

PARTITION PLAT NO. P-01-2017

Located in the N.E. 1/4 of Section 16, T.38S., R.1W., W.M.
City of Phoenix Jackson County, Oregon
(City File No. MLP 16-01 & MLP 16-02)

***** APPROVALS *****

FILE #MLP 16-01 & 16-02)

EXAMINED AND APPROVED this 3rd day of JANUARY, 20 17
AND the Right Of Way & Public Utility Easement is hereby accepted.

T. L. Smith
City of Phoenix

EXAMINED AND APPROVED this 3rd day of January, 20 17

Scott Fein
Jackson County Surveyor

SURVEY FOR:

RANDY WILLIAMS
3960 HILSINGER ROAD
PHOENIX, OR 97535

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:

DECEMBER 16, 2016

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96

as of January 5, 20 17

Ann W. P. Grant
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid

as of January 5th, 20 17

Ann K. Lemell Deputy
Tax Collector

***** DECLARATION *****

Know all men by these presents that RANDALL L. WILLIAMS and VICKI L. WILLIAMS, husband and wife, are the owners in fee of the lands shown on this Partition Plat, more particularly described in the Surveyor's Certificate (being those properties described in Document No. 97-18531 and No. 2015-039673, Official Records of Jackson County, Oregon) and have caused the same to be Partitioned into the Parcels as shown on Sheet 2 and do hereby dedicate the Right of Way (R/W) and Public Utility Easement (PUE) to the City of Phoenix as shown on Sheet 2. We do hereby make and establish (1) the Private Sanitary Sewer Easement for Parcel 2; (2) the Temporary Private Water Facilities Easement for Parcel 5; (3) the Private Irrigation Facilities Easement for the Parcels as noted; (4) the Private Irrigation Facilities Easement for that tract set forth in Document 98-42804, Official Records of Jackson County, Oregon and the Irrigation Facilities Easement for Talent Irrigation District all as shown on Sheet 2.

Randall L. Williams
RANDALL L. WILLIAMS

Vicki L. Williams
VICKI L. WILLIAMS

STATE OF OREGON)
COUNTY OF JACKSON) ss

PERSONALLY appeared the above named Randall L. Williams and Vicki L. Williams and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 29th day of December, 20 16

Aliya Marie Brown
Aliya Marie Brown Notary Public - Oregon

Commission No. 954334

My Commission Expires September 22, 2020

***** AFFIDAVIT OF CONSENT *****

FROM SCOTT VALLEY BANK RECORDED AS DOC. #2017-000411, ORJCO

***** RECORDING *****

Filed for record this 5th day of January, 20 17 at
2:23 o'clock P m., and recorded as Partition Plat No. P-01-2017

in "Record of Partition Plats" of Jackson County, Oregon.

Index Volume 28, Page 1. Document No. 2017-000410, ORJCO.

Christine D. Walker
County Clerk

Neilon L. Joste
Deputy

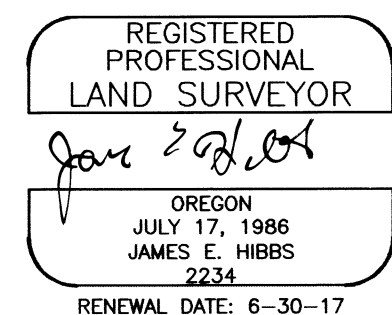
County Surveyor File No. 22155

Covenants, Conditions & Restrictions recorded as Document No. 2017-000412, ORJCO.

***** 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 PARTITIONS AND REPRESENTS LAND (BEING TWO SEPARATE PROPERTIES SET FORTH IN DOCUMENT NO. 97-18531 AND NO. 2015-039673, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON), THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

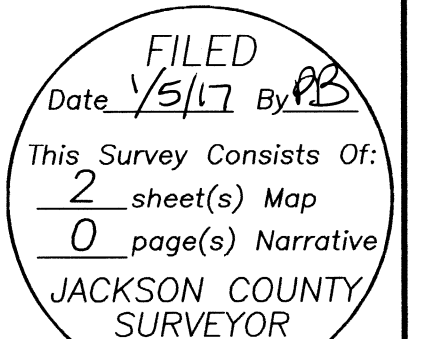
Beginning at the Northeast corner of Lot 5 of NIELSEN SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the East line of said SUBDIVISION, South 00°08'10" West, 400.00 feet to the North line of Camp Baker Road; thence along said North line, South 89°55'48" East, 119.75 feet to the Southeast corner of that tract described in Document No. 2015-039673, Official Records of Jackson County, Oregon; thence along the East line thereof, North 02°53'56" West, 133.16 feet to the Southwest corner of that tract described in Document No. 97-18531, said Official Records; thence along the South line of said tract, South 89°55'48" East, 236.54 feet to the West line of Hilsinger Road; thence along said West line, North 00°05'06" East, 223.45 feet to the Southerly line of Pacific Avenue; thence along said Southerly line the following seven courses; North 89°54'54" West, 5.00 feet; thence along the arc of a 20.00 foot radius non-tangent curve to the left having a central angle of 90°23'06", a distance of 31.55 feet (the long chord of which bears North 45°06'27" West, 28.38 feet); thence along the arc of a 125.00 foot radius curve to the right having a central angle of 29°20'25", a distance of 64.01 feet (the long chord of which bears North 75°37'48" West, 63.31 feet); thence North 60°57'35" West, 50.00 feet; thence along the arc of a 75.00 foot radius curve to the left having a central angle of 48°22'08", a distance of 63.32 feet (the long chord of which bears North 85°08'39" West, 61.45 feet); thence South 70°40'17" West, 62.57 feet; thence South 89°42'00" West, 98.51 feet to the initial point of beginning. Containing 109054 square feet, more or less.



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

PURPOSE: TO SURVEY AND MONUMENT FIVE PARCELS CREATED THROUGH A LAND PARTITION OF TWO EXISTING SEPARATE PROPERTIES. THE PARTITIONING OF EACH SEPARATE PROPERTY WAS APPROVED UNDER TWO SEPARATE LAND USE DECISIONS BEING PHOENIX FILE NOS. MLP 16-01 & MLP 16-02. AS THESE SEPARATE PROPERTIES ARE CONTIGUOUS AND UNDER THE SAME OWNERSHIP I FELT IT WAS BEST TO SHOW THE TWO SEPARATE PARTITIONS ON ONE PLAT INSTEAD OF TWO SEPARATE PLATS.

PROCEDURE: THE EXTERIOR OF THE TWO SUBJECT PROPERTIES WERE MONUMENTED BY THIS OFFICE DURING FS15578. USING TRIMBLE R6 & R8 G.P.S. RECEIVERS AND TOPCON GPT-6000C TOTAL STATION, RECOVERED THESE MONUMENTS IN GOOD CONDITION AND SET MONUMENTS AT THE PARCEL LOCATIONS AS SHOWN ON SHEET 2.



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LEGEND:

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS15578.
- ⦿ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER LS56545 PER FS18835.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

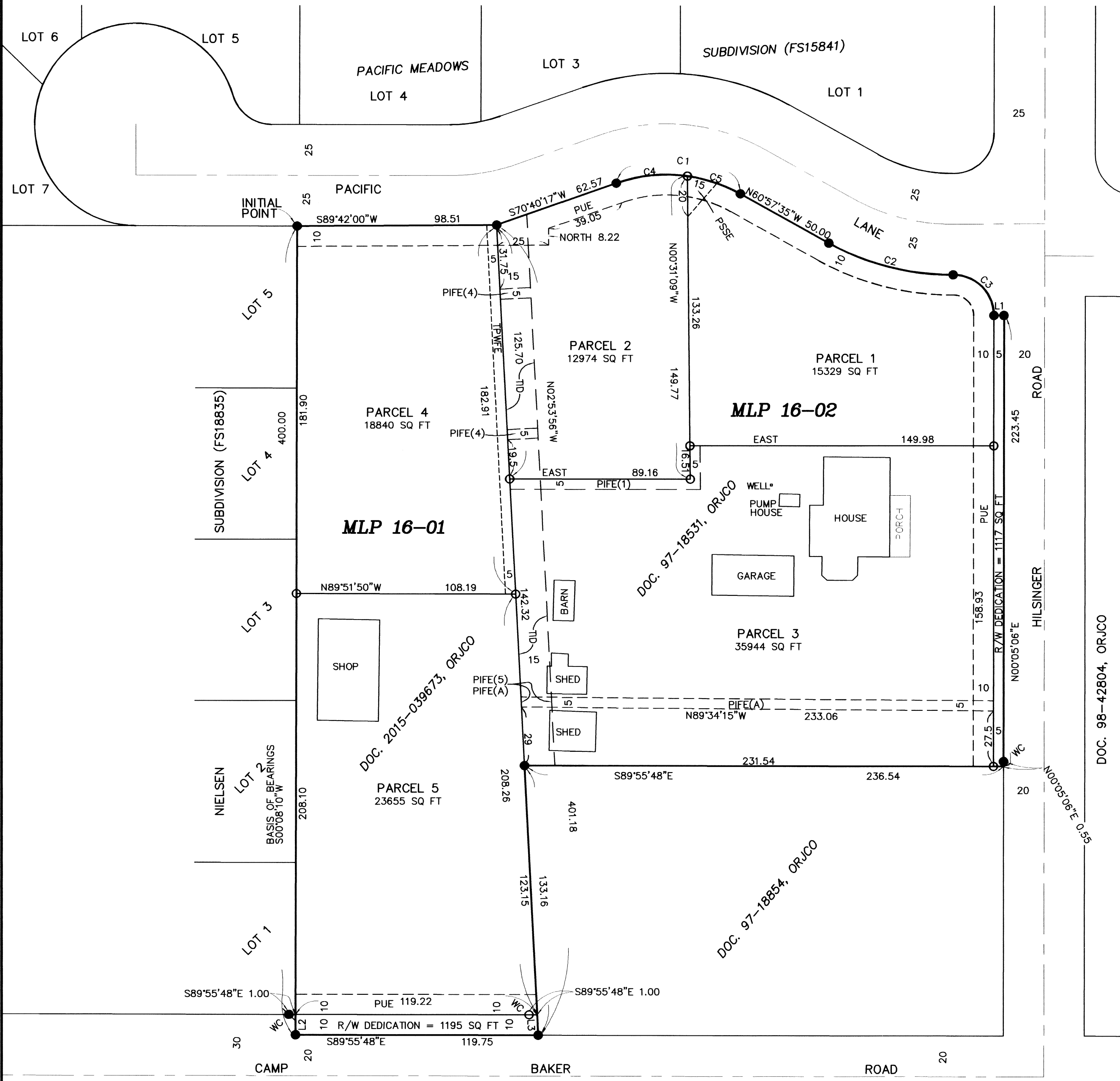
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER MONUMENT.
- C1/L1 = SEE COURSE DATA TABLE.
- R/W = RIGHT OF WAY.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- TPWFE = TEMPORARY WATER FACILITIES EASEMENT FOR PARCEL 5 PER THIS PLAT.
- TID = IRRIGATION FACILITIES EASEMENT FOR TALENT IRRIGATION DISTRICT PER THIS PLAT.
- PIFE(#)= PRIVATE IRRIGATION FACILITIES EASEMENT PER THIS PLAT. (BENEFITTING PARCEL)
- PSSE = PRIVATE SANITARY SEWER EASEMENT FOR PARCEL 1 PER THIS PLAT.
- TID1 = TALENT IRRIGATION DISTRICT EASEMENT PER THIS PLAT.
- PIFE(A) = PRIVATE IRRIGATION FACILITIES EASEMENT PER THIS PLAT FOR THAT TRACT SET FORTH IN DOC. 98-42804, ORJCO.

BASIS OF BEARINGS:

SURVEY NO. 15578 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 40'

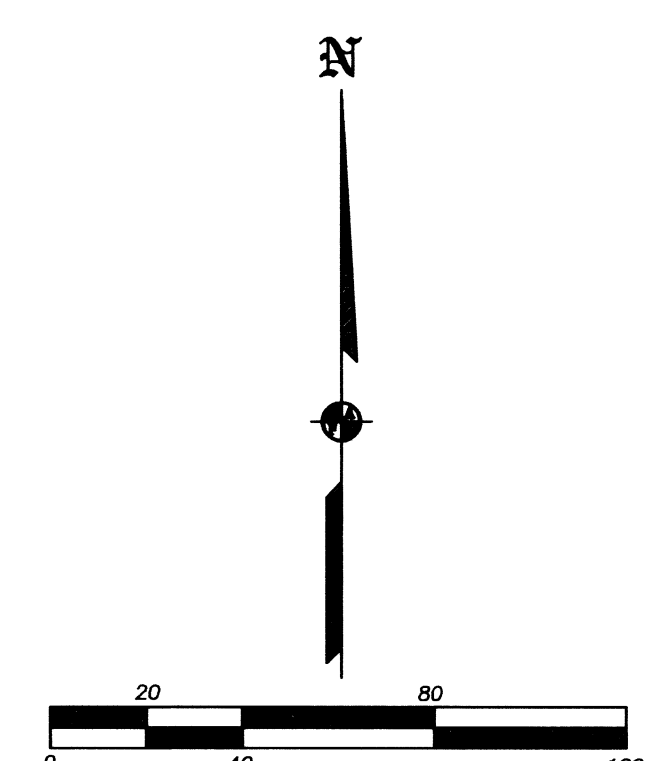


COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	48°22'08"	63.31	75.00	N85°08'39"W 61.45
C2	29°20'25"	64.01	125.00	N75°37'48"W 63.32
C3	90°23'06"	31.55	20.00	N45°06'27"W 28.38
C4	27°12'58"	35.63	75.00	S84°16'46"W 35.29
C5	21°09'11"	27.69	75.00	N71°32'10"W 27.53
NUM	BEARING	DISTANCE		
L1	N89°54'54"W	5.00		
L2	S00°08'10"W	10.00		
L3	N02°53'56"W	10.01		

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).



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

FILED
 Date 1/5/17 By JEB
 This Survey Consists Of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

SHEET 2 OF 2