

WALNUT GROVE SUBDIVISION, PHASE 2

A replat of Lot 5 of Walnut Grove Subdivision, Phase 1

In the N.E. 1/4 of Sec. 16, T.38S, R.1W., W.M.
City of Phoenix Jackson County, Oregon

APPROVALS

I CERTIFY THAT PURSUANT to authority granted by the Subdivision Ordinance of the City of Phoenix this Plat is hereby approved.

Denis L. Murray Planning Director
Date JUNE 20, 2002

Examined and approved this 19 day of JUNE, 20 02.

Scott D. Pingle Phoenix City Engineer

Examined and approved this 16th day of May, 20 02.

Ronald Roberts Jackson County Surveyor

Examined and approved this 20th day of June, 20 02.

K. Longenecker, Deputy Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have been paid as of June 20, 20 02.

Carol Applegate, Deputy Tax Collector

SURVEY FOR:
RICHARD KLIMEK
P.O. BOX 543
PHOENIX, OR 97535

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

DATE:
MAY 14, 2002

*** RECORDER'S CERTIFICATE ***

Filed for record this 27 day of June, 20 02, at 10:41 o'clock A.M., and recorded in Volume 28 of Plats at Page 36, of "Record of Partition Plats" of Jackson County, Oregon. Index Volume _____ Page _____.

Kathleen S. Beckett County Clerk
Samuel Kelley Deputy

Convenants, Conditions & Restrictions recorded as Doc.# 02-34647, ORJCO.

SURVEYOR'S CERTIFICATE

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Lot 5 of WALNUT GROVE SUBDIVISION, PHASE 1, according to the official plat thereof, now of record, in Jackson County, Oregon.

REGISTERED PROFESSIONAL LAND SURVEYOR

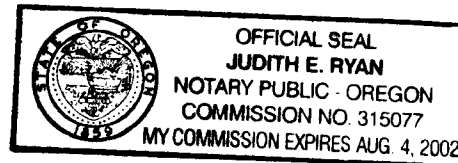
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-03

*** DECLARATION ***

Know all men by these presents that I, RICHARD W. KLIMEK, am the owner in fee of the land shown hereon, more particularly described in the Surveyor's Certificate and have caused the same to be subdivided into the lots and street as shown on sheet 2, and that I dedicate to the public for public use the street, together with the public utility easement (PUE) shown on sheet 2, with the condition that Charter Communications, its successors or assigns in interest shall have the right to use said PUE. I do hereby designate said subdivision as WALNUT GROVE SUBDIVISION, PHASE 2.

I do hereby make and establish the Private Water System Easement (WSE) for the benefit of Lot 10 and and Private Storm Drainage Easement (PSDE) for the benefit of Lots 6, 7, 8 & 9.

Richard W. Klimek
RICHARD W. KLIMEK



STATE OF OREGON }
COUNTY OF JACKSON } ss.

Personally appeared the above named RICHARD W. KLIMEK, and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 20th day of June, 20 02.

Judith E. Ryan Notary Public - Oregon
Commission No. 315077
My Commission Expires Aug. 4, 2002

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

James E. Hibbs
SURVEYOR

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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREETS OF WALNUT GROVE SUBDIVISION, PHASE 2.

PROCEDURE: RECOVERED CONTROL AND MONUMENTS ESTABLISHED BY THIS OFFICE DURING THE COMPLETION OF WALNUT GROVE SUBDIVISION, PHASE 1. SET PINS AT STREET R/W AND SET MONUMENTS AS SHOWN ON SHEET 2. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN ON SHEET 2.

*** RECEIVED ***
DATE 6-27-02 BY JLB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

For order approving this Plat, see Volume _____, Page _____ of the County Commissioner's Journal of Proceedings.

Sheet 1 of 2

LEGEND:

- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER WALNUT GROVE SUBD., PHASE 1.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. 1 FOOT WITNESS MONUMENT, UNLESS NOTED OTHERWISE.
- ⊙ = SET 5/8 X 30" IRON PIN W/ ALUM. CAP MKD. L.J. FRIAR & ASSOC.

JCDR = JACKSON COUNTY DEED RECORDS.
 ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 WC = WITNESS CORNER.
 PUE = PUBLIC UTILITY EASEMENT.
 C1 = SEE CURVE DATA TABLE THIS SHEET.
 CL = CENTERLINE.
 SSE = SANITARY SEWER EASEMENT.
 PSDE = PRIVATE STORM DRAINAGE EASEMENT FOR LOTS 6, 7, 8 & 9.
 WGP1 = WALNUT GROVE, PHASE 1.
 -X-X- = FENCE LINE.
 WSE = PRIVATE WATER SYSTEM EASEMENT FOR LOT 10.

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 City of Phoenix Jackson County, Oregon

SURVEY FOR:

RICHARD KLIMEK
 P.O. BOX 543
 PHOENIX, OR 97535

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
 CONSULTING LAND SURVEYORS
 816 WEST EIGHTH STREET
 MEDFORD, OREGON 97501
 PHONE: (541) 772-2782

BASIS OF BEARINGS: Survey No. 12867

SCALE: 1" = 50'

UNIT OF MEASUREMENT: Feet

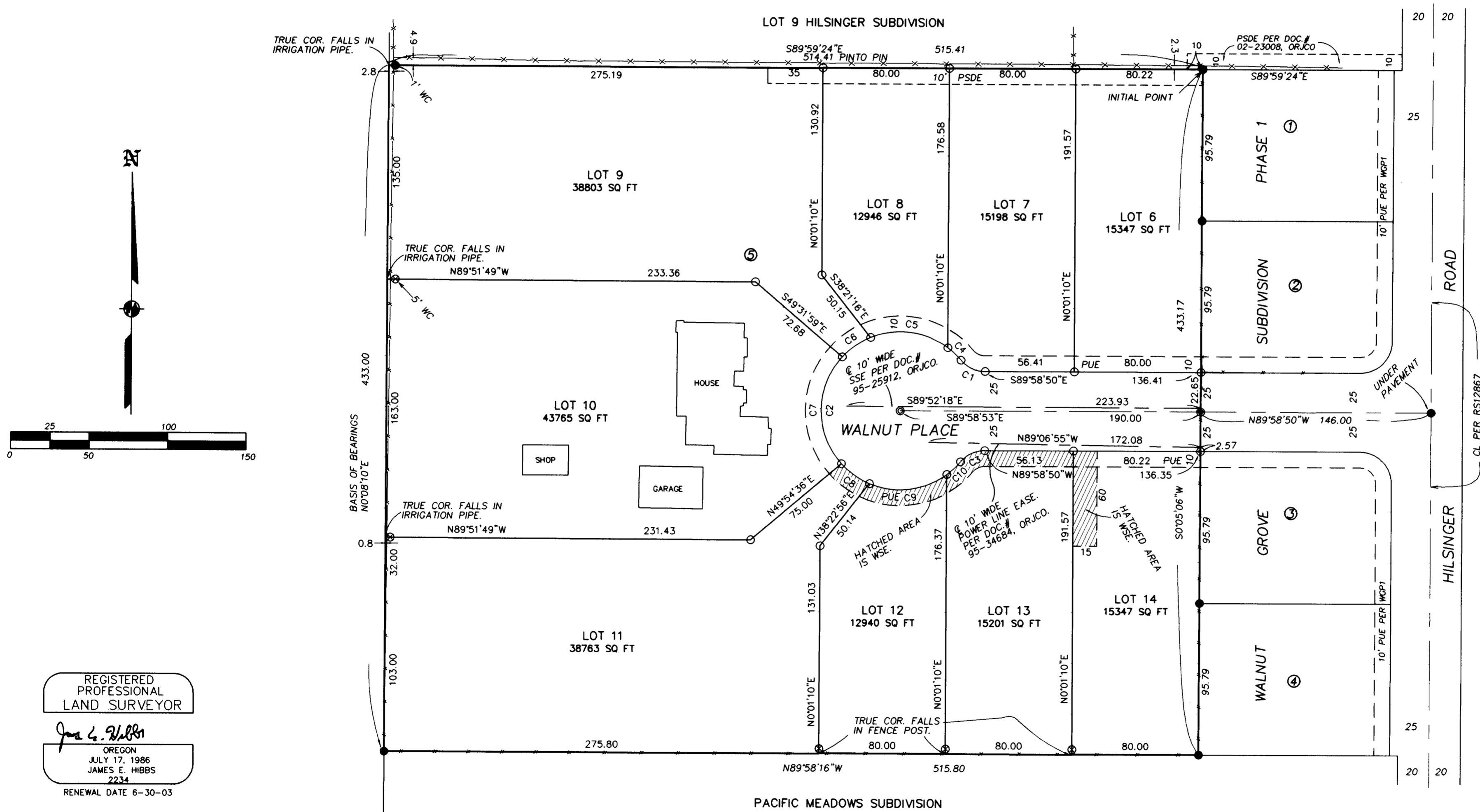
DATE: May 14, 2002

CURVE DATA TABLE

| NUM | DELTA | ARC | RADIUS | BEARING | DISTANCE |
|-----|------------|--------|--------|-------------|----------|
| C1 | 49°59'30" | 17.45 | 20.00 | S64°59'05"E | 16.90 |
| C2 | 279°59'22" | 244.34 | 50.00 | S0°01'00"W | 64.29 |
| C3 | 49°59'51" | 17.45 | 20.00 | S65°01'14"W | 16.90 |
| C4 | 13°05'09" | 11.42 | 50.00 | N46°31'54"W | 11.39 |
| C5 | 59°02'44" | 51.53 | 50.00 | N82°35'51"W | 49.28 |
| C6 | 25°12'36" | 22.00 | 50.00 | S55°16'29"W | 21.82 |
| C7 | 84°56'42" | 74.13 | 50.00 | S0°11'49"W | 67.52 |
| C8 | 25°12'36" | 22.00 | 50.00 | S54°52'51"E | 21.82 |
| C9 | 59°00'18" | 51.49 | 50.00 | N83°00'42"E | 49.25 |
| C10 | 13°29'14" | 11.77 | 50.00 | N46°45'56"E | 11.74 |

EASEMENTS OF RECORD

TEMPORARY EASEMENT FOR UTILITY PURPOSES PER DOC # 02-06869, ORJCO, IS EXTINGUISHED UPON THE RECORDING OF THIS PLAT.



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

James E. Hibbs

OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-03

** RECEIVED **

DATE 6-27-02 BY AB

This survey consists of:

2 sheet(s) Map

0 page(s) Narrative

JACKSON COUNTY
 SURVEYOR

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James E. Hibbs
 SURVEYOR

Sheet 2 of 2