

APPROVALS:

Jeanneke Adjutant 6/12/06
CITY OF PHOENIX PLANNING DEPARTMENT DATE
FILE NUMBER: MLP-05-03

EXAMINED AND APPROVED THIS 6th DAY OF June, 2006
Bruce Roberts
JACKSON COUNTY SURVEYOR

MINOR LAND PARTITION
PARTITION PLAT NO. P-56-2006
LYING SITUATE IN
NORTHWEST QUARTER OF SECTION 15
TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF PHOENIX, JACKSON COUNTY, OREGON
FOR
CASEY BRIGHT
309 ELM STREET
ROGUE RIVER, OREGON 97537

RECORDING:

FILED FOR RECORD THIS 14th DAY OF June, 2006 AT
2:54 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-56-2006
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON,
INDEX VOLUME 17 PAGE 56
Kathleen S. Beckett Carmen D. Helman
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 19223

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF June 14, 2006.

Tracy Mancuso, Deputy 6-14-06
TAX COLLECTOR DATE
Amanda Kirkpatrick, Deputy 6/14/06
ASSESSOR DATE

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, CASEY A. BRIGHT AND
JENNIFER M. BRIGHT, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED,
AND THAT WE HAVE PARTITIONED THE SAME INTO PARCELS SHOWN HEREON,
AND THAT THE 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. WE HEREBY CREATE ON THIS PLAT A PRIVATE TWENTY
TWO-FOOT WIDE SHARED ACCESS AND UTILITY EASEMENT AS SHOWN
HEREON.

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR
OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY
SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY
LAW, THE TRACT OF LAND HEREON SHOWN, THIS SAID PLAT BEING A
CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN
ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

BEGINNING AT A 5/8 INCH IRON PIN MARKED WITH AN ALUMINUM CAP AT THE
SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN
INSTRUMENT NO. 2005-064678 OF THE OFFICIAL RECORDS OF JACKSON COUNTY,
OREGON, SAID CORNER ALSO LYING ALONG THE NORTHERLY LINE OF ELM
STREET IN THE CITY OF PHOENIX, OREGON, LYING SITUATE IN THE
NORTHWEST QUARTER OF SECTION 15 OF TOWNSHIP 38 SOUTH, RANGE 1 WEST
OF THE WILLAMETTE MERIDIAN; THENCE NORTH 80°52'30" EAST, ALONG SAID
NORTHERLY LINE, A DISTANCE OF 11.30 FEET (DEED RECORD NORTH 80°53'
EAST, 11.3 FEET) TO A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF LOT
4, BLOCK 1, MCCLURG SUBDIVISION; THENCE CONTINUING NORTH 80°52'30"
EAST ALONG SAID NORTHERLY LINE OF ELM STREET, A DISTANCE OF 75.03
FEET (PLAT RECORD NORTH 80°53' EAST 75 FEET) TO A 5/8 INCH IRON PIN AT
THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 09°12'33" WEST,
LEAVING SAID NORTHERLY LINE, A DISTANCE OF 169.91 FEET (PLAT RECORD
NORTH 09°07' WEST 169.86 FEET) TO A 5/8 INCH IRON PIN AT THE NORTHEAST
CORNER OF SAID LOT 4; THENCE NORTH 87°56'00" WEST 76.39 FEET (PLAT
RECORD NORTH 87°56' WEST 76.45 FEET) TO A 5/8 INCH IRON PIN AT THE
NORTHWEST CORNER OF SAID LOT 4; THENCE CONTINUING NORTH 87°56'00"
WEST, ALONG THE NORTHERLY LINE OF LOT 3, OF SAID BLOCK 1, A DISTANCE
OF 7.54 FEET (DEED RECORD NORTH 87°56' WEST 7.5 FEET) TO A 5/8 INCH IRON
PIN AT THE NORTHWEST CORNER OF THAT PROPERTY LINE ADJUSTMENT
DESCRIBED WITHIN INSTRUMENT NO. 81-15706 OF SAID OFFICIAL RECORDS;
THENCE SOUTH 07°58'18" EAST, ALONG SAID ADJUSTED PROPERTY LINE, A
DISTANCE OF 186.24 FEET (DEED RECORD SOUTH 09°07' EAST 186.30 FEET) TO
THE INITIAL POINT OF BEGINNING.

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT OF
LAND DESCRIBED WITHIN INSTRUMENT NO. 2005-064678 OF THE
OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE
WITHIN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 38
SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN.
PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA ROBOTIC TOTAL STATION
WITH RANGING PRISMS, I SURVEY THE MONUMENTS AS SHOWN
HEREON. THE SUBJECT PROPERTY IS DESCRIBED AS ALL OF LOT 4,
BLOCK 1 OF MCCLURG SUBDIVISION, IN ADDITION TO A STRIP OF
LAND ALONG THE EASTERLY SIDE OF LOT 3, BLOCK 1 OF SAID
SUBDIVISION CONVEYED THROUGH A PROPERTY LINE ADJUSTMENT
AND DESCRIBED WITHIN INSTRUMENT NO. 81-15706 OF THE OFFICIAL
RECORDS OF JACKSON COUNTY AND DENOTED ON FILED SURVEYS
NO. 9286 AND 18487. ORIGINAL LOT CORNERS FROM MCCLURG
SUBDIVISION WERE RECOVERED AND TIED AT THE NORTHWEST AND
SOUTHWEST CORNERS OF LOT 4, THE SOUTHWEST POINT OF
INTERSECTION AT THE SOUTHWEST CORNER OF LOT 1, THE
SOUTHEAST CORNERS OF LOT 5 AND LOT 9 OF SAID BLOCK 1, ALONG
WITH EXTERIOR BLOCK CORNERS AT THE TWO ANGLE POINTS ALONG
THE NORTHERLY LINE OF BLOCK 1 AND THE SOUTHEAST CORNER OF
ELM STREET DENOTED ON SAID SUBDIVISION. THE LINE BETWEEN
THE TWO NORTHERLY BLOCK ANGLE POINT CORNERS MATCHED
EXACTLY WITH THE PLAT RECORD AND WERE HELD FOR POSITION
AND UTILIZED FOR THE BASIS OF BEARING. THE MONUMENTS
RECOVERED AT THE SOUTHWEST P.I. CORNER OF LOT 1 AND THE
SOUTHEAST CORNER OF LOT 9 HAD THE BEST DIMENSIONAL
RELATIONSHIP IN BEARING AND DISTANCE WITH THE PLAT RECORD
WITH THE MEASURED NORTH LINE OF BLOCK 1 AND WAS HELD FOR
THE NORTHERLY LINE OF ELM STREET. THE NORTHEAST CORNER OF
LOT 4 WAS SET AT THE PLAT RECORD DISTANCE BETWEEN THE
BLOCK ANGLE POINTS AND THE SOUTHEAST CORNER OF LOT 4 WAS
PROPORTIONED AGAINST THE PLAT RECORD BETWEEN THE
RECOVERED SOUTHWEST CORNER OF LOT 4 AND THE SOUTHEAST OF
LOT 5. THE WEST LINE OF THE SUBJECT PROPERTY WAS
DETERMINED BY HOLDING THE MONUMENT RECOVERED FROM
SURVEY NO. 18487 NEAR THE NORTHWEST CORNER FOR LINE AND
THE DEED RECORD DISTANCE OF 11.30 FEET WESTERLY ALONG ELM
STREET FROM THE RECOVERED SOUTHWEST CORNER OF LOT 4. THE
PARTITION LINES WERE THEN ESTABLISHED PER THE CLIENTS
REQUEST.

Casey A. Bright
CASEY A. BRIGHT

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED CASEY A. BRIGHT, ON
THIS 25 DAY OF May, 2006, AND ACKNOWLEDGED
THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: Laurie A. Miller
Laurie A. Miller, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 363080
MY COMMISSION EXPIRES Jan. 20, 2007

Jennifer M. Bright
JENNIFER M. BRIGHT

STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED JENNIFER M. BRIGHT
ON THIS 25 DAY OF May, 2006, AND ACKNOWLEDGED
THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME: Laurie A. Miller
Laurie A. Miller, NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 363080
MY COMMISSION EXPIRES Jan. 20, 2007

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

Shawn Kampmann
SURVEYOR

EASEMENT NOTE:

AN EASEMENT NOTED WITHIN LAND AMERICA LAWYERS TITLE ORDER NO.
48G0485480, DATED MAY 10, 2006, AS EXCEPTION NO. 4, THAT IS ALSO DESCRIBED
WITHIN VOLUME 149, PAGE 73 OF THE DEED RECORDS OF JACKSON COUNTY,
OREGON DATED FEBRUARY 11, 1949, IS BLANKET IN NATURE AND IS NOT
SHOWN GRAPHICALLY ON THIS PLAT.

** RECEIVED **
Date 6-14-06 By [Signature]
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2007

SURVEYED BY:

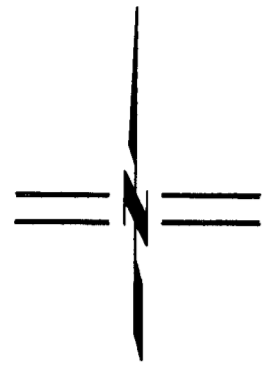
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: MAY 10, 2006
PROJECT NO. 327-05

MINOR LAND PARTITION
PARTITION PLAT NO. P- 56-2006

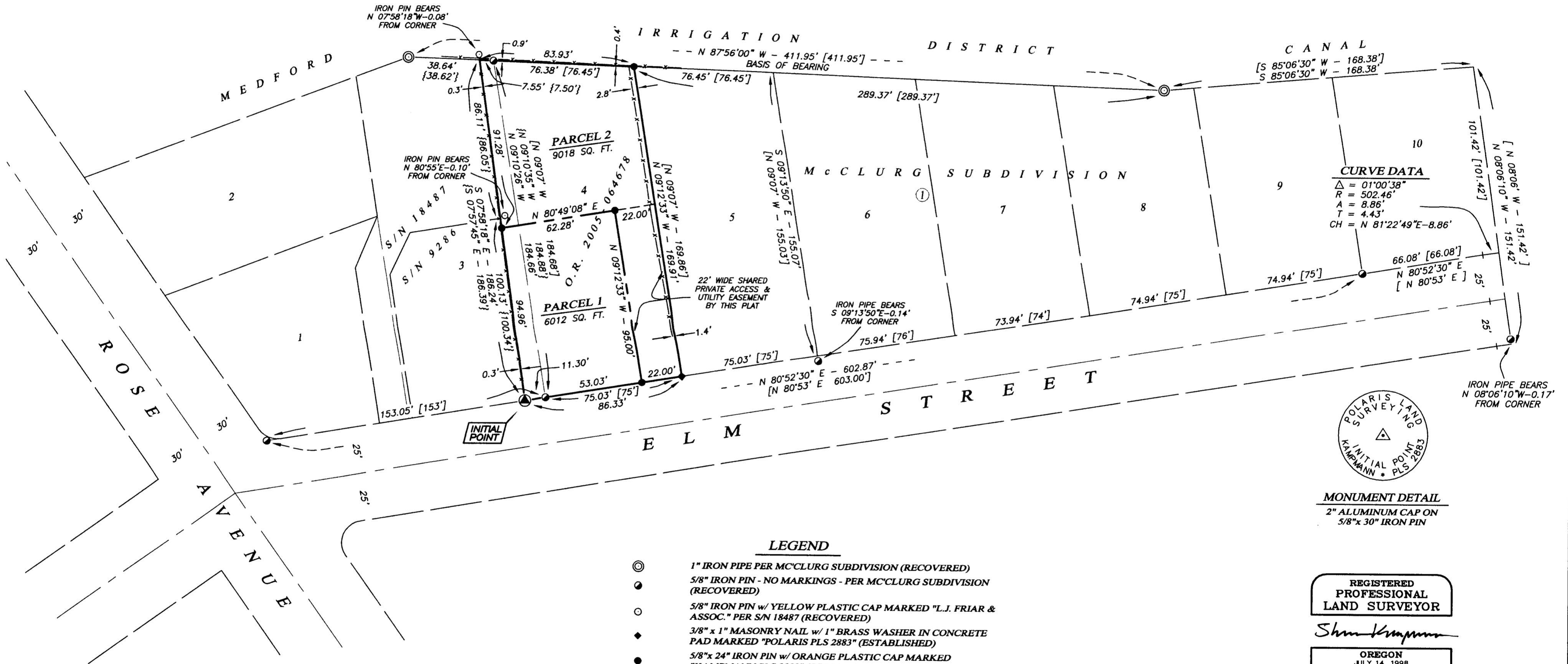
LYING SITUATE IN
NORTHWEST QUARTER OF SECTION 15
TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF PHOENIX, JACKSON COUNTY, OREGON

FOR
CASEY BRIGHT
309 ELM STREET
ROGUE RIVER, OREGON 97537

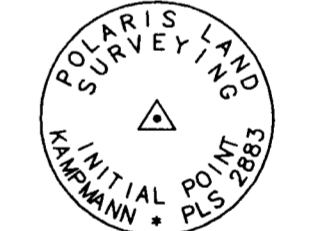


SCALE: 1" = 40'

** RECEIVED **
Date 6-14-06 By RB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR



CURVE DATA
Δ = 01°00'38"
R = 502.46'
A = 8.86'
T = 4.43'
CH = N 81°22'49"E - 8.86'



MONUMENT DETAIL
2" ALUMINUM CAP ON
5/8" x 30" IRON PIN

LEGEND

- ⊙ 1" IRON PIPE PER MC'CLURG SUBDIVISION (RECOVERED)
- 5/8" IRON PIN - NO MARKINGS - PER MC'CLURG SUBDIVISION (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "L.J. FRIAR & ASSOC." PER S/N 18487 (RECOVERED)
- ◆ 3/8" x 1" MASONRY NAIL w/ 1" BRASS WASHER IN CONCRETE PAD MARKED "POLARIS PLS 2883" (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- ⊙ 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP MARKED "INITIAL POINT PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
- PROPERTY LINE
- - - PARTITION LINE
- BOUNDARY LINE
- CENTERLINE
- * - * - FENCELINE
- S/N SURVEY NUMBER FILE, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- [] PLAT RECORD DATA PER MC'CLURG SUBDIVISION
- { } SURVEY RECORD DATA PER S/N 18487
- () DEED RECORD DATA PER O.R. 2005-064678

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

Shawn Kampmann
SURVEYOR

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS THE NORTH LINE OF THE MC' CLURG SUBDIVISION HAVING A RECORD PLAT BEARING OF NORTH 87°56' WEST, AS RECORDED ON MARCH 10, 1965 IN VOLUME 9 OF MAPS PAGE 58, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009
DATE: MAY 4, 2006
PROJECT NO. 327-05