

PARTITION PLAT No. P-7-2016

Located in Lot 2, Block 22 of AGATE SUBDIVISION EXTENSION NO. 5 and in the S.E. 1/4 of Section 16, T.36S.,R1W.,W.M., Jackson County, Oregon

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

Bary D. Kaiser  
SURVEYOR

**SURVEY FOR:** Bob Fellows Construction, LLC  
2950 Phillips Way  
Central Point, OR. 97502  
**DATE:** November 2, 2015  
**SURVEY BY:** Kaiser Surveying  
19754 Highway 62  
Eagle Point, OR. 97524

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

I, Bary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed the land represented on the attached Partition Plat, the boundaries being described as follows:

Commencing at a 5/8" rebar with plastic cap found set for the Southwest corner of Parcel No. 3 of Partition Plat recorded December 20, 1994 as Partition Plat No. P-130-1994 of "Records of Partition Plats" in Jackson County, Oregon and filed as Survey No. 14325 in the Office of the Jackson County Surveyor, also being the Northwest corner of Lot 2, Block 22 of AGATE SUBDIVISION EXTENSION NO. 5, according to the official plat thereof; thence along the Easterly right-of-way line of Atlantic Avenue, South 0' 12' 00" West, 130.495 feet to the Northwest corner of tract described in Instrument No. 2006-029024 of the Official Records of said County for THE INITIAL POINT OF BEGINNING; thence continuing along said Avenue line, South 0' 12' 00" West, 130.495 feet to a tack with washer set in lead set for the Southwest corner of said tract, also being the Southwest corner of said Lot 2; thence along the Northerly right-of-way line of Avenue "E", South 89' 51' 10" East, 344.03 feet (record = 344.00 feet) to a 5/8" rebar with plastic cap set for the Southeast corner of said tract, also being the Southeast corner of said Lot 2; thence along the Easterly boundary of said Lot 2, North 0' 12' 00" East, 130.34 feet to a 5/8" rebar with plastic cap set for the Northeast corner of said tract; thence North 89' 49' 35" West, 344.03 feet to THE INITIAL POINT OF BEGINNING.

Bary D. Kaiser  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Bary D. Kaiser  
OREGON  
JULY 15, 2003  
BARY D. KAISER  
No. 52923  
EXP. 6-30-17

\*\*\* DECLARATION \*\*\*

Known all men by these presents, that BOB FELLOWS CONSTRUCTION, LLC, an Oregon Limited Liability Company, are the owner of the lands represented on this Partition Plat and more particularly described in the Surveyor's Certificate, hereafter referred to as declarant, have caused the same to be partitioned into parcels as shown on sheet 2 of the Partition Plat. Declarant does hereby dedicate to the public for public use the public utility easements (PUE) as shown on sheet 2.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 15 DAY, OF December, 2015.

Bob Fellows  
BOB FELLOWS  
(Manager, Bob Fellow Construction LLC, an Oregon Limited Liability Company)

STATE OF OREGON )  
COUNTY OF JACKSON )ss

Personally appeared the above named BOB FELLOWS, acting as Manager of Bob Fellows Construction LLC, an Oregon Limited Liability Company, and acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of Bob Fellows Construction LLC, an Oregon Limited Liability Company.

Subscribed and sworn to before me this 15 day of December, 2015.

(SIGN) [Signature]  
Kelli Hodgson NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 465937  
MY COMMISSION EXPIRES 3-2-16

\*\* RECEIVED \*\*  
Date 2/5/16 By PC  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

\*\*\* APPROVALS \*\*\*

Examined and approved this 17<sup>th</sup> day of December, 20 16.

[Signature]  
JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Development Services. (File No. SUB2014-00002).

1<sup>st</sup> day of FEBRUARY, 20 16.

[Signature]  
JACKSON COUNTY PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 5<sup>th</sup> day of February, 2016.

[Signature] Deputy 2/5/16  
ASSESSOR DATE

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 6<sup>th</sup> day of Feb, 20 16.

[Signature] 02-05-16  
TAX COLLECTOR DATE

\*\*\* RECORDER'S CERTIFICATE \*\*\*

Filed for record, this 5<sup>th</sup> day of February, 20 16, at 1:20 o'clock P.m, and recorded as Partition Plat No. P-7-2016 of the Records of Partition Plats in Jackson County, Oregon

Index Volume 27, Page 7

By: Christine D. Walker COUNTY CLERK [Signature] DEPUTY

COUNTY SURVEYOR FILE No. 21903

EASEMENTS ON CURRENT TITLE REPORT NOT SHOWN ON ANNEXED MAP

1. The subject property could be subject to easements, right of way, reservations and restrictions retained by The United States per Vol. 325, Page 83 D.R. (Specific location not given).
2. Property could be subject to covenants, conditions, restrictions and/or easements per Instrument No. 69-07650 O.R.
3. Documents recorded in Inst. Nos. 86-26249 O.R. and 90-16745 O.R. are warranty deeds that make mention of a common driveway easement off of Atlantic Avenue benefiting the subject property and the adjacent property to the North. The existing driveway off of Atlantic Avenue is located primarily on the adjacent property directly adjacent to the Northerly boundary of the subject property.

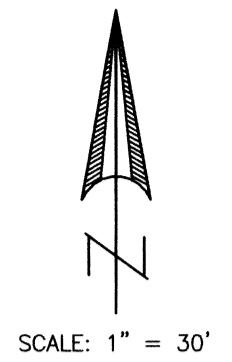
PARTITION PLAT No. P-7-2016

Located in Lot 2, Block 22 of AGATE SUBDIVISION EXTENSION NO. 5 and in the S.E. 1/4 of Section 16, T.36S.,R1W.,W.M., Jackson County, Oregon

**SURVEY FOR:** Bob Fellows Construction, LLC  
**DATE:** November 2, 2015  
**SURVEY BY:** Kaiser Surveying  
 19754 Highway 62  
 Eagle Point, OR. 97524

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

*Bary D. Kaiser*  
SURVEYOR



PARCEL No. 3  
PARTITION PLAT No. P-130-1994  
S.N. 14325

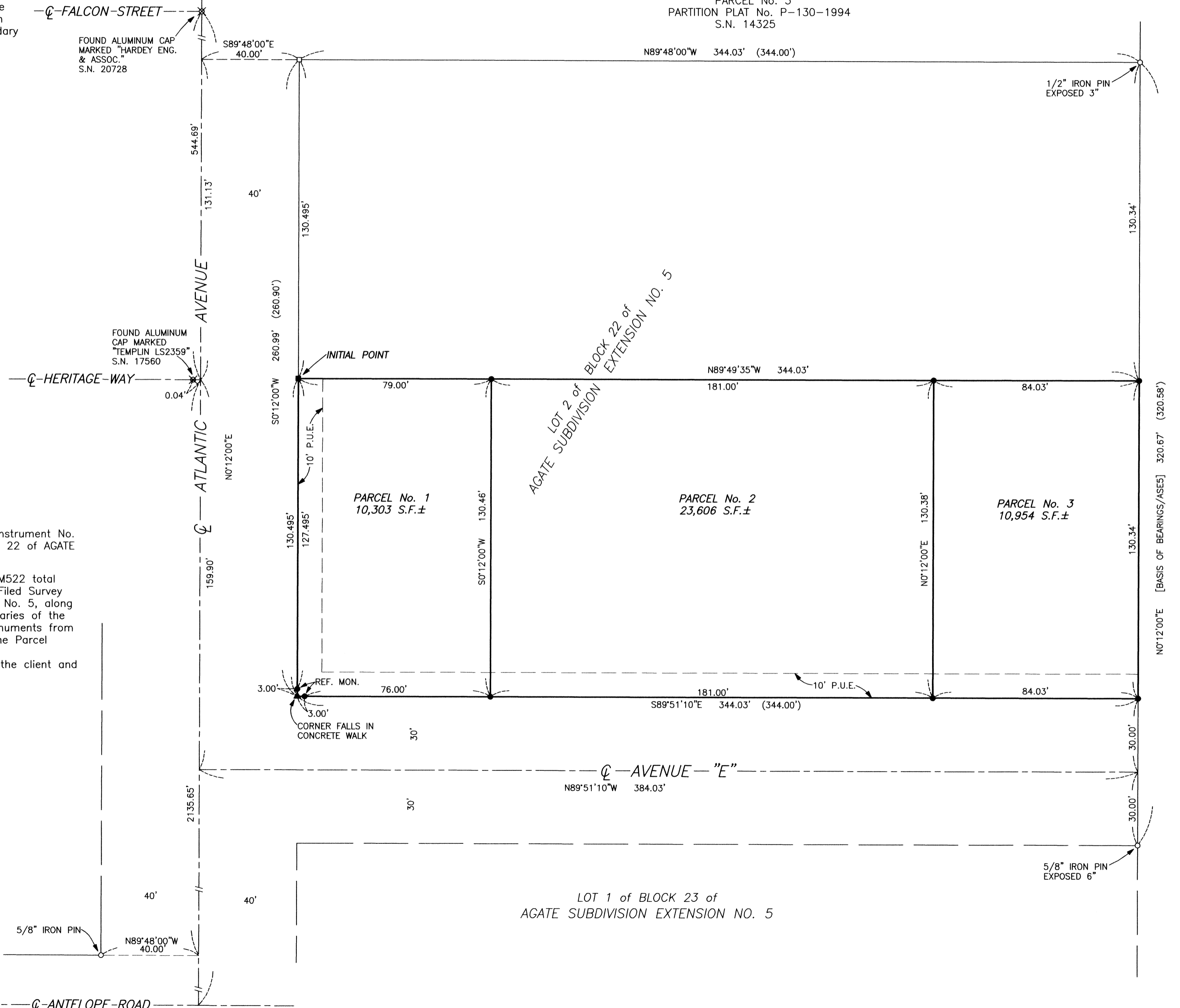
LEGEND

- o = Found Monument per ASE5 as note
- = Found 5/8" Rebar with Plastic Cap - S.N. 14325
- ⊗ = Found Monument as indicated
- = Set 5/8" x 24" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
- ▲ = Set Tack in Lead Plug with Brass Washer, marked "LS 52923"
- = Set 5/8" x 30" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- REF. MON. = Reference Monument
- ASE5 = AGATE SUBDIVISION EXTENSION NO. 5
- ( ) = Record/ASE5

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

PURPOSE: Partition survey of the clients property described in Instrument No. 2006-029024 O.R., being the South Half of Lot 2, Block 22 of AGATE SUBDIVISION EXTENSION NO. 5.

PROCEDURE: Equipment used to perform survey was a Nikon DTM522 total station. Information and found monuments shown on Filed Survey No. 14325 and the Plat of Agate Subdivision Extension No. 5, along with deed of record were used to determine the boundaries of the subject property. Survey ties were made to found monuments from the said surveys of record. Monuments were set at the Parcel corners and at the property corners as shown. The parcel boundaries were located as directed by the client and the County Approval.



\*\* RECEIVED \*\*  
 Date 2/5/16 By PK  
 This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Bary D. Kaiser*  
 OREGON JULY 15, 2003  
 BARY D. KAISER No. 52923  
 EXP. 6-30-17