

# PARTITION PLAT No. P- 97 -2006

CITY OF PHOENIX FILE NO. SUB06-01

LOCATED IN  
THE NORTHEAST QUARTER OF SECTION 16, T38S, R1W, W.M.  
CITY OF PHOENIX  
JACKSON COUNTY, OREGON  
AUGUST, 2006

### \*\*\* DECLARATION \*\*\*

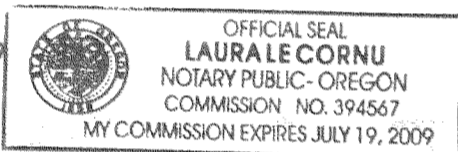
KNOW ALL MEN BY THESE PRESENTS, that I, Jerry L. Lawrence, am the owner in fee simple of the lands hereon described in the Surveyor's Certificate and shown on Sheet 2 of this plat, and has partitioned the same into two parcels as shown on Sheet 2, and the number and size of each parcel and the course and length of all lines are plainly set forth and that this plat is a correct representation of this partition. I do hereby dedicate to the public, for public use, those areas designated hereon as Public Utility Easements (P.U.E.). I further do hereby dedicate a 6.00 foot strip along the west boundary, an 8.00 foot strip along the northwestern boundary of the subject property, and a 5.50 foot strip and curved portion, as shown, along the northeastern boundary of the subject property to the public for street purposes.

Jerry L. Lawrence  
Jerry L. Lawrence

STATE OR OREGON }SS  
County of Jackson

Personally appeared the above named Jerry L. Lawrence, to me personally known, and acknowledges the foregoing instrument to be her voluntary act and deed.  
Before me on the 21 day of September, 2006.

BY: Laura Blom  
Notary Public for Oregon  
My Commission Expires July 19, 2009



### SURVEY FOR

Jerry Lawrence  
3657 Hilsinger, Road  
Phoenix, OR. 97535

### APPROVALS:

City of Phoenix Planning  
Examined and approved this 22 day of September, 2006.

[Signature]  
Planning Director

File No. Sub06-01

City of Phoenix Engineer  
Examined and approved this 26 day of SEPTEMBER, 2006.

[Signature]  
City Engineer

Jackson County Surveyor  
Examined and approved this 27<sup>th</sup> day of September, 2006.

[Signature]  
Roger R. Roberts  
Jackson County Surveyor

### ASSESSOR / TAX COLLECTOR:

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of 10-04, 2006.

[Signature] deputy Assessor Date 10-04-06  
[Signature] Tax Collector Date 10/4/06

### \*\*\* SURVEYOR'S CERTIFICATE \*\*\*

I, Richard L. Bath, being first duly sworn, do hereby certify that I am a duly Registered Land Surveyor of the State of Oregon, License No. 1069, and I further do hereby declare that this plat correctly represents a survey made by me or under my direction, and that I have correctly surveyed and marked with proper monuments the tract of land shown hereon, and that said plat and survey conform with the ordinances of the City of Phoenix and the statutes of the State of Oregon, and that the following is an accurate survey and title description of said tract's exterior boundary:

Beginning at the southwest corner of Lot 6 in HILSINGER SUBDIVISION in Jackson County, Oregon, according to the official plat thereof, now of record; thence North 00°05'34" East (plat record North 00°03' East), along the west boundary of said Lot 6 a distance of 140.00 feet; thence South 89°57'26" East (deed record East) 243.00 feet; thence North 28°37'26" West (deed record North 28°40' West 280.15 feet) 279.18 feet to the northern corner of the property described in deed recorded as No. 03-40793 of the Official Records of Jackson County, Oregon, said point being on the northern boundary of said Lot 6; thence North 55°00'35" East (deed record North 54°50' East 131.0 feet) 132.52 feet to the most northern corner of said Lot 6; thence South 35°04'05" East (plat record South 35°10' East) 363.71 feet (deed record 364.6 feet) to the most northern corner of the tract described in Volume 454 Page 374 of the Deed Records of Jackson County, Oregon; thence South 53°16'55" West (deed record South 53°11' West) 273.99 feet to the southwest corner of said described tract, said point being situated on the south boundary of said Lot 6; thence North 89°49'29" West (deed record West 206.3 feet), along the south boundary of said Lot 6, a distance of 207.39 feet to the true point of beginning.

### SURVEY BY

Hardey Engineering & Assoc., Inc.  
By: Richard L. Bath LS1069  
P.O. Box 1625  
Medford, OR. 97501-0124

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Richard L. Bath

OREGON  
JULY 30, 1976  
RICHARD L. BATH  
No. 1069  
RENEWS 12/31/07

### NARRATIVE:

#### PURPOSE:

To survey, monument, and plat the two parcels as tentatively approved in City of Phoenix Planning File No. SUB06-01. The exterior boundary is based on deed recorded as No. 66-05539 of the Official Records of Jackson County, Oregon.

#### PROCEDURE:

It is the intent of this partition plat to create two parcels in order to properly setup the project for the forth coming Chelsea Gardens Subdivision. A property line adjustment is scheduled between Tax Lots 700 (as described in the Surveyor's Certificate) and 800 after the recording of this plat.

A review of Doc. Nos. 66-05539 and 03-40793 of the Official Records describes the entire area (38-1W-16AB, Tax Lots 700 & 800) that is planned for a total of 16 future subdivision lots.

The outside boundary of the project area is determined as follows:

**SOUTH BOUNDARY:** Held the monumented north boundary of April Addition as the south boundary of Lot 6 of Hilsinger Addition as shown.

**WEST BOUNDARY:** Held the monumented centerline of Hilsinger Road as shown on April Addition. Used a 20.00 foot offset to determine the West boundary of said Lot 6.

**NORTHWESTERN BOUNDARY:** Held the railroad spike as the angle point in the centerline of Hilsinger Road (which is consistent with the found 1.5" iron pipe found to the northwest) and then used a record distance of 40.00 feet from the found 1/2" iron rod on the southwestern right of way line of Colver Road, as shown.

**NORTHEASTERN BOUNDARY:** Held the County Road PI monument to the southeast of the subject property. From a review of FS 13709, 14491, and 14643 I located sufficient survey monuments to determine the location of the now destroyed 5/8" iron pin situated in the improved area of Houston Road as shown on FS 7221. I held this bearing between the two positions as the centerline of Colver Road and offset the right of way line 30.00 feet to the southwest. This placed the found 5/8" iron pin monumenting the northeast corner of April Addition into the right of way of Colver Road 0.74 feet as shown.

**SOUTHEASTERN BOUNDARY:** Determined the record position of the northwestern boundary of the tract described in Volume 454 Page 374 and monumented this boundary accordingly.

**DIVISION LINE BETWEEN TAX LOT 700 & 800:** Held the boundary line as described in deed recorded as No. 03-40793 O.R. This legal description is consistent with the legal description used as the exception in Doc. No. 66-05539 O.R. This line will be adjusted by property line adjustment methods after this plat is recorded.

#### BASIS OF

BEARING: GPS TRUE NORTH, WGS 84

I HEREBY CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

Richard L. Bath  
SURVEYOR

\*\*\* RECEIVED \*\*\*

DATE 10/4/06 BY REC

This survey consists of:

2 sheet(s) Map

0 page(s) Narrative

JACKSON COUNTY  
SURVEYOR

### RECORDER'S CERTIFICATE:

Filed for record this 04<sup>th</sup> day of October, 2006 at 1:49 O'Clock, P.M.

and recorded as PARTITION PLAT NO. P-97-2006 in "RECORD OF PARTITION PLATS"

in Jackson County, Oregon. INDEX VOLUME 17 PAGE 97

KATHLEEN S. BECKETT  
County Clerk

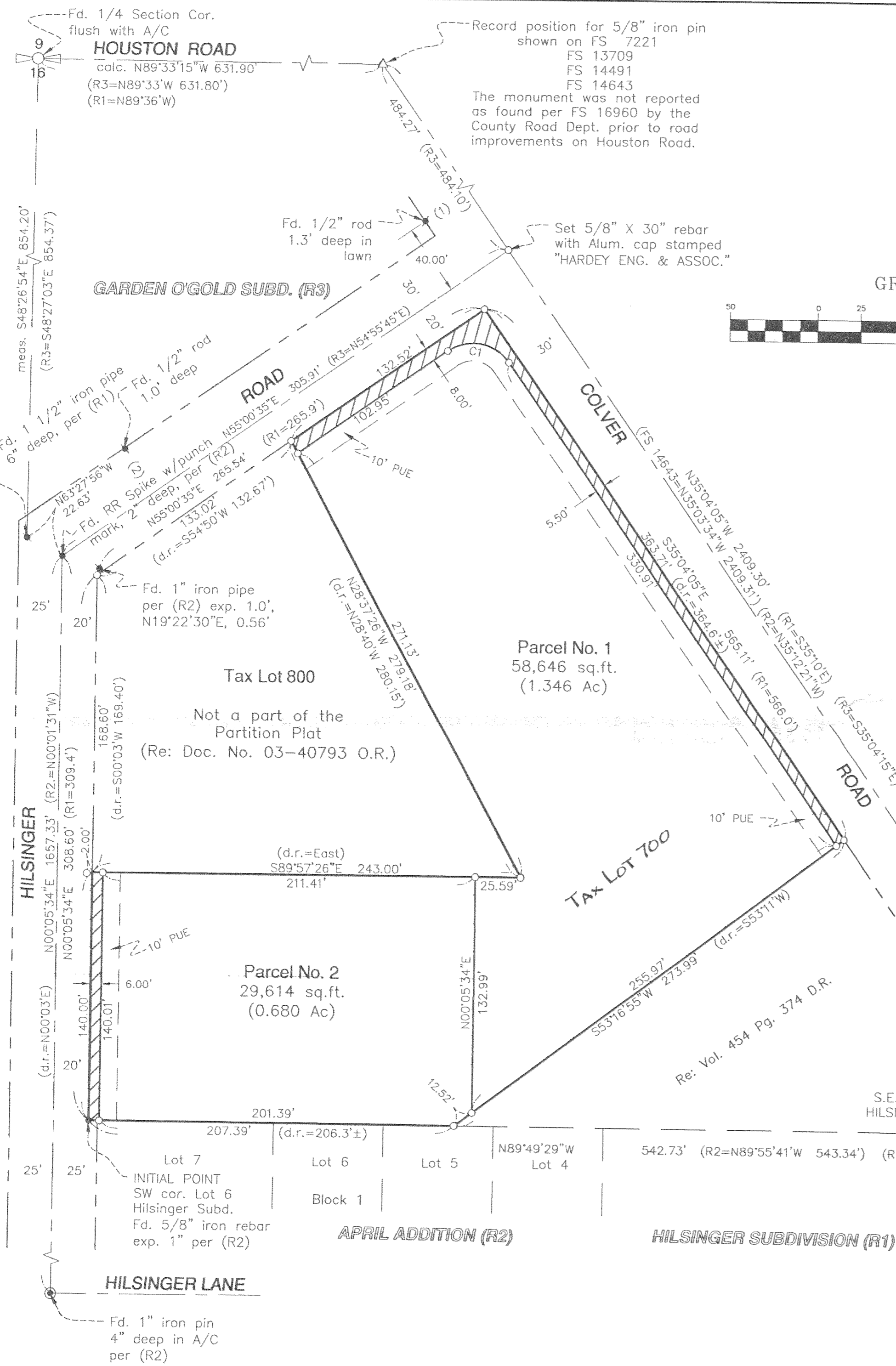
CHERYL ANGERIS  
Deputy

Filed in the office of Jackson County Surveyor as Survey No. 19359

Hardey Engineering & Associates, Inc.



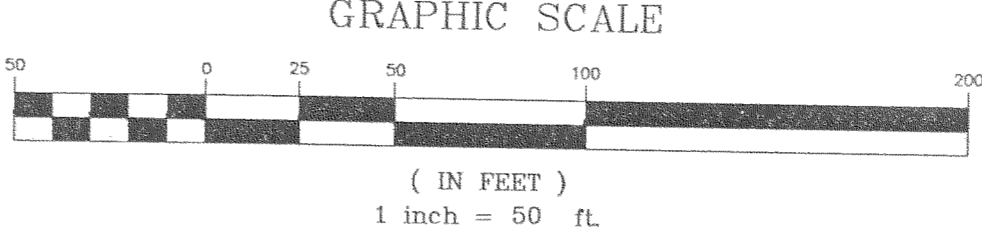
P.O. BOX 1625  
MEDFORD, OREGON 97501-0063  
VOICE: 541-772-6880  
FAX: 541-772-9573  
EMAIL: info@hea-inc.com



# PARTITION PLAT No. P-97-2006

CITY OF PHOENIX FILE NO. SUB06-01

LOCATED IN  
THE NORTHEAST QUARTER OF SECTION 16, T38S, R1W, W.M.  
CITY OF PHOENIX  
JACKSON COUNTY, OREGON  
AUGUST, 2006



- LEGEND**
- △ Record position, calculated
  - Found monument as noted
  - Found centerline monument
  - Set 5/8" X 30" Iron Rebar W/ orange plastic cap marked "Hardey Eng. & Assoc."
  - ▨ Area to be dedicated for Public street purposes
- F.S. Filed Survey, Jackson County Surveyors Office  
O.R. Official Records  
D.R. Deed Records  
d.r. Deed Record measurement  
R1 HILSINGER SUBDIVISION  
R2 APRIL ADDITION  
R3 GARDEN O'GOLD SUBDIVISION

**SURVEY FOR**

Jerry Lawrence  
3657 Hilsinger, Road  
Phoenix, OR. 97535

**SURVEY BY**

Hardey Engineering & Assoc., Inc.  
By: Richard L. Bath LS1069  
P.O. Box 1625  
Medford, OR. 97501-0124

I HEREBY CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

*Richard L. Bath*  
SURVEYOR

**MEASUREMENTS**

- (1) meas. 29.89'
- (2) meas. 29.60'
- (3) meas. 29.40'
- C1= Δ=89°55'20"
- R=25.00'
- L=39.24'
- LC=S80°01'45"E
- 35.33'

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Richard R. Bath*  
OREGON  
JULY 30, 1976  
RICHARD L. BATH  
No. 1069  
RENEWS 12/31/07

\*\* RECEIVED \*\*  
DATE *10/16/06* BY *RAB*  
This survey consists of:  
2 sheet(s) Map  
6 page(s) Narrative  
JACKSON COUNTY SURVEYOR

**Hardey Engineering & Associates, Inc.**  
**HEA**  
ENGINEERING INTEGRITY  
P.O. BOX 1625  
MEDFORD, OREGON 97501-0063  
VOICE: 541-772-6880  
FAX: 541-772-9573  
EMAIL: info@hea-inc.com