

*** APPROVALS ***

Examined and approved this 31st day of OCTOBER, 20 02

Dennis Murray
City of Phoenix Planning Department

Examined and approved this 30th day of OCTOBER, 20 02

Roger Roberts
Jackson County Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have been paid as of DECEMBER 11, 20 02

Christopher Francis DEPUTY Assessor 12-11-02 Date

Carol Applegate Deputy Tax Collector 12/11/02 Date

PARTITION PLAT NO. P-76-2002

In the N.W. 1/4 and the S.W. 1/4 of Sec. 10, & in D.L.C. No. 42, T.38S., R1W., W.M. City of Phoenix, Jackson County, Oregon

SURVEY FOR: CITY OF PHOENIX PHOENIX CITY HALL 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: September 25, 2002

*** RECORDER'S CERTIFICATE ***

Filed for record this 11 day of December, 20 02, at 2:24 o'clock P.M., and recorded as Partition Plat No. P-76-2002 of "Record of Partition Plats" of Jackson County, Oregon.

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Nathaniel S. Beckett
County Clerk

Glenda E. Bartlett
Deputy

County Surveyor File No. 17586

*** SURVEYOR'S CERTIFICATE ***

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND CONFORMS WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Commencing at most Westerly Northwest corner of Lot 16 of PHOENIX HILLS SUBDIVISION, PHASE 1, according to the official plat thereof, now of record, in Jackson County, Oregon; thence North 76°01'21" West, 147.32 feet to a 5/8 inch iron pin marking the Northwest corner of that portion of South Phoenix Road described in Document No. 01-18910, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the Westerly line of said South Phoenix Road, South 00°12'36" West, 15.00 feet; thence South 89°47'29" East, 13.11 feet; thence along the arc of a 50.00 foot radius curve to the right having a central angle of 89°54'12", a distance of 78.46 feet (the long chord of which bears South 44°50'23" East, 70.65 feet); thence South 00°06'43" West, 566.46 feet; thence leaving said Westerly line, South 00°00'25" East, 120.89 feet to the Southerly line of Furry Road; thence along the arc of 20.00 foot radius curve to the right having a central angle of 89°16'48", a distance of 31.16 feet (the long chord of which bears South 44°31'41" East, 28.11 feet); thence along the Westerly line of said South Phoenix Road, South 00°06'43" West, 186.41 feet to the South line of that tract described in Document No. 99-29180, said Official Records; thence along the South line of said tract, South 89°58'34" West (record South 89°58'37" West), 262.70 feet to the Southwest corner thereof; thence along the West line thereof, North 00°07'27" East (record North 00°07'07" East), 210.08 feet to the South line of Furry Road; thence along said South line, North 89°10'06" West, 49.95 feet to the Southwest corner thereof; thence along the West line of said Furry Road and the West line of that tract described in Document No. 99-29180, said Official Records, North 00°06'27" East, 749.08 feet to the South line of Fern Valley Road; thence along said South line, South 89°47'29" East, 229.66 feet to the INITIAL POINT OF BEGINNING.

EXCEPTING THEREFORM that portion lying within Furry Road as described in Document Nos. 01-18910 & 01-40813, said Official Records.

*** DECLARATION ***

Know all men by these presents that we, Willis Henry Pyle, Trustee of the Willis Henry Pyle Trust dated August 18, 1997 and Frances Davis Pyle, Trustee of the Frances Davis Pyle Trust dated August 18, 1997 are the owners in fee of the land shown hereon, more particularly in the Surveyor's Certificate and have caused the same to be Partitioned into the Parcels as shown on Sheet 2.

Willis Henry Pyle Trustee
Willis Henry Pyle, Trustee
Willis Henry Pyle Trust

Frances Davis Pyle Trustee
Frances Davis Pyle, Trustee
Frances Davis Pyle Trust

STATE OF OREGON)
COUNTY OF JACKSON) ss

PERSONALLY appeared the above named Willis Henry Pyle and Frances Davis Pyle, Trustees, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 29th day of October, 20 02

KAREN L. LAFITTE
Karen L. Lafitte Notary Public - Oregon
Commission No. 334244
My Commission Expires March 20, 2006

REGISTERED PROFESSIONAL LAND SURVEYOR

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

•• RECEIVED ••
DATE 12-11-02 BY JB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

SURVEY FOR:
CITY OF PHOENIX
PHOENIX CITY HALL
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

PARTITION PLAT NO. P-76-2002
In the N.W. 1/4 and the S.W. 1/4 of Sec. 10
& in D.L.C. No. 42, T.38S, R1W, W.M.
City of Phoenix, Jackson County, Oregon

LEGEND:

- ★ = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. LJ FRIAR & ASSOC. PER PHS1 OR PHS2
- = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. D. MCMAHAN LS1913 PER FS16461.
- ⦿ = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. KAISER RLS803 PER FS12696
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- FS = FILED SURVEY #.
- () = RECORD DATA AS SHOWN.
- PUE = PUBLIC UTILITY EASEMENT, INCLUDING CABLE TV.
- PHS1 = PHOENIX HILLS SUBDIVISION PHASE 1 (FS16379).
- PHS2 = PHOENIX HILLS SUBDIVISION PHASE 2 (FS16993).
- C1 L1 = SEE COURSE DATA TABLE.
- M = METERS.

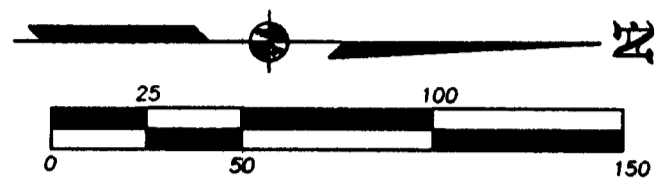
BASIS OF BEARINGS: SURVEY NO. 16379 AS SHOWN HEREON.

DATE: SEPTEMBER 25, 2002 UNIT OF MEASUREMENT: FEET SCALE: 1" = 50'

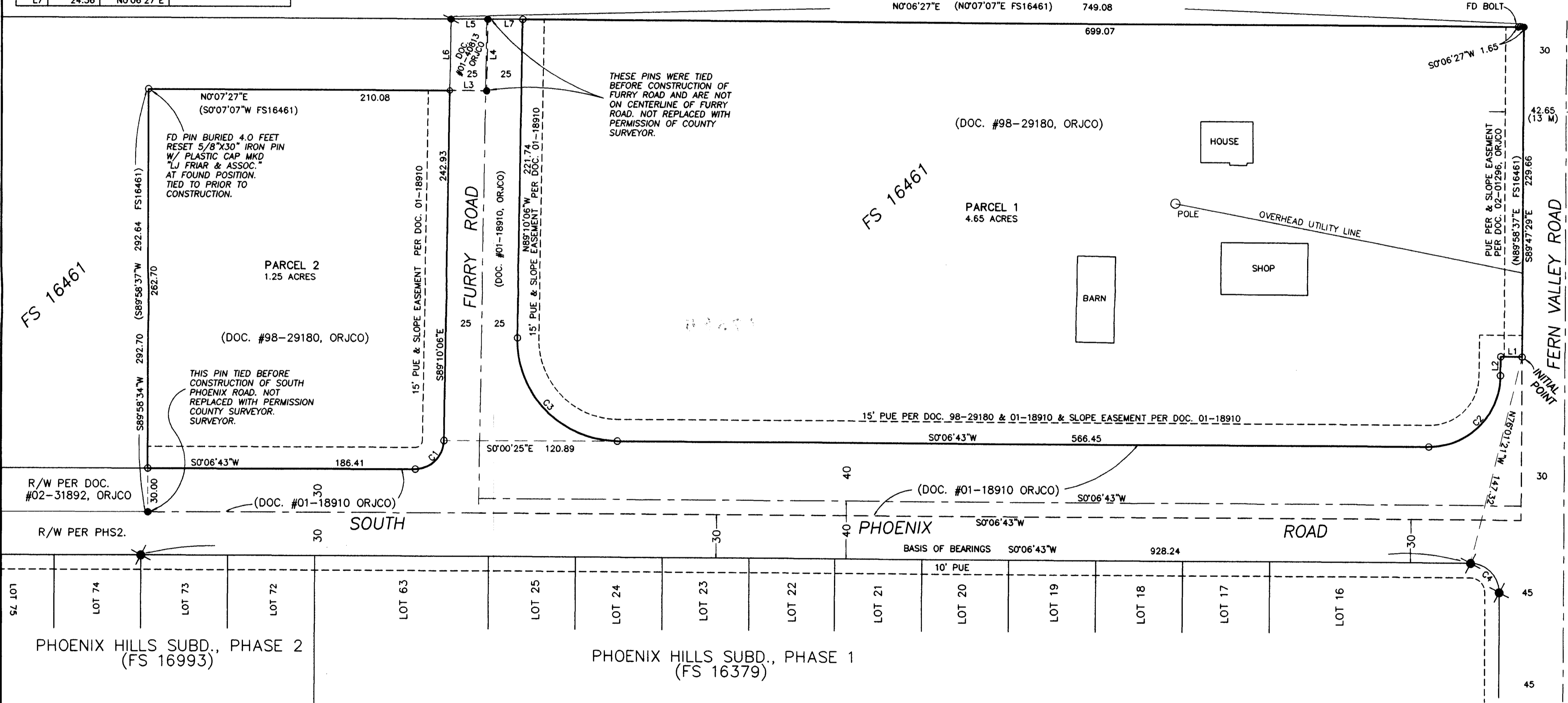
COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	89°16'48"	31.16	20.00	S44°31'41"E 28.11
C2	89°54'11"	78.46	50.00	S44°50'23"E 70.65
C3	90°43'11"	110.84	70.00	S45°28'19"W 99.61
C4	90°05'48"	20.00	31.45	S45°09'37"W 28.31

NUM	DISTANCE	BEARING	RECORD
L1	15.00	S0°12'36"W	FS16461
L2	13.11	S89°47'29"E	
L3	25.67	S0°07'27"W	
L4	49.95	S89°11'41"E	S89°11'30"E 50.00
L5	25.65	N0°06'27"E	S0°07'07"W 25.64
L6	49.95	N89°10'06"W	
L7	24.36	N0°06'27"E	



FS 14205 & 12696



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

PURPOSE: To survey and monument the corners of two parcels created through a Land Partition.

PROCEDURE: From control and monuments established by this office during FS16379 & 16993 made ties to pins set by FS12696 & 16461 to control this Survey. Computed the R/W per Doc. #01-18910 & 01-40813, ORJCO and set pins at the locations shown hereon.

EASEMENTS PER SUBDIVISION GUARANTEE
EASEMENT FOR WATER PIPELINE PER V.446, P.301, JCDR CANNOT BE DEPICTED HEREON BUT MAY AFFECT SUBJECT PROPERTY.

REGISTERED PROFESSIONAL LAND SURVEYOR
JAMES E. HIBBS
OREGON JULY 17, 1986
RENEWAL DATE 6-30-03

RECEIVED
DATE 12-11-02 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
SURVEYOR