

PARTITION PLAT NO. P-81-04

LOCATED IN:
THE N.W. 1/4 AND S.W. 1/4 OF SECTION 10, T.38S., R.1W., W.M.
CITY OF PHOENIX, JACKSON COUNTY, OREGON

FOR:
GEORGE ARDIZZONE AND CLOE ARDIZZONE
822 GOLF VIEW DRIVE #129
MEDFORD, OREGON 97504

DECLARATION:

(63) KNOW ALL MEN BY THESE PRESENTS, THAT WE, GEORGE ARDIZZONE AND CLOE ARDIZZONE ARE THE OWNERS OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON THE PARTITION PLAT. WE HEREBY GRANT TO THE CITY OF PHOENIX THE 15' STORMDRAINAGE EASEMENT AS SHOWN HEREON ACROSS PARCEL 2 FOR STORMDRAINAGE PURPOSES AND FOR ACCESS FOR INSTALLATION AND MAINTENANCE OF RELATED FACILITIES.

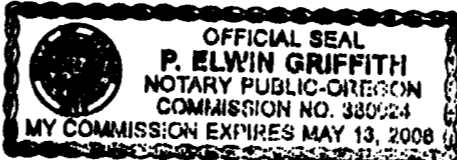
(72) IN WITNESS HEREOF, SIGNED THIS 26th DAY OF November, 2004.

George Ardizzone
GEORGE ARDIZZONE

STATE OF OREGON }
COUNTY OF JACKSON } SS.

(74) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF November, 2004, BY GEORGE ARDIZZONE, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

BEFORE ME: P. Elwin Duffile
NOTARY



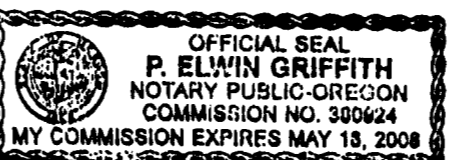
(78) IN WITNESS HEREOF, SIGNED THIS 26th DAY OF November, 2004.

Cloe Ardizzone
CLOE ARDIZZONE

STATE OF OREGON }
COUNTY OF JACKSON } SS.

(80) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF November, 2004, BY CLOE ARDIZZONE, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HER VOLUNTARY ACT AND DEED.

BEFORE ME: P. Elwin Duffile
NOTARY



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT AND PREPARE FINAL PLAT FOR A PARTITION PER FILE NO. MLP04-05 OF CITY OF PHOENIX PLANNING DEPARTMENT AND AS PER THE CLIENT'S REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTATION AND INFORMATION PER FILED SURVEYS NO. 16461, 10449, 16770 AND 17586 FOR CONTROL, I ESTABLISH PROPER MONUMENTS AS SHOWN HEREON. INSTRUMENT NO. 02-31892, J.C.D.R., WAS USED FOR WESTERLY RIGHT-OF-WAY LINE OF SOUTH PHOENIX ROAD AND INSTRUMENT NO. 98-29181 J.C.D.R. WAS USED IN DETERMINING THE CLIENTS PROPERTY BOUNDARIES. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

I certify this plat to be an exact photocopy of the original.
Darrell L. Huck
SURVEYOR

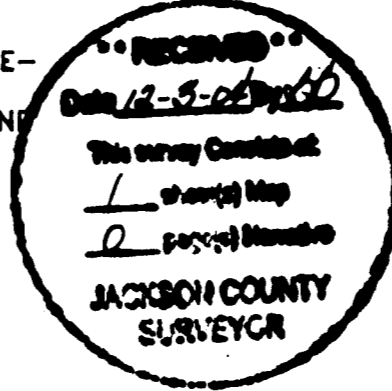
ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 29th DAY OF December, 2004.

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1993
DARRELL L. HUCK
2023

James J. ...
ASSESSOR

Carole Applegate, Deputy
TAX COLLECTOR



APPROVALS:

CITY OF PHOENIX PLANNING:

Dennis L. Murray
PLANNING DIRECTOR

NOVEMBER 29, 2004
DATE

EXAMINED AND APPROVED THIS 29th DAY OF NOVEMBER, 2004.

Scott B. Pingle
CITY ENGINEER

EXAMINED AND APPROVED THIS 2nd DAY OF December, 2004.

Gregory Roberts
COUNTY SURVEYOR

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 18524

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 3rd DAY OF December, 2004, AT 3:20 O'CLOCK, P.M.

AND RECORDED AS PARTITION PLAT NO. P-81-2004 OF "RECORD OF PARTITION PLATS"

IN JACKSON COUNTY, OREGON. (INDEX VOLUME 15 PAGE 81.)

Kathleen S. Beckett
COUNTY CLERK

Carleen B. Helman
DEPUTY

SURVEYOR'S CERTIFICATE:

I, DARRELL L. HUCK, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND COMPLIES WITH REGULATIONS FOR LAND PARTITIONS, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

Commencing at a point for the Northwest corner of Parcel 2 of Partition Plat Recorded December 11, 2002 as Partition Plat No. P-76-2002 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 17586 in the Office of the Jackson County Surveyor; thence along the Westerly boundary of said Parcel 2, South 00°07'27" West 19.21 feet to a point on the Southwesterly boundary of tract described on page 2 of Exhibit "A" per Instrument No. 02-31892 of the Deed Records of said Jackson County for the INITIAL POINT OF BEGINNING; thence continue South 00°07'27" West along the Westerly boundary of said Parcel 2, a distance of 190.87 feet to the Southwest corner thereof; thence North 89°58'34" East along the Southerly boundary of said Parcel 2, a distance of 262.70 feet to a point for the Southeast corner thereof, said point being on the Westerly right-of-way line of South Phoenix Road as described per Instrument No. 02-31892 of the Deed Records of said Jackson County; thence along said right-of-way line South 00°06'43" West 852.10 feet; thence South 61°39'51" West 13.20 feet; thence North 61°16'13" West 66.20 feet (Record 66.17 feet) to the Northeastly right-of-way line of Interstate No. 5; thence along said right-of-way line, North 37°04'57" West (Record North 37°04'17" West) 401.69 feet to the Southwest corner of tract described per Instrument No. 98-29181 said Deed Records; thence North 00°06'27" East (Record North 00°07'07" East) along the Westerly boundary of said tract, 716.79 feet to a point on the Southerly right-of-way line of Furry Road; thence South 89°10'06" East along said right-of-way line, 8.38 feet to a point on the aforementioned Southwesterly boundary of tract described on page 2 of Exhibit "A" per Instrument No. 02-31892; thence along said boundary, along the arc of a 44.50 foot radius curve to the left (the long chord to which bears South 64°29'30" East 46.01 feet) an arc distance of 48.35 feet to the INITIAL POINT OF BEGINNING.

Darrell L. Huck
SURVEYOR

HOFFBUHR & ASSOCIATES, INC.

880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON 97504
(541) 779-4641

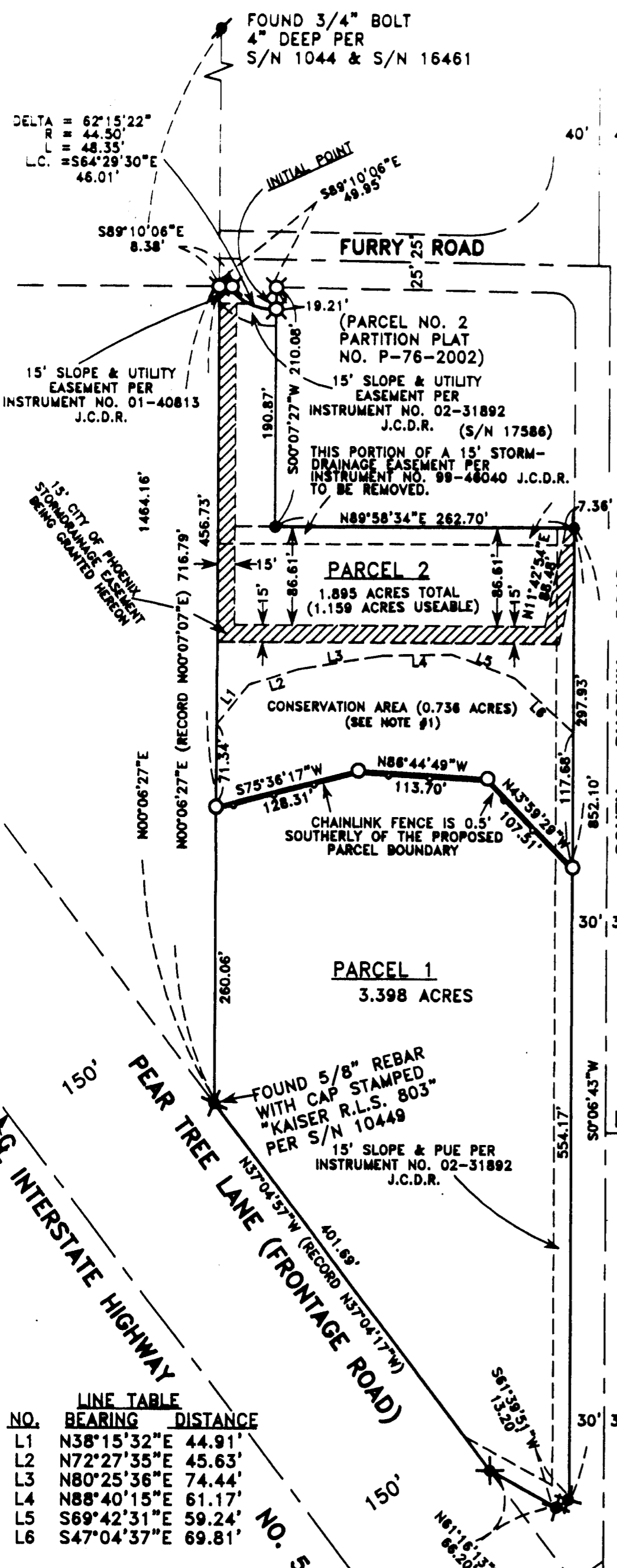
SCALE: 1" = 100' DATE: NOVEMBER 24, 2004
BASIS OF BEARING: FILED S/N 17586

(NORTHERLY BOUNDARY)

- = Set 5/8"x24" rebar with plastic yellow cap marked "HOFFBUHR AND ASSOC., INC."
- ⊗ = Set 5/8"x30" rebar with plastic yellow cap marked "HOFFBUHR AND ASSOC., INC."
- = Found 5/8" iron pin with plastic cap stamped "L.J.FRIAR & ASSOC." per S/N 17586.
- ★ = Found 5/8" iron pin with plastic cap stamped "L.J.FRIAR & ASSOC." per S/N 18508.

S/N = Filed Survey Number

J.C.D.R. = Jackson County Deed Records



LINE TABLE

NO.	BEARING	DISTANCE
L1	N38°15'32"E	44.91'
L2	N72°27'35"E	45.63'
L3	N80°25'36"E	74.44'
L4	N88°40'15"E	61.17'
L5	S69°42'31"E	59.24'
L6	S47°04'37"E	69.81'

NOTES:
1.) CONSERVATION AREA IS A NO BUILD AREA AND SHALL REMAIN IN ITS NATURAL STATE. NO IMPROVEMENTS SHALL BE ALLOWED WITHIN THE CONSERVATION AREA.
2.) RIGHT (S) OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES, GRANTED TO PACIFICORP, AN OREGON CORPORATION, OR ITS PREDECESSOR IN INTEREST, BY INSTRUMENT RECORDED FEBRUARY 8, 1999 AS NO. 99-08480 OF THE OFFICIAL DEED RECORDS OF JACKSON COUNTY, OREGON, AFFECTS THIS PROPERTY, HOWEVER THE LOCATION IS NOT SPECIFIED BY DIMENSIONS.