

PARTITION PLAT NO. P-30-2009

LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF PHOENIX, JACKSON COUNTY, OREGON

CITY OF PHOENIX PLANNING FILE NO.: MLP07-01

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, RICKY J. ALLEN AND VIRGINIA E. ALLEN, TENANTS BY THE ENTIRETY, ARE THE OWNERS OF THE LANDS 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 HEREON, AND DO HEREBY CREATE THE 22-FOOT WIDE SHARED DRIVEWAY AND PRIVATE UTILITY EASEMENT ACROSS PARCELS 1, 2 & 3 FOR THE BENEFIT OF PARCELS 2 & 3, AS SHOWN HEREON.

Ricky J. Allen
RICKY J. ALLEN

Virginia E. Allen
VIRGINIA E. ALLEN

STATE OF OREGON)
COUNTY OF JACKSON) SS

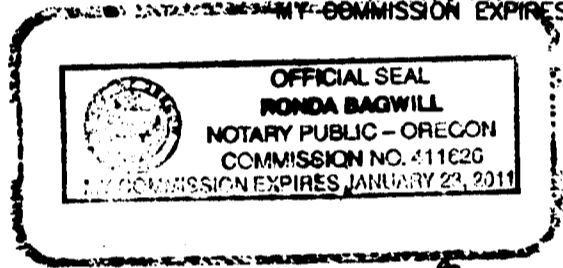
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF September, 2009, BY RICKY J. ALLEN AND ACKNOWLEDGED THIS TO BE HIS VOLUNTARY ACT AND DEED.

Ronda Bagwill
NOTARY PUBLIC

Ronda Bagwill
PRINTED NAME

411626
COMMISSION NO.

1-23-11
MY COMMISSION EXPIRES



STATE OF OREGON)
COUNTY OF JACKSON) SS

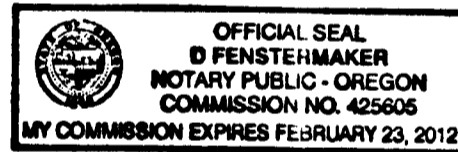
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF September, 2009, BY VIRGINIA E. ALLEN AND ACKNOWLEDGED THIS TO BE HER VOLUNTARY ACT AND DEED.

D. Fenstermaker
NOTARY PUBLIC

D. FENSTERMAKER
PRINTED NAME

425605
COMMISSION NO.

02-23-12
MY COMMISSION EXPIRES



APPROVALS

Laurelfrainc Hunt September 10, 2009
CITY OF PHOENIX PLANNING DEPARTMENT (FILE: MLP07-01) DATE

EXAMINED AND APPROVED THIS 10th DAY OF SEPTEMBER, 2009.

Patricia Allen
JOSEPHINE COUNTY SURVEYOR

TAX STATEMENT

ALL FEES, TAXES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF September 16, 2009.

Amanda Adams 9-16-09
TAX COLLECTOR DATE

Amanda Adams 9/16/09
ASSESSOR DATE

SURVEYOR'S CERTIFICATE

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

COMMENCING AT THE FOUND JACKSON COUNTY BRASS CAP MONUMENTING THE SOUTH-SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 41 IN TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF PHOENIX, JACKSON COUNTY, OREGON; THENCE SOUTH 76°45'22" EAST 274.27 FEET (RECORD SOUTH 76°43'23" EAST 274.23 FEET) TO A FOUND 1/2-INCH IRON PIPE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY OF NORTH ROSE STREET AND THE SOUTHEASTERLY RIGHT-OF-WAY OF CHERYL LANE; THENCE, ALONG SAID NORTH ROSE STREET NORTHEASTERLY RIGHT-OF-WAY, SOUTH 43°13'00" EAST 331.08 FEET TO A FOUND 3/4-INCH IRON PIPE MONUMENTING THE MOST WESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2005-009473 OF THE OFFICIAL RECORDS OF SAID COUNTY AND THE INITIAL POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, SOUTH 43°13'00" EAST 110.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID TRACT; THENCE, LEAVING SAID RIGHT-OF-WAY, NORTH 45°42'00" EAST 173.05 FEET (RECORD 172.95 FEET) TO THE MOST EASTERLY CORNER OF SAID TRACT ON THE SOUTHWESTERLY LINE OF THE REAL PROPERTY DESCRIBED IN VOLUME 335, PAGE 79 OF THE DEED RECORDS OF SAID COUNTY; THENCE, ALONG SAID SOUTHWESTERLY LINE, NORTH 43°31'01" WEST (RECORD NORTH 43°28' WEST) 110.00 FEET TO THE MOST NORTHERLY CORNER OF SAID TRACT; THENCE, LEAVING SAID SOUTHWESTERLY LINE, SOUTH 45°41'49" WEST (RECORD SOUTH 45°42' WEST) 172.47 FEET TO THE INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR

Kerry K. Bradshaw
I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

Kerry K. Bradshaw
OREGON
JULY 16, 1987
KERRY K. BRADSHAW
2271
EXP. 12-31-09

RECORDING STATEMENT

FILED FOR RECORD THIS 17th DAY OF SEPTEMBER, 2009 AT 9:51 O'CLOCK A.M. AND RECORDED AS

PARTITION PLAT NO. P-30-2009 OF THE "RECORDS OF PARTITION PLATS" IN JACKSON COUNTY, OREGON.

INDEX VOLUME 20 PAGE 30

Christine D. Walker
COUNTY CLERK

Sonya S. Morgan
DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY NO. 20485

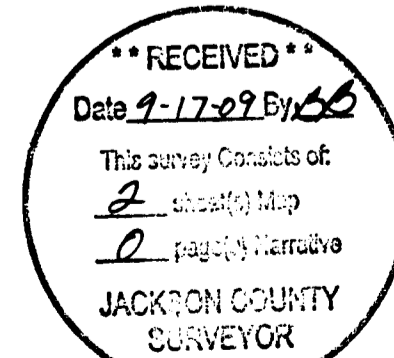
NARRATIVE

PURPOSE:

TO PARTITION THE REAL PROPERTY DESCRIBED IN INSTRUMENT NO. 2005-009473 AS DIRECTED BY THE CLIENT AND AS APPROVED BY THE CITY OF PHOENIX PLANNING DEPARTMENT (FILE: MLP07-01).

PROCEDURE:

A NIKON DTM 520 TOTAL STATION WAS USED TO TIE THE FOUND BRASS CAP AT THE SOUTH-SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 41, A FOUND 5/8-INCH IRON PIN ON THE NORTHEASTERLY RIGHT-OF-WAY OF NORTH ROSE STREET PER FILED SURVEY NO. 5008 AND FOUND UNRECORDED PIPES ON SAID RIGHT-OF-WAY REPORTED TO BE SET BY L.E. AGER, CIRCA 1955, FOR AN UNRECORDED SUBDIVISION FOR ROY BOLZ. I FOUND A MAP TRACING AND TYPED DESCRIPTIONS WITH THE HEADING, "ROY BOLZ PROPERTY AS SURVEYED AND STAKED", IN THE COUNTY SURVEYOR'S CARDBOARD BOX COLLECTION OF AGER FILES. SAID FOUND TRACING AND DESCRIPTIONS COINCIDE EXACTLY WITH THE PARENT TRACT DESCRIPTION FOR THIS PARTITION AND DESCRIPTIONS OF ADJACENT PROPERTIES. SAID FOUND AGER PIPES WERE FOUND TO BE OUT OF POSITION BY APPROXIMATELY ONE FOOT, WHEN COMPARED TO DEED DESCRIPTIONS, BUT PROPERTY OWNERS HAVE ACCEPTED THEM AS THEIR PROPERTY CORNERS. THEREFORE, THE FOUND 3/4-INCH PIPE AT THE MOST WESTERLY CORNER OF THIS PARTITION IS HELD AS THE POINT OF BEGINNING DEED CORNER FOR INSTRUMENT NO. 2005-009473. FILED SURVEY NO. 5008 RECORD WAS USED TO ESTABLISH THE SOUTHWESTERLY LINE OF VOLUME 335, PAGE 79 CALLED TO IN SAID INSTRUMENT, AS SHOWN HEREON. THE PARENT TRACT WAS FIRST DESCRIBED IN VOLUME 386, PAGE 292 IN 1952 AND IS SENIOR TO PROPERTY DESCRIPTIONS FRONTING THE NORTH ROSE STREET NORTHEASTERLY RIGHT-OF-WAY BETWEEN CHERYL LANE AND BOLZ ROAD. THEREFORE, THE PARENT TRACT WAS MONUMENTED PER DEED RECORD.

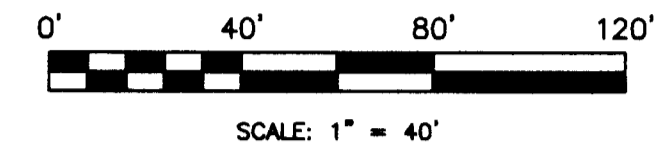


TIMBERLINE LAND SURVEYING, INC.
LAND SURVEYING-WATER RIGHTS
KERRY K. BRADSHAW, P.L.S. - C.W.R.E.
P.O. BOX 3064
CENTRAL POINT, OREGON 97502
PHONE: (541) 664-2878
FAX: (541) 664-7863
JOB #: 06-016
DATE: 07-29-09
DRAWN BY: TEB
CHECKED BY: KKB
FILE NAME: 200606-016 Allen\Partition.dwg
SHEET 1 OF 2

PARTITION PLAT NO. P-30-2009

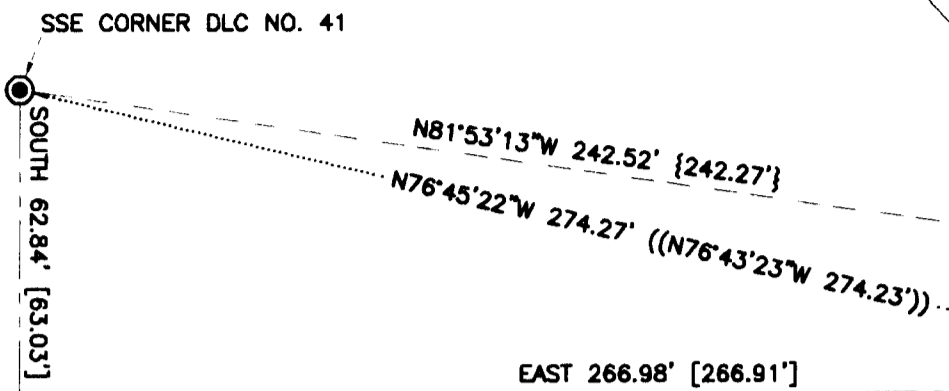
LYING WITHIN
THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, CITY OF PHOENIX, JACKSON COUNTY, OREGON

CITY OF PHOENIX PLANNING FILE NO.: MLP07-01



BASIS OF BEARINGS

THE MONUMENTED NORTHEASTERLY RIGHT-OF-WAY OF NORTH
ROSE STREET SHOWN AS S43°13'E ON FILED SURVEY NO. 5008.



INSTRUMENT NO. 73-10615

FILED

SURVEY

NO. 5008

INSTRUMENT NO. 2003-76511

VOLUME 335, PAGE 79

LEGEND

- ⊕ - FOUND UNRECORDED 1/2 INCH IRON PIPE
- - FOUND UNRECORDED 3/4 INCH IRON PIPE
- ⊙ - FOUND 3/8 INCH IRON PIN PER FS 5008
- ⊗ - FOUND JACKSON COUNTY BRASS CAP IN MONUMENT CASE PER RE-ESTAB NOTES
- ◇ - COMPUTED POINT PER FILED SURVEY NO. 5008 RECORD DATA
- - SET 3/8" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW, LS 2271"
- ⊗ - SET 3/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW, LS 2271"

- { } - RECORD DATA PER INSTRUMENT NO. 73-10615
- () - RECORD DATA PER FILED SURVEY NO. 5008
- (()) - RECORD DATA PER FILED SURVEY NO. 9912
- [] - RECORD DATA PER FILED SURVEY NO. 6022
- [[]] - RECORD DATA PER INSTRUMENT NO. 2005-009473
- O.R.S. - OREGON REVISED STATUTES

- - - - - FENCELINE

ENCUMBRANCE NOTES

THE COMMUNICATION LINES EASEMENT GRANTED IN VOLUME 133, PAGE 77 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON MAY AFFECT THE LANDS OF THIS PARTITION, BUT IS NOT LOCATABLE.

THE EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED IN VOLUME 149, PAGE 71 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON MAY AFFECT THE LANDS OF THIS PARTITION, BUT IS NOT LOCATABLE.

THE EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED IN VOLUME 326, PAGE 187 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON MAY AFFECT THE LANDS OF THIS PARTITION, BUT IS NOT LOCATABLE.

THE EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED IN VOLUME 340, PAGE 117 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON MAY AFFECT THE LANDS OF THIS PARTITION, BUT IS NOT LOCATABLE.

MEDFORD WATER COMMISSION NOTE

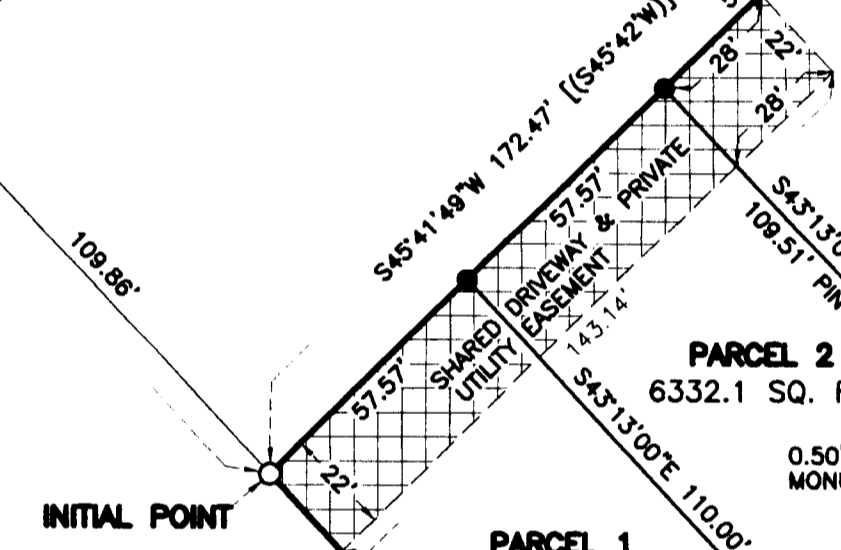
PARCELS 1, 2 & 3 HAVE NO DOMESTIC WATER SERVICE AVAILABLE PER O.R.S. 92.090(4)(C).

REGISTERED PROFESSIONAL LAND SURVEYOR

Kerry K. Bradshaw
OREGON
JULY 16, 1987
KERRY K. BRADSHAW
2271
EXP. 12-31-09



Kerry K. Bradshaw
I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.



INITIAL POINT

2.00' WITNESS MONUMENT

0.50' WITNESS MONUMENT

PARCEL 2
INSTRUMENT NO. 2005-075960

**** RECEIVED ****
Date 9-17-09 By AB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

TIMBERLINE LAND SURVEYING, INC.
LAND SURVEYING-WATER RIGHTS
KERRY K. BRADSHAW, P.L.S. - C.W.R.E.

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PHONE: (541) 664-2878
FAX: (541) 664-7863

JOB #: 06-016
DATE: 07-29-09
DRAWN BY: TEB
CHECKED BY: KKB

PREPARED FOR:
RICKY & VIRGINIA ALLEN
800 NORTH ROSE STREET
PHOENIX, OREGON 97535

FILE NAME: 2006/06-016 AllenPartition.dwg
SHEET 2 OF 2