

APPROVALS:

CITY OF PHOENIX PLANNING DIRECTOR
DATE 2-3-2010
EXAMINED AND APPROVED THIS 4TH DAY OF FEBRUARY, 2010
Kerry K. Bradsher
JACKSON COUNTY SURVEYOR

\*\* RECEIVED \*\*
Date 2-4-10 By BB
This survey consists of
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 4TH DAY OF February, 2010 AT
10:00 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P-3-2010
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 21, PAGE 3
Christine D. Walker
COUNTY CLERK
Deputy
COUNTY SURVEYOR FILE NO. 20599

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 2-4-2010.
Randy Meade, Deputy
TAX COLLECTOR
DATE 2-4-10
Nena Crawford, Deputy
ASSESSOR
DATE 2/4/2010

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT V.S. INC, AN OREGON CORPORATION, IS THE OWNER OF THE LANDS HEREBY DESCRIBED, AND HAVE PARTITIONED THE SAME INTO PARCELS SHOWN HERON, 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 A 10.00 FOOT WIDE PRIVATE STORM DRAIN EASEMENT, OVER AND ACROSS PARCEL 1, FOR THE BENEFIT OF PARCEL 2, AS SHOWN HERON. WE ALSO HEREBY CREATE A VARIABLE WIDTH SHARED ACCESS EASEMENT FOR THE BENEFIT OF BOTH PARCELS, AS SHOWN HERON.

VINOD MEHTA, PRESIDENT

INITIAL POINT OF BARNUM SUBDIVISION BEARS N 87°38'10"E - 256.95' FROM S.S.E. D.L.C. NO. 41

CHERYL LANE
BASIS OF BEARING

ACKNOWLEDGEMENT

STATE OF OREGON
JACKSON COUNTY
PERSONALLY APPEARED THE ABOVE NAMED VINOD MEHTA, ON AUTHORITY OF V.S. INC., ON THIS 3rd DAY OF February, 2010 AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE
NOTARY PUBLIC - OREGON
COMMISSION NO.
MY COMMISSION EXPIRES

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

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 HERON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

BEGINNING AT AN ALUMINUM CAPPED IRON PIN AT THE SOUTHWESTERLY INTERSECTION OF SOUTH PACIFIC HIGHWAY (U.S. HIGHWAY 99) AND CHERYL LANE IN THE CITY OF PHOENIX, OREGON, LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY; THENCE SOUTH 45°53'00" WEST, ALONG THE NORTHWESTERLY LINE OF CHERYL LANE, A DISTANCE OF 311.63 FEET (DEED RECORD SOUTH 45°53' WEST, 311.53 FEET) TO A 5/8 INCH IRON PIN AT THE MOST SOUTHERLY CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2004-003410 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 43°27'16" WEST, LEAVING SAID NORTHWESTERLY LINE, A DISTANCE OF 270.33 FEET TO A 5/8 INCH IRON PIN AT THE MOST WESTERLY CORNER OF SAID DESCRIBED TRACT (DEED RECORD NORTH 43°28' WEST, 271.01 FEET); THENCE NORTH 43°44'55" WEST, 308.00 FEET TO A 5/8 INCH IRON PIN ON THE SOUTHWESTERLY LINE OF SOUTH PACIFIC HIGHWAY; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE, BEING PARALLEL WITH AND 35.00 ADJACENT TO A 3°30' SPIRAL CURVE TO THE RIGHT ON THE CENTERLINE OF SAID HIGHWAY, HAVING A SPIRAL CHORD BEARING SOUTH 44°37'41" EAST, 192.60 FEET, TO A 5/8 INCH IRON PIN AT ENGINEERS STATION P.S.C. 380+82.00; THENCE SOUTH 43°28'36" EAST, CONTINUING ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 89.20 FEET TO THE INITIAL POINT OF BEGINNING.

CORNER BEARS
N 61°10'31"E - 876.28'
< N 61°10'15"E - 876.28' >
FROM S.S.E. CORNER OF D.L.C. NO. 41
BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTHWESTERLY LINE OF CHERYL LANE, HAVING A RECORD PLAT BEARING OF NORTH 45°53'00" EAST, AS REFERENCED ON SURVEY NO. 15615, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

SURVEY NOTES

- THE FOLLOWING ENCUMBRANCES ARE EITHER BLANKET IN NATURE, OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.
EASEMENT FOR TELEPHONE & COMMUNICATION LINES TO PACIFIC TELEPHONE AND TELEGRAPH, RECORDED IN VOLUME 133, PAGE 77 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
EASEMENT FOR TRANSMISSION & DISTRIBUTION OF ELECTRICITY TO CALIFORNIA OREGON POWER COMPANY, RECORDED IN VOLUME 149, PAGE 71 AND VOLUME 326, PAGE 187 AND VOLUME 340, PAGE 117 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
EASEMENT FOR TRANSMISSION & DISTRIBUTION OF ELECTRICITY TO PACIFICORP, RECORDED IN DOCUMENT NO. 88-21683 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
RESTRICTIVE COVENANTS IMPOSED BY JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT RECORDED AS DOCUMENT NO. 2005-065966 AND RE-RECORDED AS DOCUMENT NO. 2005-074803.

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

Surveyor's signature and name: SHAWN KAMPMANN

Assessor's Map No. 38 1W 09 DB, Tax Lot 6400

POLARIS LAND SURVEYING

PARTITION PLAT NO. P-3-2010

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

FOR
V.S. INC.

4150 South Pacific Highway
Phoenix, Oregon

LEGEND

- 2-1/2" BRASS CAP HIGHWAY CENTERLINE MONUMENT STAMPED PLS 1654 PER S/N 13510 (RECOVERED)
2-1/2" BRASS DISC FOR INITIAL POINT OF BARNUM SUBDIVISION PER S/N 10031, 14457, 15615 & 16628 (RECORD)
5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 15615 & 16628 (RECOVERED)
5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L.J. FRIAR & ASSOC." PER S/N 14457 (RECOVERED)
LEAD PLUG w/ TACK IN BRASS WASHER IN CONCRETE SIDEWALK STAMPED "FRIAR LS 961" PER S/N 12145 (RECOVERED)
5/8" IRON PIN, 0.7" DEEP - NO MARKINGS, PER S/N 10031, 14457, 15615 & 16628 (RECOVERED)
5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
PROPERTY BOUNDARY LINE
PARTITION LINE
BOUNDARY LINE
EASEMENT LINE
CENTERLINE
FENCELINE
O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
D.R. DEED RECORDS VOLUME / PAGE, JACKSON COUNTY CLERK
S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
[ ] DEED RECORD DATA PER O.R. 2004-003410
( ) SURVEY RECORD DATA PER S/N 15615 & 16628
{ } SURVEY RECORD DATA PER S/N 10031
< > SURVEY RECORD DATA PER S/N 12145
(( )) SURVEY RECORD DATA PER S/N 14457

TABLE OF CURVES

Table with 6 columns: FLAG, Δ, R, A, T, CHORD. Contains 9 rows of curve data.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2011

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

DATE: NOVEMBER 18, 2009
PROJECT NO. 142-03

FILE: SURVEYS419-061VS PLAZA PARTITION PLAT.DWG SHEET 1 of 1

LAND SURVEYING, LLC

SURVEY NO. 20599  
P-3-2010

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES**

**SURVEY FOR:** V.S. Inc.  
4150 South Pacific Highway  
Phoenix, Oregon 97535

**LOCATION:** The Southeast Quarter of Section 9, Township 38 South, Range 1 West,  
Willamette Meridian, Jackson County, Oregon.

**PURPOSE:** To survey and monument a land partition of that tract of land described  
within Instrument No. 2004-003410 of the Official Records of Jackson  
County, Oregon, lying situate within the Southeast Quarter of Section 9  
of Township 38 South, Range 1 West of the Willamette Meridian,  
Jackson County, Oregon.

**PROCEDURE:** Utilizing an electronic Leica TCRP 1203 robotic total station with  
ranging prisms, I survey and monument the land shown hereon. The  
right of way for South Pacific Highway was determined based on  
recovered Oregon Department of Transportation (O.D.O.T.) centerline  
monuments in addition to monuments found along the southwesterly line  
denoted on Survey No.'s 12145 & 14457. The right of way for Cheryl  
Lane was determined utilizing monuments recovered along the  
northwesterly line denoted on Survey No.'s 10031, 15615 & 16628. The  
south, west & north corners of the subject tract were previously  
monumented by Survey No.'s 14457 & 16628 which fit well with the  
deed record.

**BASIS OF BEARING:** The Basis of Bearing for this survey was the northwesterly line of Cheryl  
Lane, having a record plat bearing of North 45°53'00" East, as  
referenced on Survey No. 15615, on file in the office of the Jackson  
County Surveyor.

**DATE:** November 18, 2009

**PREPARED BY:** Shawn Kampmann,  
Professional Land Surveyor

POLARIS LAND SURVEYING, LLC  
P.O. Box 459  
Ashland, Oregon 97520  
  
(541) 482-5009



*Shawn Kampmann*



Renewal Date: 6/30/2011

