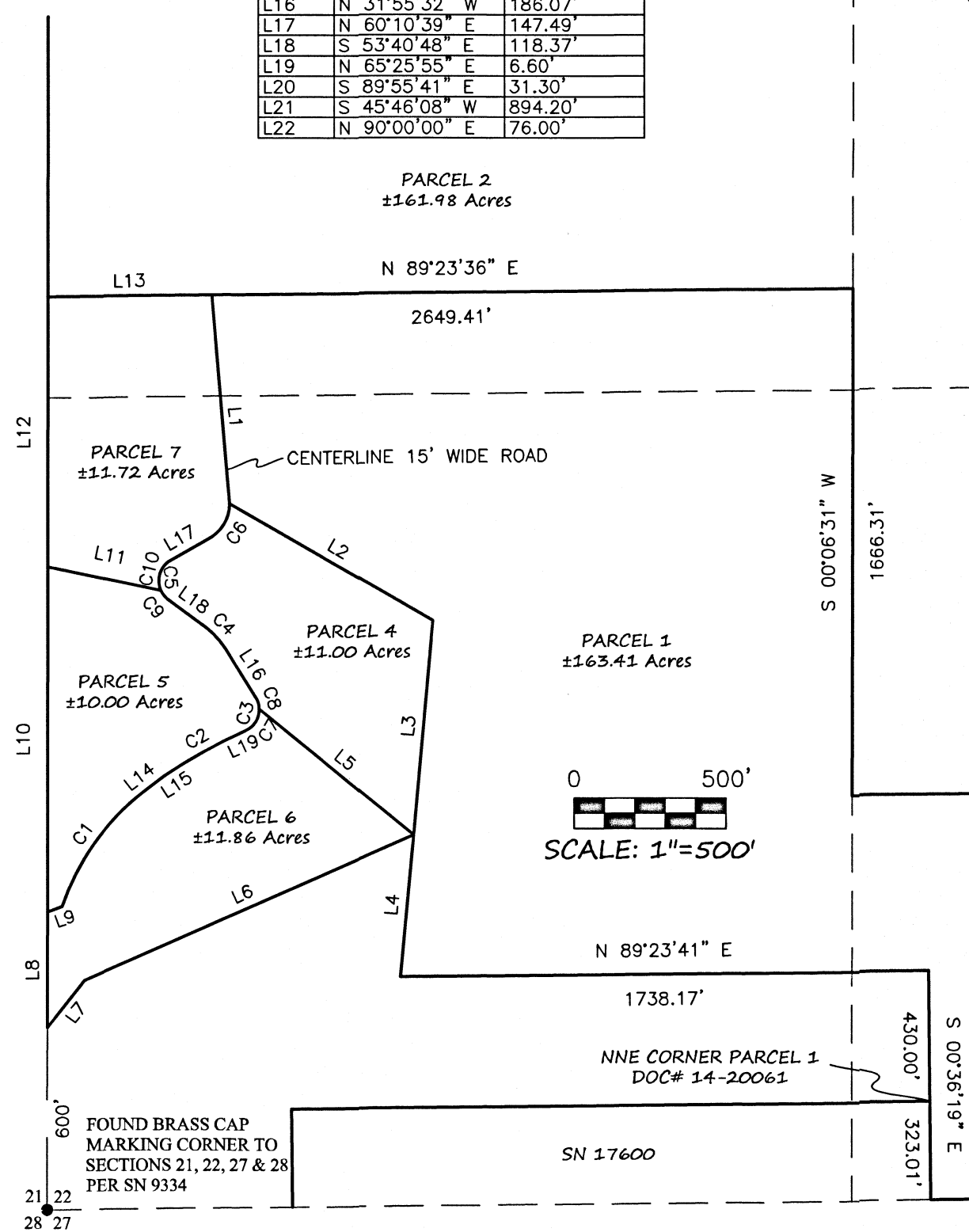
19. "PACIFICORP EASEMENT" RECORDED: JULY 20, 1999 AS DOCUMENT NO. 99-38079 AND RE-RECORDED MARCH 21, 2000 AS DOCUMENT NO. 00-10373 NOT LOCATABLE- AFFECTS SW-1/4 OF SECTION 22

20. EASEMENTS DISCLOSED IN A DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF; RECORDED JULY 31, 2015 AS DOCUMENT NO. 2015-026363 NOT SHOWN

21. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
RECORDING INFORMATION: SEPTEMBER 13, 2018 AS DOCUMENT NO. 2018-028718 SHOWN- 60 EASEMENT OVER EXISTING ROAD

23. "PACIFICORP EASEMENT" RECORDED: OCTOBER 03, 2022  
RECORDING INFORMATION: DOCUMENT NO. 2022-029542 NOT LOCATABLE

LINE	BEARING	DISTANCE
L1	N 04°53'29" W	687.14'
L2	N 60°03'25" W	772.45'
L3	S 05°15'14" W	705.77'
L4	S 05°15'14" W	469.84'
L5	N 50°55'36" W	654.58'
L6	S 66°10'37" W	1184.19'
L7	S 38°07'13" W	196.89'
L8	N 00°04'19" E	380.00'
L9	N 70°29'26" E	52.27'
L10	N 00°04'19" E	898.49'
L10	N 00°04'19" E	1133.00'
L11	N 67°12'31" E	403.25'
L11	S 78°05'45" E	379.63'
L12	N 00°04'19" E	1122.02'
L12	N 00°04'19" E	887.50'
L13	N 89°23'36" E	538.54'
L14	N 52°11'08" E	72.05'
L15	N 56°16'53" E	22.60'
L16	N 31°55'32" W	186.07'
L17	N 60°10'39" E	147.49'
L18	S 53°40'48" E	118.37'
L19	N 65°25'55" E	6.60'
L20	S 89°54'41" E	31.30'
L21	S 45°46'08" W	894.20'
L22	N 90°00'00" E	76.00'

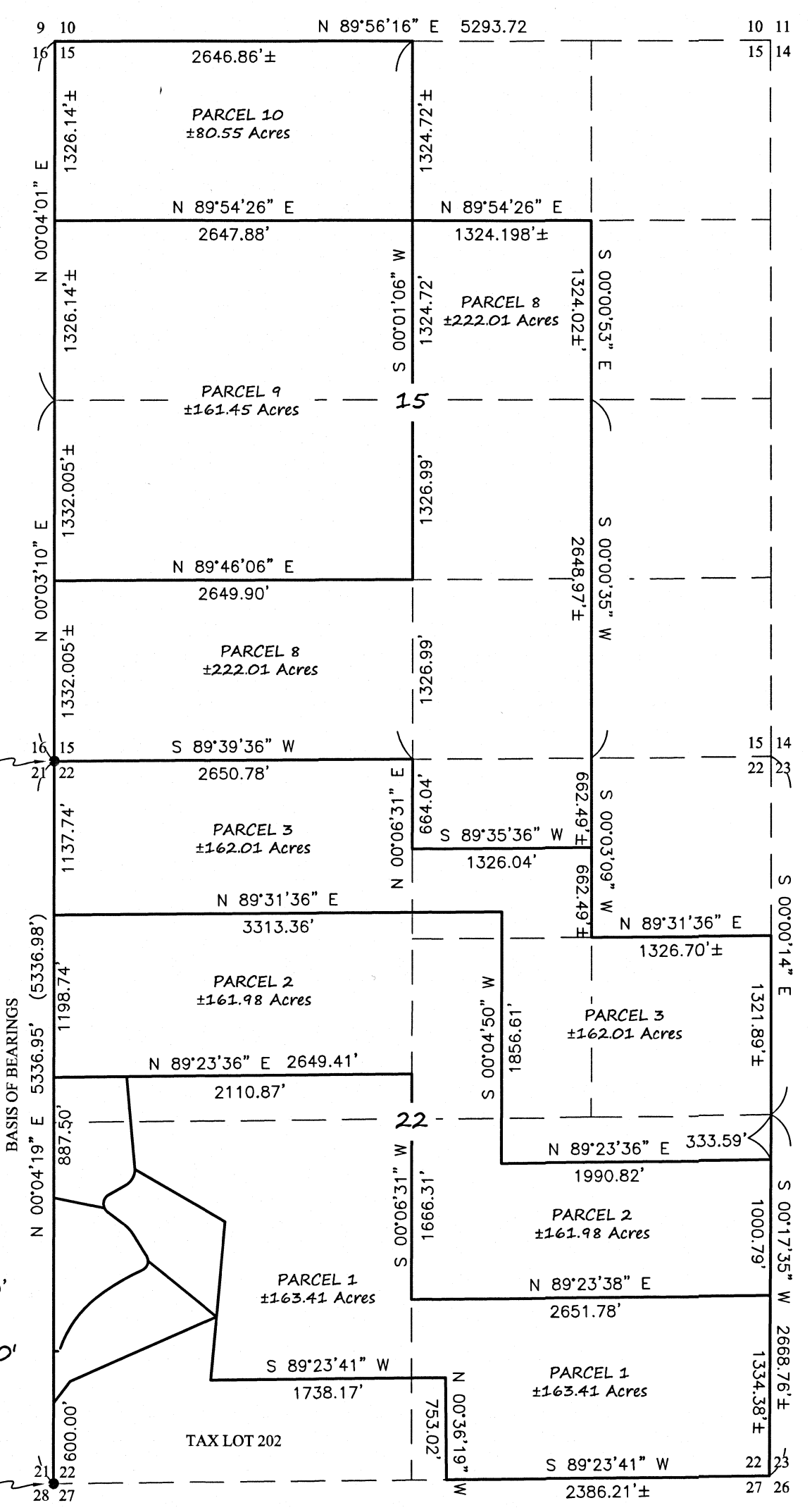


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	790.48'	465.66'	458.95'	N 35°18'35" E	33°45'06"
C2	1834.86'	293.04'	292.73'	N 60°51'24" E	9°09'02"
C3	75.45'	131.01'	115.16'	N 16°32'41" E	99°29'21"
C4	318.84'	121.06'	120.34'	N 44°50'16" W	21°45'18"
C5	78.43'	155.84'	131.44'	N 03°30'59" W	113°51'00"
C6	130.30'	147.98'	140.16'	N 31°41'29" E	65°04'08"
C7	75.45'	89.32'	84.20'	N 32°22'27" E	67°49'49"
C8	75.45'	41.69'	41.16'	N 17°22'14" W	31°39'32"
C9	78.43'	50.54'	49.67'	S 41°58'46" E	36°55'25"
C10	78.43'	105.30'	97.57'	S 14°56'44" W	76°55'35"

INITIAL POINT  
FOUND BRASS CAP MARKING CORNER TO SECTIONS 15, 16, 21 & 22 PER SN 9334

SCALE: 1"=1000'

FOUND BRASS CAP MARKING CORNER TO SECTIONS 21, 22, 27 & 28 PER SN 9334



**LEGEND**

- FOUND AND ACCEPTED BRASS CAP MONUMENT PER SN 9334
- ( ) = RECORD PER SN 9334
- SN = SURVEY NUMBER
- ADJUSTED PROPERTY LINE \_\_\_\_\_
- SECTION LINE PER SN 9334 - - - - -

REGISTERED PROFESSIONAL LAND SURVEYOR

Sean P. Metzger  
OREGON  
JUNE 8, 2009  
SEAN P. METZGER  
No. 82769  
RENEWS: 12/31/2024

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

FILED  
Date 3/17/23 By PB  
This Survey Consist Of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

SURVEY BY: METZGER LAND SURVEYING, LLC  
P.O. BOX 3521  
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DRAWN BY: SPM  
PLOTTED:

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SURVEY FOR: C A GALPIN  
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SHEET 3 OF 3

38S-1E-15 TAX LOT 200  
38S-1E-22 TAX LOT 200, 201, 203 AND 204