

PROPERTY LINE ADJUSTMENT AND PARTITION PLAT No. P-65-1995

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF PHOENIX, JACKSON COUNTY, OREGON

FOR RITA SHANGLE

3744 COLVER ROAD PHOENIX, OREGON

SURVEYOR'S CERTIFICATE:

State of Oregon } SS County of Jackson }

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at a brass cap, monumenting the southwest corner of Donation Land Claim No. 42, located in the northeast quarter of Section 16, Township 38 South, Range 1 West of the Willamette Meridian, City of Phoenix, Jackson County, Oregon; thence North 0°05'37" East, along the west line of said Donation Land Claim, 286.90 feet, to a 5/8 inch iron pin, being the most easterly, northeast corner of Avalon Park Estates, Phase VIII, as recorded in Volume 20 at page 9 of the Plat Records of Jackson County, Oregon, Jackson County Surveyor's File No. 14395 and also being the POINT OF BEGINNING; thence West, along the exterior of said Avalon Park Estates, Phase VIII, 30.00 feet, to a 5/8 inch iron pin; thence North 0°05'37" East, 12.02 feet, to a 5/8 inch iron pin, being the southeast corner of Avalon Park Estates, Phase II, as recorded in Volume 19, at page 6 of the Plat Records of Jackson County, Oregon, Jackson County Surveyor's File No. 13854; thence North 0°05'37" East, along the east line of said Avalon Park Estates, Phase II and a northerly extension thereof, 411.06 feet, to a 5/8 inch iron pin, being a point on the southwesterly line of Colver Road; thence South 35°03'34" East, along said southwesterly line, 298.71 feet, to a 5/8 inch iron pin; thence South 54°52'00" West, 173.82 feet, to the west line of said Donation Land Claim No. 42; thence South 0°05'37" West, along said west line, 78.54 feet, to the POINT OF BEGINNING.

Herbert A. Farber, PLS 2189

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that Rita F. Shangle, as owner of the lands hereon described, and that I have partitioned the same into parcels as shown hereon and size of the parcels and the lengths of all lines are plainly set forth, and that this plat is a correct representation of the Partition, and I do hereby dedicate to the public for public use the easements shown hereon.

Rita F. Shangle

State of Oregon } SS County of Jackson } Personally appeared the above named Rita F. Shangle, and acknowledge the foregoing to be her voluntary act and deed.

Before me: June 16, 1995 My commission expires 4-12-96

Lyndall M. Sellers Notary Public, State of Oregon



LEGEND:

- S/N INDICATES SURVEY NUMBER ON FILE AT THE SURVEYOR'S OFFICE, JACKSON COUNTY, OREGON. BASIS OF BEARINGS IS THE CENTER LINE OF COLVER ROAD AS INDICATED HEREON. INST. NO. INDICATES INSTRUMENT NUMBER OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. FOUND 5/8 INCH IRON PIN PER S/N 14395. FOUND MONUMENT AS INDICATED. SET 5/8 BY 24 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED "FARBER PLS 2189". NOTE: PARCELS 1, 2 AND 3 ARE CREATED BY LOT LINE ADJUSTMENT. PARCEL 4 IS CREATED BY PARTITION OF PARCEL 3.



APPROVALS:

I certify that pursuant to authority granted in the Subdivision Ordinance for the City of Phoenix this Plat is hereby approved. Dennis L. Murray, Planning Director, August 18, 1995.

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of August 24th 1995. Colleen Stegeland, Tax Collector, August 24th 1995.

Ron Lindley, Assessor, August 24th 1995. Examined and approved this 9th day of June 1995. County Surveyor.

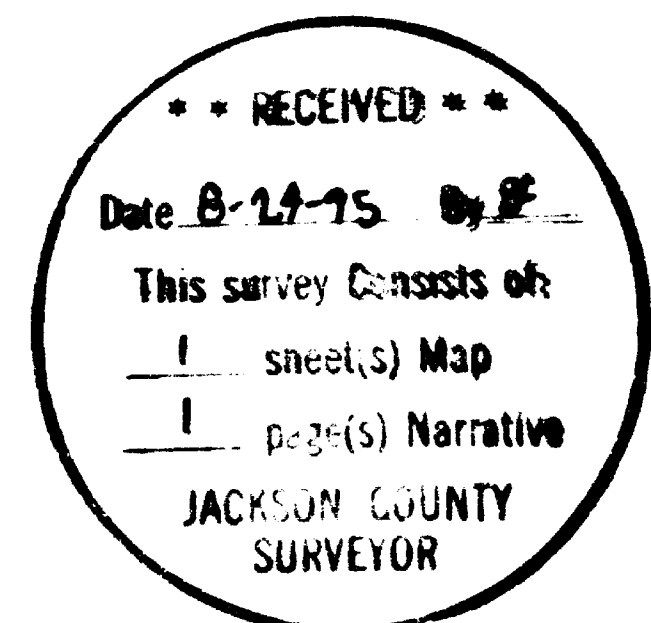
RECORDER:

Filed for record this 24 day of August, 1995 at 2:30 o'clock P.M. and recorded as Partition Plat No. P-65-1995 of the Official Records of Jackson County, Oregon. Index Volume 6, Page 65.

Kathleen S. Beckett, County Clerk, Kirby LeBaron, Deputy. County Surveyor's File No. 14643.

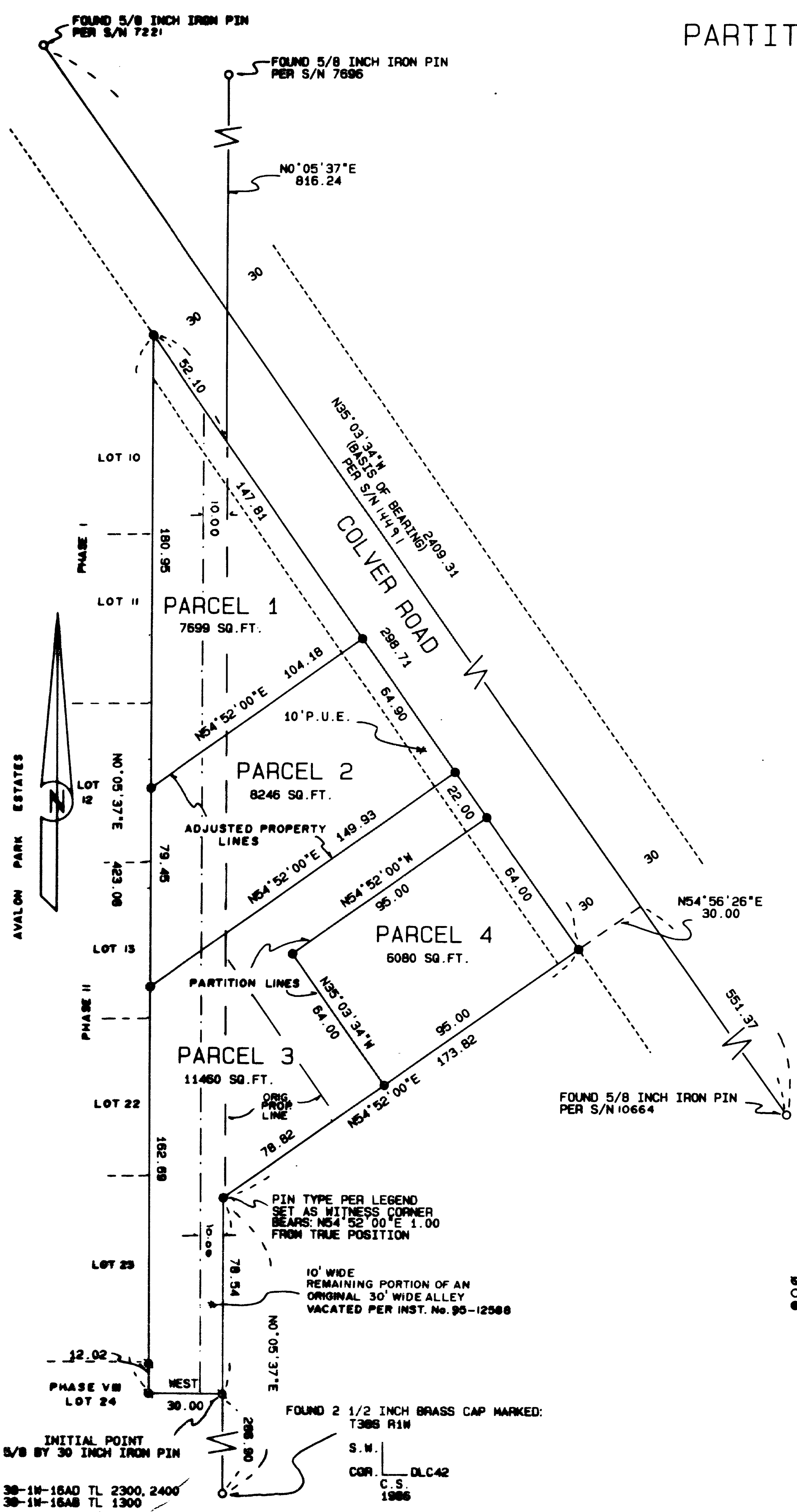
WATER RIGHT STATEMENT:

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY



I hereby certify that this is an exact copy of the original. Herbert A. Farber

Table with 2 columns: SURVEYED BY (FARBER SURVEYING) and OFFICE (908 EAST JACKSON ST.); COMPUTED BY (FAF) and ROTATION (0°); SCALE (1 inch = 40 feet) and ORIGIN (10375.000 N 9914.000 E); DATE (3 MAY 1995) and JOB NO. (0411-94).



Survey No. **14643**

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

Survey for: Rita F. Shangle  
3744 Colver Road  
Phoenix, Oregon 97535

Location: Located in the Northeast Quarter of Section  
16, Township 38 South, Range 1 West of the  
Willamette Meridian, City of Phoenix, Jackson  
County, Oregon.

Purpose: To survey and monument the property line  
adjustment and partition as approved by the  
City of Phoenix Planning Commission. Phoenix  
planning file No. MLP-95-2.

Procedure: Utilizing control established in the  
performance of survey nos. 13709, 14107 and  
13854 and establishing additional control thru  
the interior of the project, I monument the  
property line adjustment and partition as  
shown on the accompanying plat.

Surveyed by: Farber & Sons, Inc.  
Farber Surveying  
908 East Jackson Street  
Medford, Oregon 97504

Date: May 3, 1995

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REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Herbert A. Farber*  
OREGON  
JULY 26, 1985  
HERBERT A. FARBER  
2189

Expires 12/31/95

