

OWINGS PROPERTY LLC
P.O. BOX 391
PINETOP, AZ. 85935

ANDREWS PLACE PHASE 1
(A PLANNED UNIT DEVELOPMENT)
LOCATED IN
LOT 24 OF HOLMAN ADDITION IN
THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 37 SOUTH, RANGE 2 WEST, W.M.,
IN THE CITY OF JACKSONVILLE,
JACKSON COUNTY, OREGON

FILED
Date 4/21/16 By PB
This Survey Consists Of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, THAT, OWINGS PROPERTY LLC, AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER IN FEE SIMPLE OF THE LAND HEREON DESCRIBED AND HAS SUBDIVIDED THE SAME INTO LOTS AS SHOWN HEREON AND THAT 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 THE SUBDIVISION. WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE DO HEREBY CREATE A 10.00 FOOT WIDE PRIVATE STORM DRAINAGE EASEMENT (PSDE) FOR MAINTENANCE AND REPAIR OF STORM DRAINAGE FACILITIES, ACROSS LOT 1 FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF THE AREA DESIGNATED AS RESERVE AREA (LOT 4). WE DO HEREBY CREATE A 40.00 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, UTILITIES, AND PEDESTRIAN ACCESS TO OPEN SPACE "A" (LOT 5), AS SHOWN HEREON FOR THE BENEFIT OF UTILITY PROVIDERS, THE CITY OF JACKSONVILLE PUBLIC WORKS DEPARTMENT, AND THE OWNERS, THEIR HEIRS, AND ASSIGNS OF LOTS 2, 3, AND THE RESERVE AREA (LOT 4). AT SUCH TIME THAT THE 40.00 FOOT AREA IS DEDICATED FOR ROAD PURPOSES, THIS 40.00 FOOT WIDE EASEMENT SHALL BE EXTINGUISHED. WE DO HEREBY DESIGNATE SAID SUBDIVISION AS ANDREWS PLACE, PHASE 1, A PLANNED UNIT DEVELOPMENT.

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON }
County of Jackson } ss.

I, Darrell L. Huck, a 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 hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the tract.

BEGINNING at the INITIAL POINT, being the Southwest corner of Lot 24 of Holman Addition to the City of Jacksonville, according to the official plat thereof, now of record in Jackson County, Oregon, thence along the south line of said Lot 24, North 89°29'40" East 1199.41 feet (Record North 89°28'50" East 1199.32 feet) to the southeast corner thereof; thence along the east line of said Lot 24, North 00°10'02" West 331.35 feet (Record NORTH 330 feet) to the Northeast corner thereof; thence along the north line of said Lot 24, South 89°30'15" West 1144.25 feet (Record WEST 1135.86 feet) to the northwest corner of said Lot 24; thence along the westerly line thereof, South 01°23'00" East 114.04 feet, (Record South 01°30' East 114.84 feet); thence continue along said westerly line, South 14°38'14" West 225.34 feet (Record South 14°30' West, 224.4 feet) to the initial point of beginning.

Darrell L. Huck
SURVEYOR

OWINGS PROPERTY, LLC.

AFFIDAVIT OF CONSENT FOR SUBDIVISION BY OWINGS PROPERTY LLC, AN OREGON LIMITED LIABILITY COMPANY, RECORDED AS DOCUMENT NO. 2016-11911 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

PURPOSE: To survey and monument Andrews Place Phase 1, a planned unit development, located within Lot 24 of Holman Addition to the City of Jacksonville and described in Instrument No. 02-42177, Official Records, Jackson County, Oregon

PROCEDURE: Lot 24 of Holman Addition has been previously surveyed by Ed McGinty per filed surveys No. 2387, 5845 and 7431. A control traverse was run tying monuments as set by McGinty which were held for control. The boundaries of the new subdivision lots were computed according to clients direction and monuments were set as shown.

Equipment used: Trimble S6 robotic instrument & Leica TCA 1800 total station

*** APPROVALS ***

CITY OF JACKSONVILLE PLANNING:

Dick Converse, Interim 4-12-16
PLANNER/DIRECTOR DATE

EXAMINED AND APPROVED THIS 14th DAY OF April, 2016.

Scott
JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 AS OF April 21, 2016.

John H. Deak
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN

PAID AS OF 21st Apr, 2016

Patricia Walker Deputy
TAX COLLECTOR

APPROVED FOR RECORDING:

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

4/21/16
DATE

RECORDING:

Filed for record this 21 day of April, 2016 at 9:39 O'Clock A.M. and recorded in Volume 42 of Plats at Page 12 of records of Jackson County, Oregon.

Christine D Walker Patricia Walker Deputy
County Clerk Deputy

The Land Partition shown heron is subject to "Declaration" as recorded in Document No. 2016-11913 of the official records of Jackson County, Oregon.

People's Bank of Commerce is the beneficiary of that trust deed recorded October 28, 2008 as Document No. 2008-039404 of the official records of Jackson County, Oregon.

SEE AFFIDAVIT OF CONSENT FILED FOR RECORD THE 21 DAY OF April, 2016, AND RECORDED AS INSTRUMENT NO. 2016-11912, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1988
DARRELL L. HUCK
2025
Expires 6/30/2017

I certify this plat to be an exact copy of the original
Darrell L. Huck
SURVEYOR

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	80.00	67°22'38"	94.08	N88°53'34"E	88.75
C2	120.00	25°32'37"	53.50	S47°58'34"W	53.06
C3	120.00	31°02'07"	65.00	N87°44'57"E	64.21
C4	100.00	69°25'59"	121.18	N69°55'15"E	113.90
C5	100.00	53°33'49"	93.49	S61°59'10"W	90.12
C6	100.00	55°26'14"	96.78	N61°02'58"E	93.03
C7	120.00	12°23'48"	25.96	N37°40'12"E	25.91
C8	80.00	20°58'02"	29.28	N45°41'16"E	29.11
C9	120.00	37°01'38"	77.55	N53°43'04"E	76.21

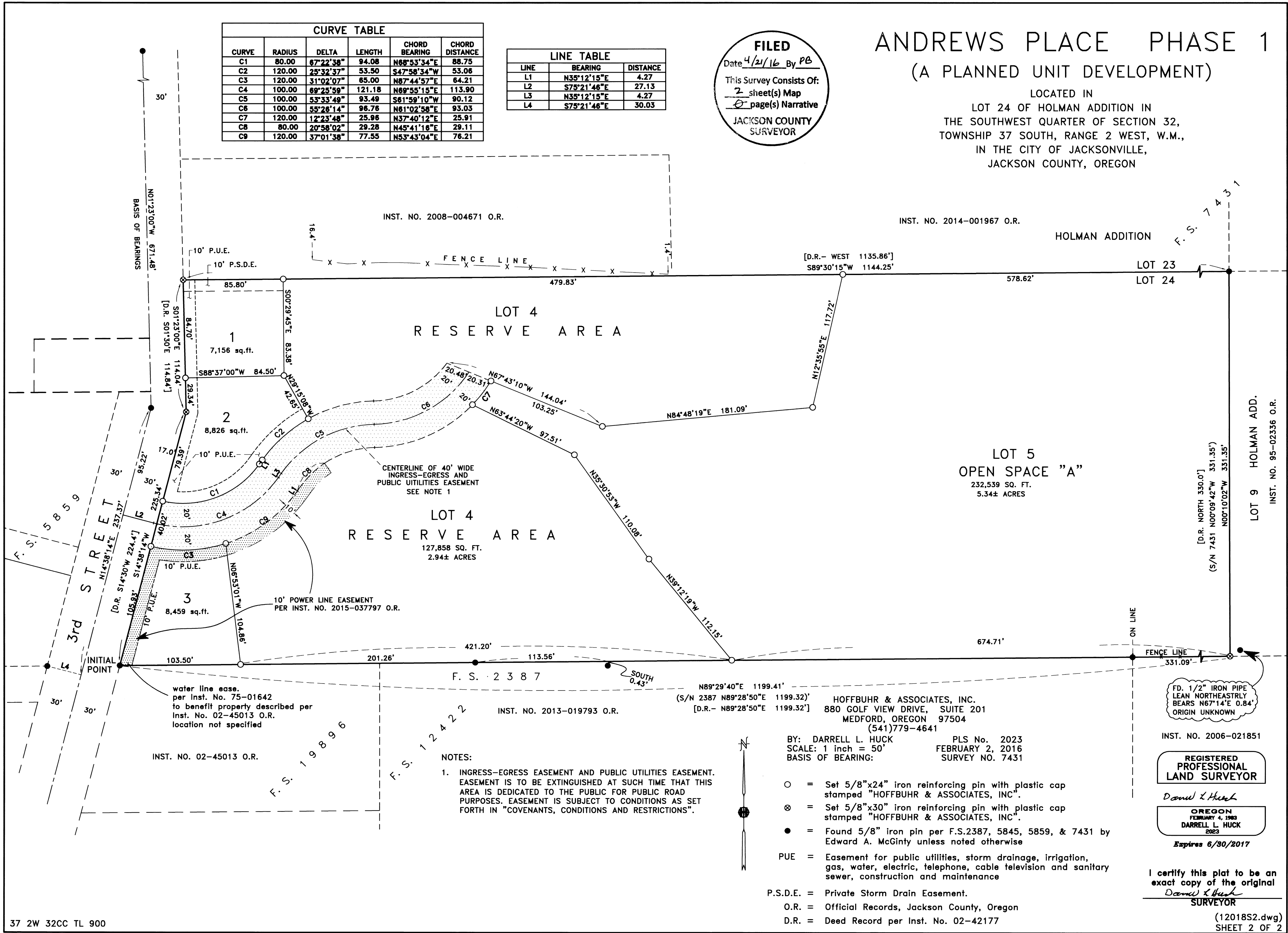
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N35°12'15"E	4.27
L2	S75°21'46"E	27.13
L3	N35°12'15"E	4.27
L4	S75°21'46"E	30.03

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 JACKSON COUNTY, OREGON



NOTES:
 1. INGRESS-EGRESS EASEMENT AND PUBLIC UTILITIES EASEMENT. EASEMENT IS TO BE EXTINGUISHED AT SUCH TIME THAT THIS AREA IS DEDICATED TO THE PUBLIC FOR PUBLIC ROAD PURPOSES. EASEMENT IS SUBJECT TO CONDITIONS AS SET FORTH IN "COVENANTS, CONDITIONS AND RESTRICTIONS".

BY: DARRELL L. HUCK PLS No. 2023
 SCALE: 1 inch = 50' FEBRUARY 2, 2016
 BASIS OF BEARING: SURVEY NO. 7431

- = Set 5/8"x24" iron reinforcing pin with plastic cap stamped "HOFFBUHR & ASSOCIATES, INC".
- ⊗ = Set 5/8"x30" iron reinforcing pin with plastic cap stamped "HOFFBUHR & ASSOCIATES, INC".
- = Found 5/8" iron pin per F.S.2387, 5845, 5859, & 7431 by Edward A. McGinty unless noted otherwise
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance
- P.S.D.E. = Private Storm Drain Easement.
- O.R. = Official Records, Jackson County, Oregon
- D.R. = Deed Record per Inst. No. 02-42177

FD. 1/2" IRON PIPE
 LEAN NORTHEASTRLY
 BEARS N67°14'E 0.84'
 ORIGIN UNKNOWN

INST. NO. 2006-021851
REGISTERED PROFESSIONAL LAND SURVEYOR
 Darrell L. Huck
 OREGON
 FEBRUARY 4, 1983
 DARRELL L. HUCK
 2023
 Expires 6/30/2017

I certify this plat to be an exact copy of the original
 Darrell L. Huck
 SURVEYOR