

**SURVEY BY:**

**SURVEY FOR:**

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

DAN BUNN  
P.O. BOX 343  
GOLD HILL, OR 97525

**PARTITION PLAT NO. P-94-2005**

(PA #05/06-05:ZCH/MLP)  
Located in the S.W. 1/4 of Section 3,  
T.36S, R.1W., W.M., City of Eagle Point  
Jackson County, Oregon

**\*\*\* RECORDER'S CERTIFICATE \*\*\***

Filed for record this 15<sup>th</sup> day of December, 20 05, at  
2:47 o'clock P.M., and recorded as Partition Plat No. P-94-2005  
of "Record of Partition Plats" of Jackson County, Oregon.

Index Volume 16, Page 94, Doc# 2005-075948, ORJCO.

Kathleen S. Beckett County Clerk  
Carmen D. Helman Deputy

County Surveyor File No. 19003

**\*\*\* APPROVALS \*\*\***

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point.  
this 12<sup>th</sup> day of DECEMBER, 20 05. (PA #05/06-05:ZCH/MLP)

Daniel E. Bunn  
City Administrator/Planning Director

**DATE:**  
NOVEMBER 23, 2005

Examined and approved this 23<sup>rd</sup> day of NOVEMBER, 20 05.

Robert Roberts  
Jackson County Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have  
been paid as of December 15, 20 05.

Amanda Kirkpatrick, deputy 12/15/05 Assessor  
Janice Clark, deputy 12/15/05 Tax Collector

**\*\*\* 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 BY ME, AND CONFORMS WITH THE REGULATIONS FOR PARTITIONS,  
AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Beginning at the most Westerly Northeast corner of Parcel No. 2 per Partition Plat No. P-57-1997,  
according to the official plat thereof, now of record, in Volume 8, Page 57 of "Record of Partition  
Plats" of Jackson County, Oregon and filed as Survey No. 15480 in the Office of the Jackson County  
Surveyor, said point being on the Southeasterly line of Shasta Avenue and the INITIAL POINT OF  
BEGINNING; thence along the Northeasterly line of said Parcel No. 2, South 41°02'10" East, 98.73 feet  
to the interior ell corner thereof; thence along the Northwesterly line thereof, North 48°58'20" East,  
151.49 feet to the most Easterly Northeast corner thereof; thence along the Northeasterly line of that  
tract described in Document No. 03-34487, Official Records of Jackson County, Oregon, North 42°01'50"  
West, 97.60 feet to the Southeasterly line of Shasta Avenue; thence along said Southeasterly line, South  
49°24'30" West, 149.80 feet to the INITIAL POINT OF BEGINNING.

**\*\*\* DECLARATION \*\*\***

Know all men by these presents that I, DANIEL E. BUNN, am the owner in fee of the land shown hereon, more  
particularly described in the land shown hereon, more particularly described in the Surveyor's Certificate and  
have partitioned the same into the Parcels as shown on Sheet 2. I do hereby make and establish the Shared  
Driveway Easement for the benefit of Parcels 1 and 2 which will be jointly maintained by the current and future  
owners of Parcels 1 and 2.

D E Bunn  
DANIEL E. BUNN

STATE OF OREGON )  
                          ) ss.  
COUNTY OF JACKSON )

PERSONALLY appeared the above named Daniel E. Bunn, and acknowledged the foregoing instrument to be his  
voluntary act and deed.

Dated this 28<sup>th</sup> day of November, 20 05.

Karen L. Lafitte  
KAREN L. LAFITTE Notary Public - Oregon

Commission No. 354214  
My Commission Expires March 20, 2006

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
James E. Hibbs  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-07

**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 of  
that tract described in Doc. #03-34487, ORJCO. See Eagle Point PA #05/06-05:ZCH/MLP.

PROCEDURE: Made ties to monuments as shown on Sheet 2 to control the exterior of the subject tract.  
Computed the position of the Parcel corners per the approved Tentative Plat and set  
monuments as shown on Sheet 2.

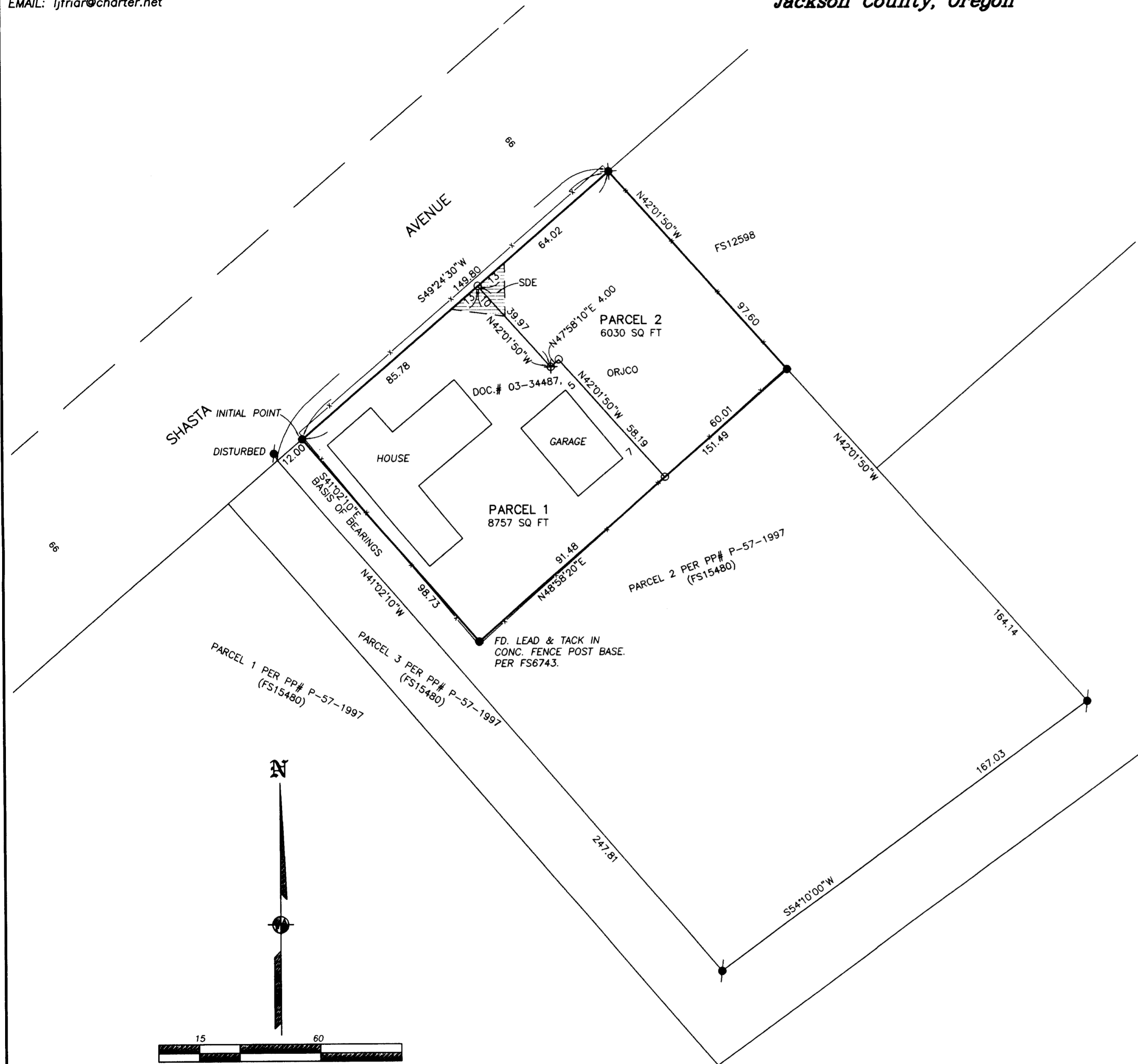
\*\*\* RECEIVED \*\*\*  
DATE 12-15-05 BY [Signature]  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

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

**SURVEY BY:**  
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**LEGEND:**

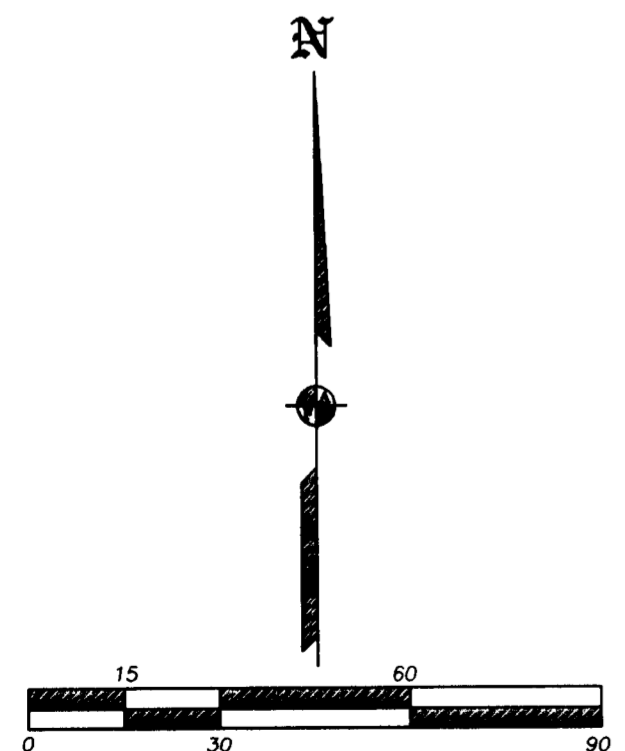
- = FD. 3/4" IRON PIN PER FS6743 OR AS NOTED.
- ⦿ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. KAISER RLS803 PER FS15480.
- ⊗ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. KAISER RLS803 PER FS12598.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊕ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE.
- X- = FENCE LINE.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- SDE = SHARED DRIVEWAY EASEMENT FOR PARCELS 1 & 2.

BASIS OF BEARINGS: SURVEY NO. 15480 AS SHOWN HEREON.

DATE: NOVEMBER 23, 2005      UNIT OF MEASUREMENT: FEET      SCALE: 1" = 30'

**EASEMENTS PER SUBDIVISION GUARANTEE**

- 1) ELECTRICAL TRANSMISSION EASEMENTS PER V.279, P.319, & V.577, P.165, JCDR CANNOT BE DEPICTED BUT MAY AFFECT THE SUBJECT TRACT.



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*James E. Hibbs*

OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-07

•• RECEIVED ••

DATE 12-15-05 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

SHEET 2 OF 2