

PARTITION PLAT NO. P-34-2016

Located in the S.E. 1/4 of Section 16, T.34S., R.1W., W.M.
City of Shady Cove Jackson County, Oregon
(City File No. MJP 16-02)

******* APPROVALS *******

FILE MJP 16-02

EXAMINED AND APPROVED this 13th day of September, 20 16
AND the Right Of Way is hereby accepted.

Dick Converse
City of Shady Cove

EXAMINED AND APPROVED this 7th day of September, 20 16

Scott J...
Jackson County Surveyor

SURVEY FOR:
ROBERT PURKEYPILE
325 WALNUT LANE
SHADY COVE, OR 97539

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET
WWW.FRIARANDASSOCIATES.COM

DATE:
AUGUST 25, 2016

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96
as of Sept. 16, 20 16.

Man...
Assessor, Department of Assesment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid
as of Sept 16, 20 16.

...
Tax Collector

******* DECLARATION *******

Know all men by these presents that ROBERT W. PURKEYPILE and JANET M. PURKEYPILE, husband and wife, are the owners in fee of the lands shown on this Partition Plat, more particularly described in the Surveyor's Certificate and have caused the same to be Partitioned into the Parcels and does hereby dedicate the Right of Way (R/W) to the City of Shady Cove as shown on Sheet 2.

Robert W. Purkeypile
ROBERT W. PURKEYPILE

Janet M. Purkeypile
JANET M. PURKEYPILE

STATE OF OREGON)
COUNTY OF JACKSON) ss

PERSONALLY appeared the above named Robert W. Purkeypile and Janet M. Purkeypile and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 29th day of August, 20 16.

Trudy J. Brown
TRUDY J. BROWN Notary Public - Oregon

Commission No. 479672

My Commission Expires August 8, 2017

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 200.250

PURPOSE: TO SURVEY AND MONUMENT TWO PARCELS CREATED THROUGH A LAND PARTITION. SEE SHADY COVE FILE MLP 16-02.

PROCEDURE: USING TRIMBLE R6 & R8 G.P.S. RECEIVERS AND TOPCON GPT-6000C TOTAL STATION, MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE EXTERIOR OF THE SUBJECT TRACT AND HELD THESE MONUMENTS IN THEIR FOUND POSITION. POSITION THE PARCEL LINE AS DIRECTED BY THE CLIENT AND SET MONUMENTS AT THE LOCATIONS AS SHOWN HEREON.

******* RECORDING *******

Filed for record this 16th day of September, 20 16 at 3:11 o'clock P m., and recorded as Partition Plat No. P-34-2016 in "Record of Partition Plats" of Jackson County, Oregon.

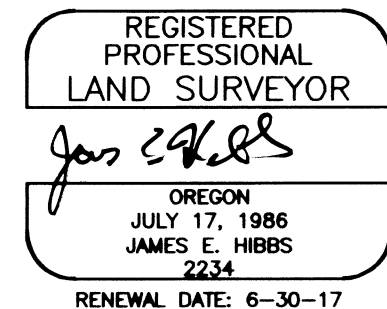
Index Volume 27, Page 34. Document No. 2016-30596, ORJCO.

Christine D. Walber County Clerk
Hailey Barowcliff Deputy
County Surveyor File No. 22076

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

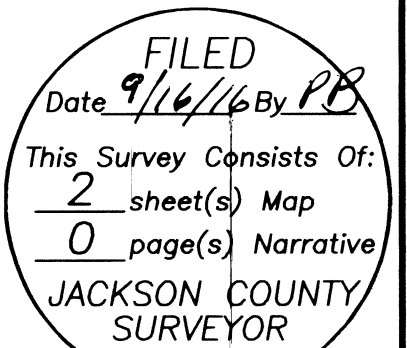
I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT MADE BY ME COMPLIES WITH THE REGULATIONS FOR UNSURVEYED PARTITIONS AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

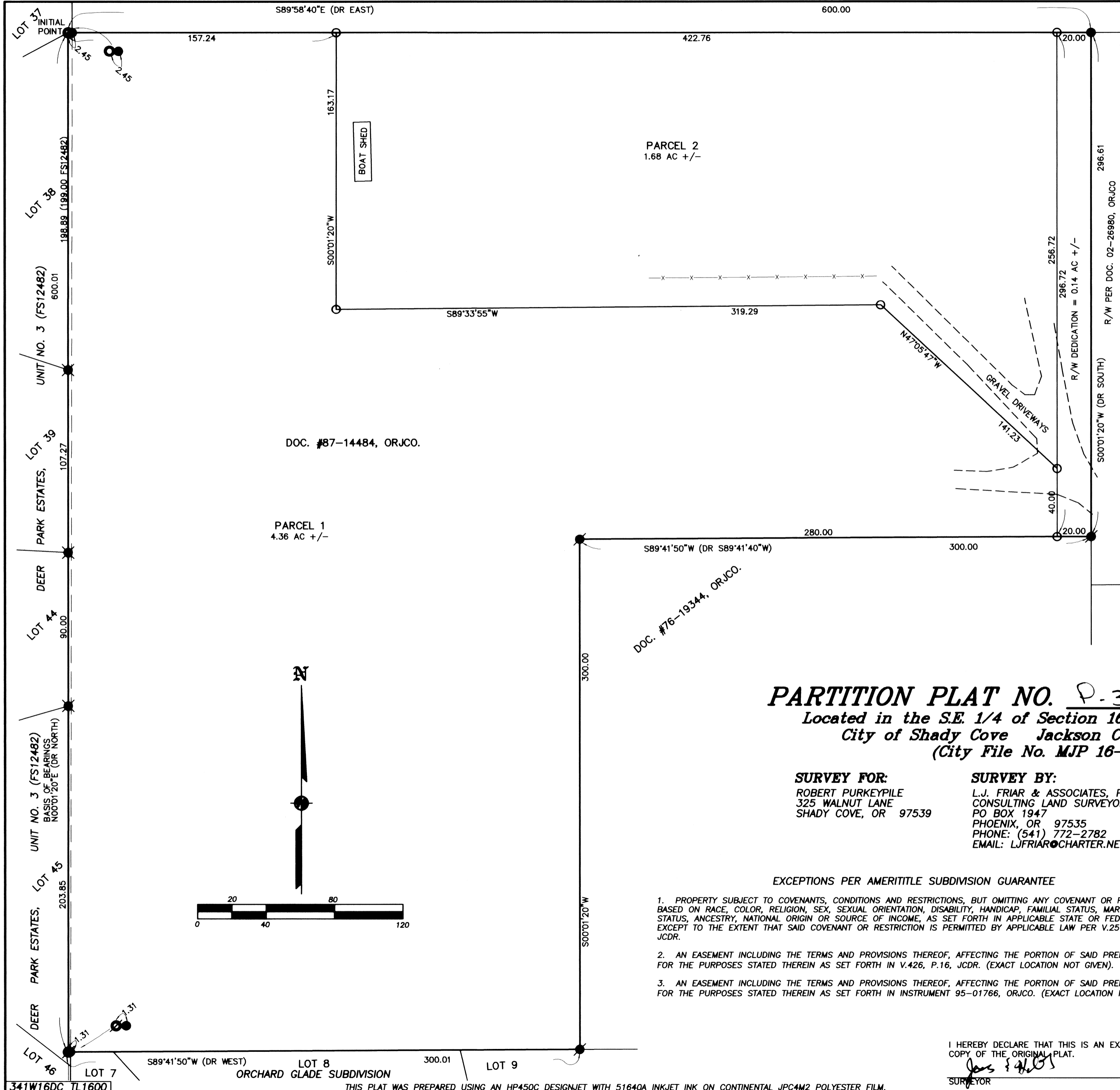
Beginning at the Northwest corner of Tract "A" of HILLSIDE ADDITION to Edgewood Park, in Section 16 Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence South 89°58'40" East (record East), 600.00 feet; thence South 00°01'20" West (record South), 296.61 feet to the Northeast corner of that tract described in Document No. 76-19344, Official Records of Jackson County, Oregon; thence South 89°41'50" West (record South 89°41'40" West), along the North line of said tract, 300.00 feet to the Northwest corner thereof; thence South 00°01'20" West, along the West line of said tract, 300.00 feet to the South line of that tract described in Volume 283, Page 300, Jackson County Deed Records; thence South 89°41'50" West (record West), 300.01 feet to the west line of said Tract "A"; thence North 00°01'20" East (record North), along said West line 600.01 feet to the initial point of beginning.



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

James E. Hibbs
SURVEYOR





LEGEND:

- = FD. 1" IRON PIPE PER FS3633. NW CORNER TRACT A HILLSIDE ADD'N TO EDGEWOOD PARK.
- ⊙ = FD. BRASS CAP IN CONCRETE PER FS12482. INITIAL POINT DEER PARK ESTATES, UNIT NO. 3
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAISER RLS803 PER FS12482.
- = FD. 5/8" IRON PIN PER FS3633.
- ⦿ = FD. 5/8" IRON PIN PER FS6324.
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- () = RECORD DATA AS SHOWN.
- DR = DEED RECORD DATA PER DOC. 87-14484, ORJCO.
- FS = FILED SURVEY #.
- X- = FENCE LINE.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- R/W = RIGHT OF WAY.

BASIS OF BEARINGS:

SURVEY NO. 6324 AS SHOWN HEREON.
 UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'

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 PHONE: (541) 772-2782
 EMAIL: LJFRIAR@CHARTER.NET

DATE: AUGUST 25, 2016

EXCEPTIONS PER AMERITITLE SUBDIVISION GUARANTEE

1. PROPERTY SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, DISABILITY, HANDICAP, FAMILIAL STATUS, MARITAL STATUS, ANCESTRY, NATIONAL ORIGIN OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW PER V.257, P.518, JCDR.
2. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN V.426, P.16, JCDR. (EXACT LOCATION NOT GIVEN).
3. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT 95-01766, ORJCO. (EXACT LOCATION NOT GIVEN).

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

REGISTERED PROFESSIONAL LAND SURVEYOR
 James E. Hibbs
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE: 6-30-17

FILED
 Date 9/16/16 By [Signature]
 This Survey Consists Of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR