

CHELSEA GARDENS SUBDIVISION PHASE I


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
FEBRUARY, 2008

*** DECLARATION ***

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that ^IJOSEPH PATRICK LAWRENCE, also known as JOSEPH P. LAWRENCE, am the owner in fee simple of the land shown hereon and further described in the Surveyor's Certificate, and have caused the same to be subdivided and platted into lots, a street, and an eight foot wide strip along Hilsinger Road as set forth hereon, and the number of each lot and the course and length of all lines are plainly set forth and that this plat is a correct representation of this subdivision. I do hereby dedicate to the public, for public use, the street shown hereon as Chelsea Court, the eight foot wide strip along Hilsinger Road, together with those areas designated hereon as public utility easements (PUE's). I further do hereby dedicate to the public a 10 foot wide Public Storm Drain Easement over Lot 1 and Lots 4, 5, 6, and 7 as shown hereon. I do hereby create for the benefit of the owners of Lot 2, their heirs and assigns, a Private Sanitary Sewer Easement (PSS) over and across Lot 3 as shown hereon. I do hereby designate this subdivision as CHELSEA GARDENS SUBDIVISION, PHASE I.

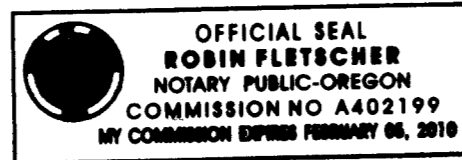

Joseph Patrick Lawrence
A.K.A. Joseph P. Lawrence

STATE OR OREGON }SS
County of Jackson

Personally appeared the above named Joseph Patrick Lawrence, to me personally known, and acknowledges the foregoing instrument to be her voluntary act and deed.

Before me on the 5 day of MARCH, 2008.

BY: Robin Fletscher
Notary Public for Oregon
My Commission Expires: 02/05/2010

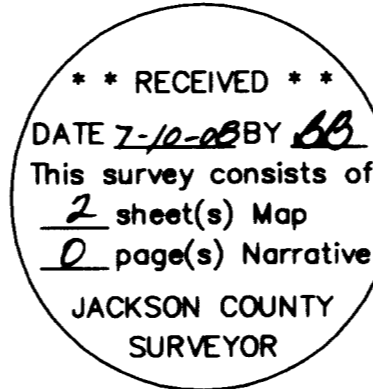


SURVEY FOR

J. Patrick Lawrence
281 Gloucester Rd.
Couseway Bay
Hong Kong

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

*** 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 a 5/8 inch iron rebar with orange plastic cap marking the most southern corner of Parcel No. 1 of Partition Plat recorded October 4, 2006 as Partition Plat No. P-97-2006 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 19359 in the Office of the Jackson County Surveyor for the Initial Point of Beginning; thence North 00°05'34" East, along the western boundary of said Parcel No. 1, a distance of 132.99 feet to a 5/8 inch iron rebar with orange plastic cap marking an angle point therein; thence leaving said parcel boundary North 37°45'30" East 32.65 feet to intersect the arc of a 47.00 foot radius curve; thence in a northerly direction 75.43 feet along the arc of said 47.00 foot radius curve to the right (the long chord to which bears North 06°15'52" West 67.59 feet); thence leaving said arc North 50°17'13" West 98.58 feet; thence North 45°09'45" East 3.50 feet; thence North 33°08'33" West 98.18 feet to point situated on the southeastern right of way of Hilsinger Road; thence North 55°00'35" East, along said right of way line, 7.63 feet to a 5/8 inch iron rebar with orange plastic cap marking the most northern northwest corner of the boundary of aforesaid Partition Plat No. P-97-2006; thence South 28°37'26" East 8.05 feet to a 5/8 inch iron rebar with orange plastic cap marking the most northern northwest corner of aforesaid Parcel No. 1; thence along the northwestern, northeastern, and southeastern boundary of said Parcel No. 1 as follows: North 55°00'35" East 102.95 feet; thence 39.24 feet along the arc of a 25.00 foot radius curve to the right (the long chord to which bears South 80°01'45" East 35.33 feet); thence South 35°04'05" East 330.91 feet; thence South 53°16'55" West 255.97 feet to the true point of beginning.

ASSESSOR / TAX COLLECTOR

Examined and approved as required by O.R.S. 92.100 this 9 day
of July, 2008.
Tom Wright, Deputy
Assessor, Department of Assessment
All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been
paid as of July 9, 2008.
Karen W. Meade, Deputy
Tax Collector

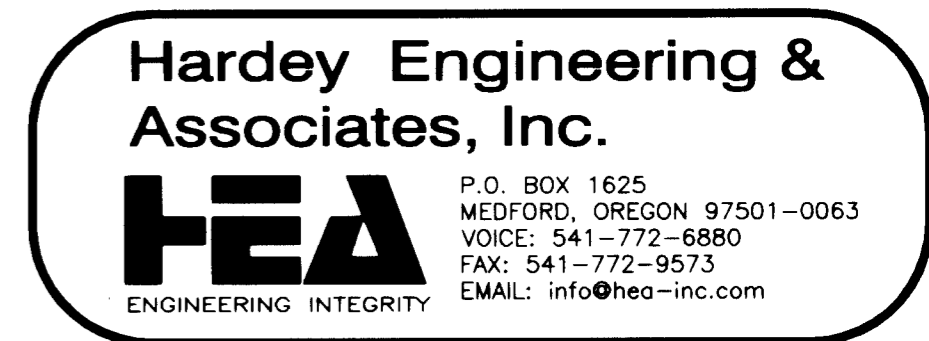
RECORDER'S CERTIFICATE:

Filed for record this 10 day of July, 2008, at 8:10
O'Clock, A.M., and recorded in Volume 34, of Plats at
Page 37 of records of Jackson County, Oregon.
Christine D Walker Barbara J SHAW
County Clerk Deputy

APPROVED FOR RECORDING: Richard L. Bath July 9, 2008
County Commissioner / Administrator Date



Richard L. Bath
OREGON
JULY 30, 1976
RICHARD L. BATH
No. 1069
RENEWS 12/31/09



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CHELSEA GARDENS SUBDIVISION PHASE I

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LOCATED IN
THE NORTHEAST QUARTER OF SECTION 16, T38S, R1W, W.M.
CITY OF PHOENIX
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FEBRUARY, 2008



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LEGEND

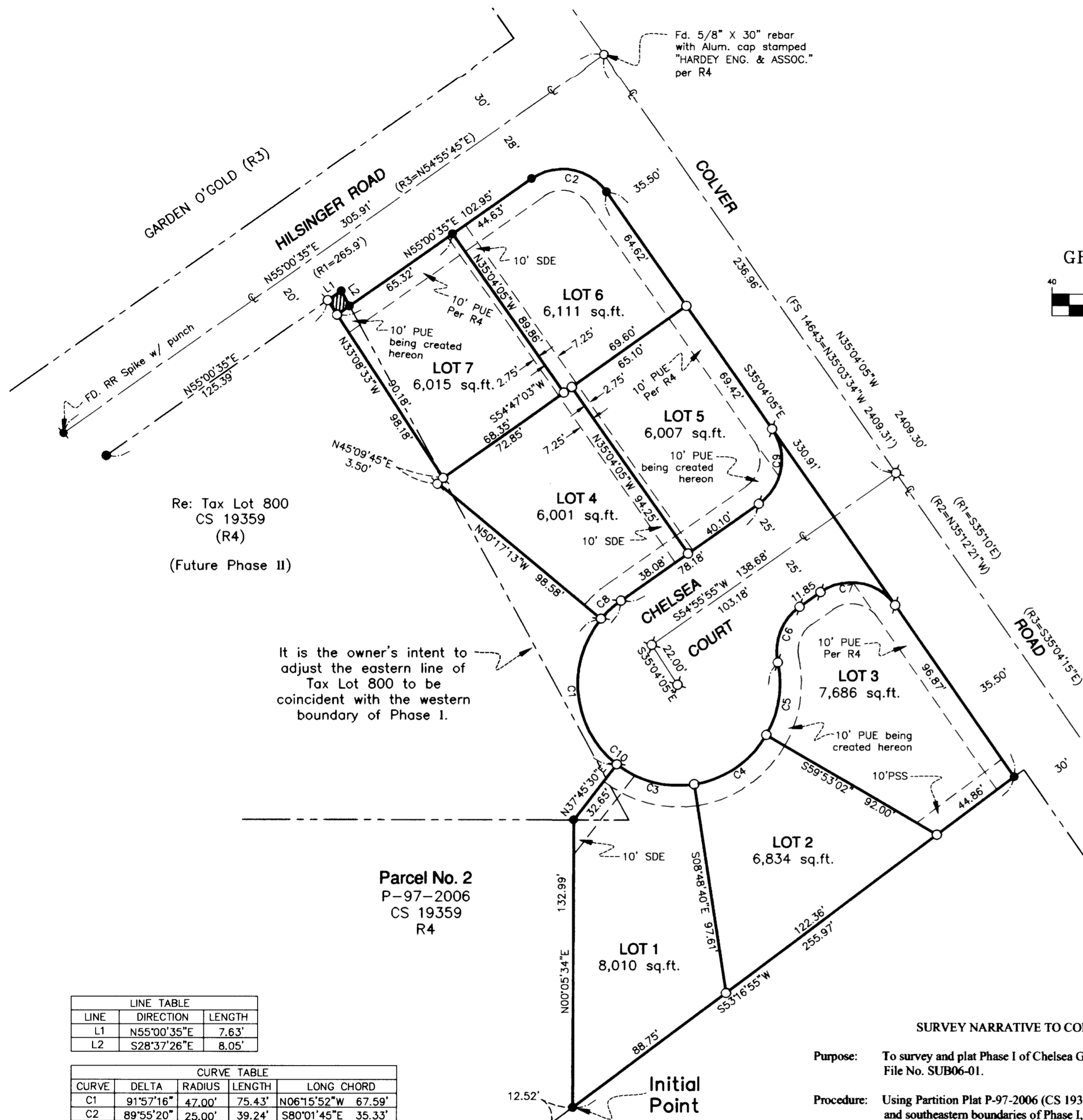
- = Found rebar w/ orange plastic cap per R4
- ⊗ = Set 5/8" X 30" Iron Rebar W/ orange plastic cap marked "Hardey Eng. & Assoc."
- = Set 5/8" X 24" Iron Rebar W/ orange plastic cap marked "Hardey Eng. & Assoc."
- ⊕ = Set 5/8" X 24" Iron Rebar W/ 1-1/2" aluminum cap marked "Hardey Eng. & Assoc."
- ▨ = Area to be dedicated for Public street purposes along Hilsinger Road
- C.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
- R4 = P-97-2006, C.S. No. 19359
- ⊕ = Centerline
- SDE = Public Storm Drain Easement
- PUE = Public Utility Easement to include electric, telephone, cable television, sanitary sewer, water and storm drain.
- PSS = Private Sanitary Sewer Easement to benefit Lot 2.

SURVEY FOR

J. Patrick Lawrence
281 Gloucester Rd.
Couseway Bay
Hong Kong

SURVEY BY

Hardey Engineering & Assoc., Inc.
By: Richard L. Bath LS1069
P.O. Box 1625
Medford, OR. 97501-0124
Ph. 541-772-6880



Re: Tax Lot 800
CS 19359
(R4)
(Future Phase II)

It is the owner's intent to adjust the eastern line of Tax Lot 800 to be coincident with the western boundary of Phase I.

Parcel No. 2
P-97-2006
CS 19359
R4

LINE	DIRECTION	LENGTH
L1	N55°00'35"E	7.63'
L2	S28°37'26"E	8.05'

CURVE	DELTA	RADIUS	LENGTH	LONG CHORD
C1	91°57'16"	47.00'	75.43'	N06°15'52"W 67.59'
C2	89°55'20"	25.00'	39.24'	S80°01'45"E 35.33'
C3	46°34'10"	47.00'	38.20'	S75°31'35"E 37.16'
C4	51°04'22"	47.00'	41.89'	N55°39'09"E 40.52'
C5	42°17'56"	47.00'	34.70'	N08°58'00"E 33.91'
C6	67°06'53"	25.00'	29.28'	N21°22'29"E 27.64'
C7	90°00'00"	25.00'	39.27'	S80°04'05"E 35.36'
C8	15°13'09"	47.00'	12.48'	N47°19'21"E 12.45'
C9	90°00'00"	25.00'	39.27'	S09°55'55"W 35.36'
C10	247°06'53"	47.00'	202.71'	S68°37'31"E 78.33'

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

Purpose: To survey and plat Phase I of Chelsea Gardens Subdivision as approved by City of Phoenix File No. SUB06-01.

Procedure: Using Partition Plat P-97-2006 (CS 19359) as a basis for control for the northwestern, northeastern, and southeastern boundaries of Phase I, calculated the western boundary as required to result in the necessary Lot configuration for Lots 1, 4, and 7. Monumented the outside boundary of Phase I and the Lot corners accordingly.

Basis of Bearing: Partition Plat P-97-2006 (CS 19359) from our original control for said Partition

AFFIDAVIT OF CONSENT:

For fee owner, vendor, or the mortgage or trust deed holder, complying with ORS 92.075 (4).

From PremierWest Bank recorded as Doc. No. 2008-25468 ORJCO

From GMAC Mortgage Corporation recorded as Doc. No. 2008-25469 ORJCO

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

Richard L. Bath
SURVEYOR

** RECEIVED **
DATE 7-10-08 BY *RB*
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Richard L. Bath
OREGON
JULY 30, 1976
RICHARD L. BATH
No. 1069
RENEWS 12/31/09

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