

PARTITION PLAT NO. P-26-2013

LOCATED IN
A PORTION OF LOT 1, BLOCK 9 OF "AGATE SUBDIVISION EXTENSION NO. 2"
IN SECTION 21, T.36S., R.1W., W.M. JACKSON COUNTY, OREGON
Jackson County Planning (File SUB2013-00008)

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I, Calvin A. Lanfear, am the owner in fee simple of the land shown hereon and that I have caused the same to be divided into parcels as shown hereon. I also hereby dedicate to the public for public use those 10.00 foot wide easements labeled as public utility easements, as shown hereon. I also hereby create the 10.00 foot wide sanitary sewer easement across Parcel 2 for the benefit of Parcel 2 and 3, as shown hereon. I also hereby create the 15.00 foot wide drainage easement across Parcel 2 for the benefit of Parcel 2 and 3, as shown hereon.

Calvin A. Lanfear
Calvin A. Lanfear

STATE OF Oregon
COUNTY OF Jackson)SS.

This certifies that on this 20 day of September,
2013, before me a Notary Public, personally appeared Calvin A. Lanfear
and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Kristin Whisman
Kristin Whisman Notary Public - Oregon

Commission No. 405592

My Commission Expires: February 25, 2016
(Month, date, year)

SURVEYOR'S CERTIFICATE

I, Richard G. Templin, a registered surveyor of the State of Oregon do hereby certify that this map correctly represents a survey made by me and marked with the proper monuments as provided by law. The parcel of land hereon shown and the Plat is a correct representation of the same. The following is an accurate description of the parent parcel, as set forth hereon:

Beginning at the Northwest corner of Lot 1, Block 9 of "AGATE Subdivision EXTENSION NO. 2", as recorded in Volume 8, Page 20 of the Plat Records of Jackson County, Oregon; thence South 89°48'00" East along the North line of said Lot 1, 247.00 feet to a 5/8 inch iron rod; thence South 00°03'41" West (Record, South 00°03'50" West), 176.00 feet to a 5/8 inch rod rod; thence North 89°48'00" West, parallel with the North line of said Lot 1, 247.00 feet to a 5/8 inch iron rod on the West line of said Lot 1; thence North 00°03'41" West, (Record, North 00°03'50" West) along said West line, 176.00 feet to the point of beginning.

Richard G. Templin
Richard G. Templin L.S. 2359

NARRATIVE

PURPOSE: To survey and mark the corners of a two parcel Land Partition as shown hereon.

PROCEDURE: The outside boundary was established by holding the original monument at the Southwest corner of Lot 1, Block 9 and the original monument at the Southeast corner of Lot 3, Block 9. The Northeast corner of Lot 2, Block 9 was reestablished on filed survey number 19814 and used for this survey. The Northwest corner of Lot 1, Block 8 was reestablished on filed survey number 18403 and used for this survey. Measurements were very close to record Plat bearings and distance. From these monuments I calculated the new partition lines and set monuments as shown. A Trimble R8 GPS receiver was used to perform this survey.

RECORDER'S CERTIFICATE

Filed for record this 25th day of September, 2013
at 2:19 O'clock P.M, and recorded as Partition Plat No. P-26-2013
of " RECORD OF PARTITION PLATS " in Jackson County, Oregon.

(Index Volume 24 Page 26)

Christine D. Walker CARMELO HELMAN
County Clerk Deputy

21335

Jackson County Survey File No. _____

APPROVALS

Approved this 20th day of September, 2013.

Scott Seis
Jackson County Surveyor

Approved this 23rd day of SEPTEMBER, 2013.

KATHLEEN
Jackson County Development Services
FILE NO. SUB2013-00008

Approved this 20th day of September, 2013.

Mike Kuntz
Jackson County Engineer

All taxes, fees, assessments or other charges as required
by O.R.S. 92.095 have been paid, as of SEPTEMBER 25, 2013.

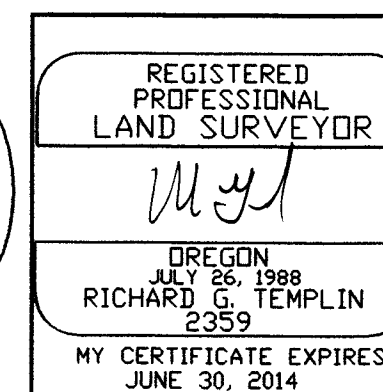
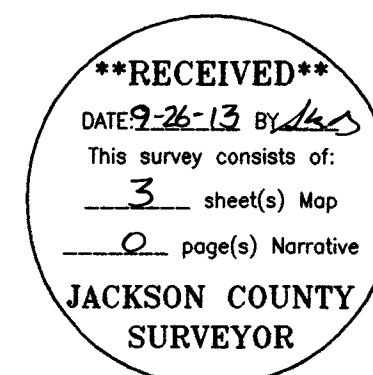
William Johnson, Deputy 9-25-2013
ASSESSOR DATE

Christine D. Walker, Deputy 9-25-13
TAX COLLECTOR DATE

INDEX OF SHEETS

SHEET 1 SIGNATURE SHEET
SHEET 2 CONTROL SURVEY SHEET
SHEET 3 EASEMENT DETAIL SHEET

I CERTIFY THAT THIS IS AN EXACT COPY
OF THE ORIGINAL PLAT.
Richard G. Templin
RICHARD G. TEMPLIN L.S. 2359



FILE: *CALSMPLPGIMAY13.DWG*

RICHARD TEMPLIN LAND SURVEYING
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON

PARTITION PLAT
LOCATED IN
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Jackson County Planning (File _____)

For: CALVIN A LANFEAR
533 BROOKSIDE
CENTRAL POINT, OREGON 97502

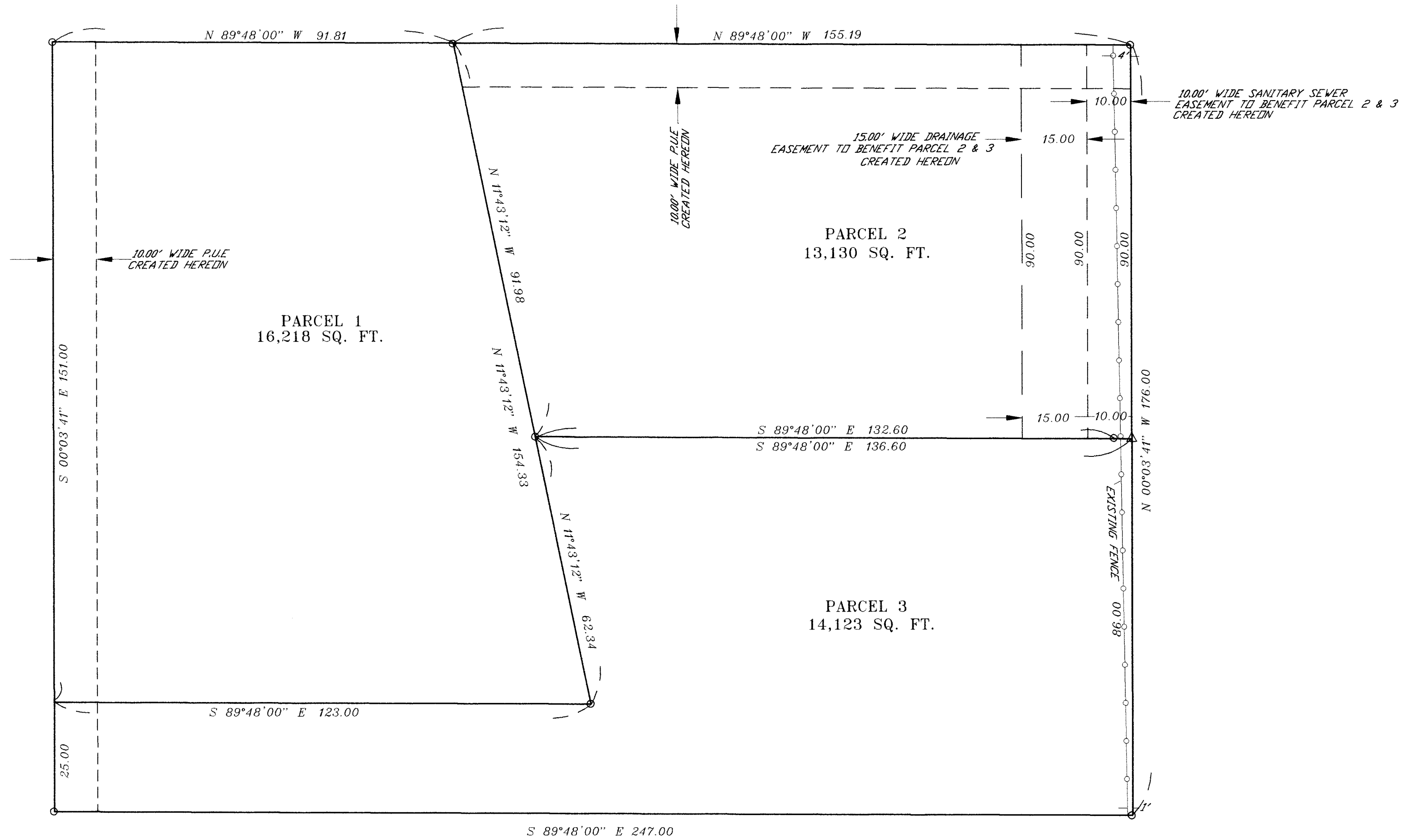
DATE: SEPT. 18, 2013



1" = 20'

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FILE: 'CALSMPLPG2MAY13.DWG'

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Richard G. Templin

RICHARD G. TEMPLIN L.S. 2359

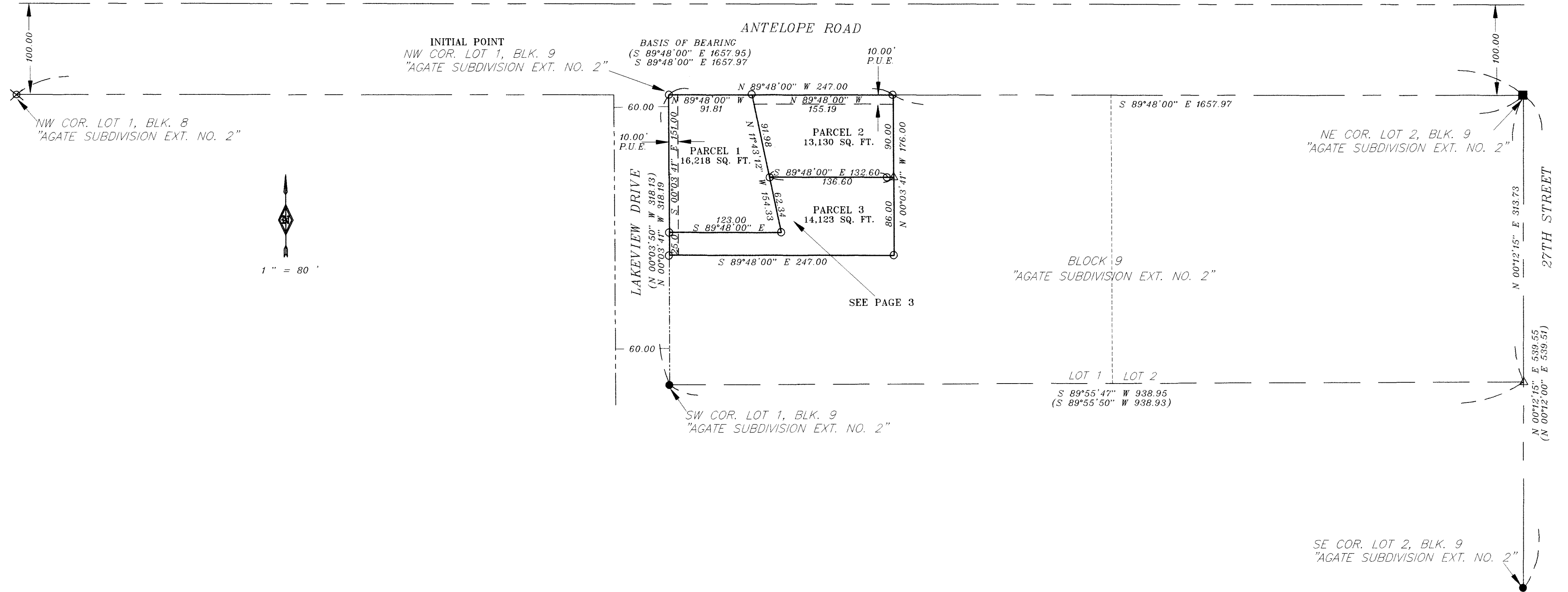
****RECEIVED****
 DATE: 9-26-13 BY: *[Signature]*
 This survey consists of:
3 sheet(s) Map
 _____ page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
 OREGON
 JULY 26, 1988
 RICHARD G. TEMPLIN
 2359
 MY CERTIFICATE EXPIRES JUNE 30, 2014

RICHARD TEMPLIN LAND SURVEYING
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ENCUMBRANCES SHOWN ON CURRENT TITLE REPORT

- 1) THE PREMISES ARE SUBJECT TO THE REQUIREMENTS AND PROVISIONS OF ORS CHAPTER 820, PERTAINING TO THE REGISTRATION AND TRANSFER OF OWNERSHIP OF MOBILE HOMES AND ANY INTEREST OR LIENS DISCLOSED.
- 2) THE PREMISES ARE SUBJECT TO THE RESERVATION, INCLUDING TERMS AND PROVISIONS AS RECORDED IN VOL. 325, PG. 83 & VOL. 326, PG. 135 OF THE OFFICIAL RECORDS OF JACKSON COUNTY.
- 3) THE PREMISES ARE SUBJECT TO THE COVENANTS, EASEMENTS, RESTRICTIONS, AND MINERAL AND WATER RIGHTS AS RECORDED IN DOCUMENTS NO. 71-01018 OF THE OFFICIAL RECORDS OF JACKSON COUNTY.
- 4) THE PREMISES ARE SUBJECT TO BEAR CREEK VALLEY SANITARY AUTHORITY TEMPORARY SERVICE AGREEMENT AS RECORDED IN DOCUMENT NO. 75-02405 OF THE OFFICIAL RECORDS OF JACKSON COUNTY.
- 5) THE PREMISES ARE SUBJECT TO A JUDGMENT IN FAVOR OF JACKSON COUNTY, CODE ENFORCEMENT AGAINST CHERYL Y. SMITH AS RECORDED IN DOCUMENTS NO. 2011-021586 OF THE OFFICIAL RECORDS OF JACKSON COUNTY.
- 6) THE PREMISES ARE SUBJECT TO THE RESTRICTIVE COVENANTS OF JACKSON COUNTY LAND DEVELOPMENT ORDINANCE AS RECORDED IN DOCUMENTS NO. 2012-042044 OF THE OFFICIAL RECORDS OF JACKSON COUNTY.

LEGEND

- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
 - 5/8" IRON ROD PER "AGATE SUBDIVISION EXTENSION NO. 2"
 - 5/8" IRON ROD WITH PLASTIC CAP PER MARKED "BRADSHAW" PER F.S.# 19814
 - ⊗ 5/8" IRON ROD WITH PLASTIC CAP PER MARKED "HARDEY" PER F.S.# .18403
 - △ INDICATES CALCULATED POSITION
 - () INDICATES RECORD DATA PER "AGATE SUBDIVISION EXTENSION NO. 2"
 - FS INDICATES "FILED SURVEY"
 - P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION AND CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, WATER LINES, ELECTRIC & IRRIGATION
- BASIS OF BEARING: THE MOST NORTHERLY BOUNDARY LINE OF "AGATE SUBDIVISION EXTENSION NO.2"

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Richard G. Templin

RICHARD G. TEMPLIN L.S. 2359

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 JUNE 30, 2014

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