

**PARTITION PLAT NO. P-02-2017**

**LAND PARTITION**

Located In:  
**PARCEL 1 OF PARTITION PLAT P-75-2006**  
**IN THE N.W. 1/4, SECTION 5,**  
**T.38 S., R.2 W., W.M.,**  
**CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON**

For:  
**DARRYL NICOLAY**  
 P.O. BOX 1746  
**JACKSONVILLE, OREGON 97530**

**APPROVALS:**

CITY OF JACKSONVILLE PLANNING:  
 PLANNER [Signature] DATE 1-9-2017  
 EXAMINED AND APPROVED THIS 10<sup>th</sup> DAY OF January, 2017.  
 JACSON COUNTY SURVEYOR [Signature]  
 FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 22157.

RECORDER'S CERTIFICATE:  
 FILED FOR RECORD THIS 10<sup>th</sup> DAY OF January, 2017 AT 1:21 O'CLOCK, P.M.  
 AND RECORDED AS PARTITION PLAT NO. P-02-2017 OF "RECORD OF PARTITION PLATS"  
 IN JACKSON COUNTY, OREGON. (INDEX VOLUME 29 PAGE 2.)

Christie D. Walker COUNTY CLERK  
Jean Shing DEPUTY

All taxes, fees, assessments or other charges as required by O.R.S.  
 92.095 have been paid. As of 1/17/17.

[Signature] Tax Collector 1/10/17 Date

EXAMINED AND APPROVED as required by ORS 92.100 as of Jan. 10<sup>th</sup>, 2017

[Signature] Assessor 1/10/17 Date

**SURVEYOR'S CERTIFICATE:**

I, DARRELL L. HUCK, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

PARCEL 1 OF PARTITION PLAT P-75-2006, FILED FOR RECORD AUGUST 4, 2006 IN INDEX VOLUME 17, PAGE 75 OF THE "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON, AND FILED IN THE OFFICE OF THE COUNTY SURVEYOR AS SURVEY NO. 19279.

[Signature]  
 SURVEYOR

**DECLARATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, H. DARRYL NICOLAY AND CHERYL J. NICOLAY, ARE THE OWNERS OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON. WE HEREBY MAKE AND CREATE A 20.00 FOOT WIDE PRIVATE UTILITY EASEMENT OVER AND ACROSS PARCEL 2 FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCEL 1. WE HEREBY MAKE AND CREATE AN INGRESS AND EGRESS EASEMENT OVER AND ACROSS PARCEL 1 FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCEL 2. SAID EASEMENT IS TO REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS TO INCLUDE PARKED VEHICLES OR FENCES AT ALL TIMES.

[Signature] H. DARRYL NICOLAY  
[Signature] CHERYL J. NICOLAY

STATE OF OREGON }  
 COUNTY OF JACKSON }ss

PERSONALLY APPEARED THE ABOVE NAMED H. DARRYL NICOLAY AND CHERYL J. NICOLAY AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

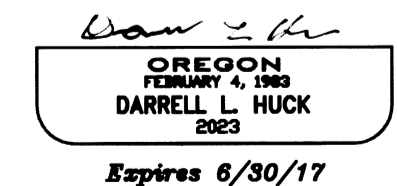
BEFORE ME THIS 6<sup>th</sup> DAY OF January, 2017.

[Signature] NOTARY PUBLIC - OREGON  
 Commission No. 942834

My Commission Expires 9-14-19



I certify this plat to be an exact copy of the original  
[Signature]  
 SURVEYOR

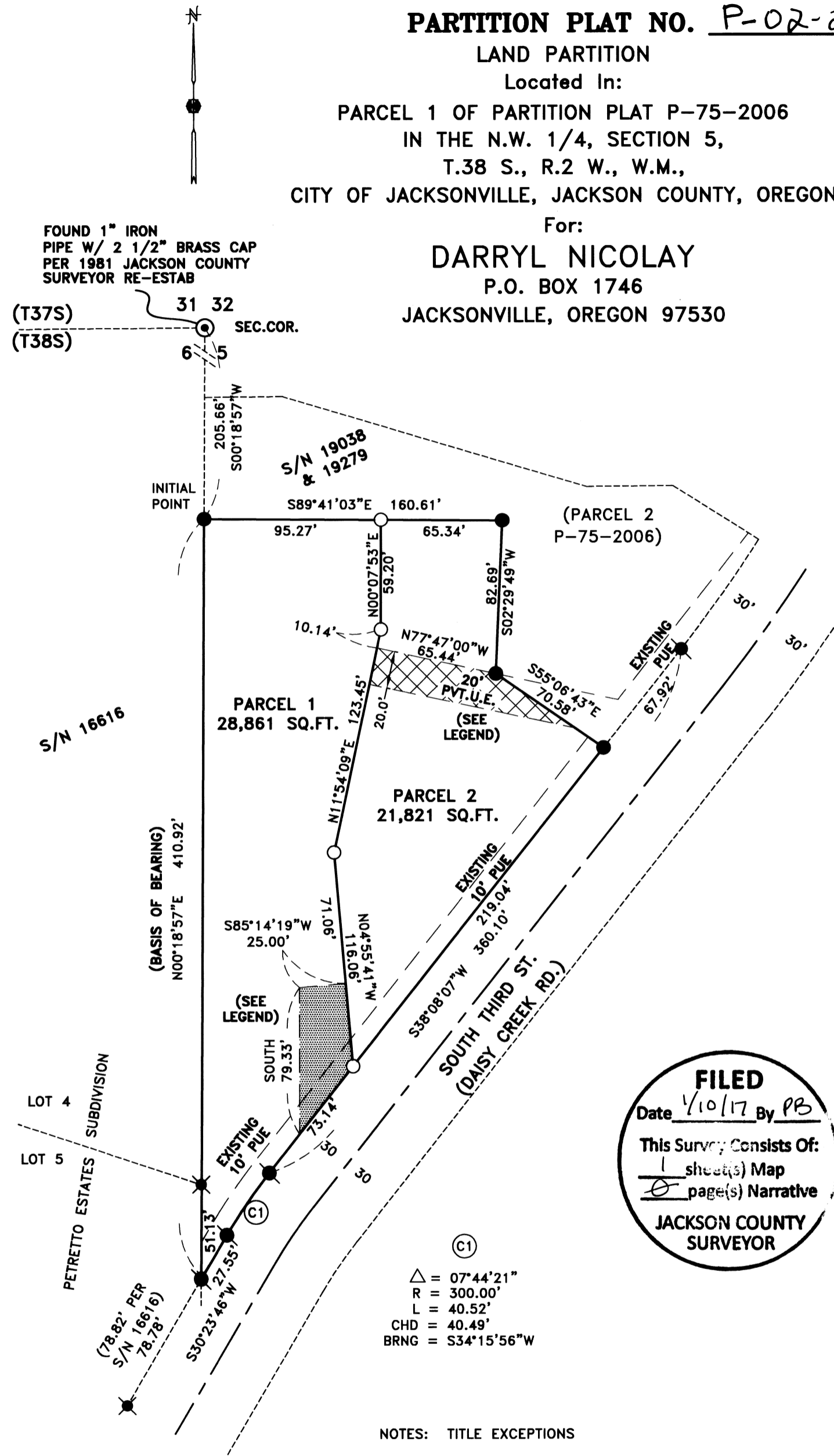


SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION AS APPROVED BY THE CITY OF JACKSONVILLE PLANNING DEPARTMENT FILE NO. 2016-124

PROCEDURE: THE PROPERTY NOW BEING PARTITIONED IS DESCRIBED AS PARCEL 1 OF PARTITION PLAT P-75-2006 DONE PREVIOUSLY BY THIS OFFICE. THE DIVISION LINE WAS CREATED TO COMPLY WITH THE CITY OF JACKSONVILLE'S STANDARDS FOR SETBACKS AND ACREAGE. CONTROL AND MONUMENTATION FROM THE PREVIOUS PARTITION WERE UTILIZED FOR THIS PARTITION AND NEW MONUMENTS SET ACCORDINGLY.

EQUIPMENT USED: A TRIMBLE S-6 ROBOTIC INSTRUMENT



HOFFBUHR & ASSOCIATES, INC.  
 880 GOLF VIEW DRIVE, SUITE 201  
 MEDFORD, OREGON 97504  
 (541)779-4641

BY: DARRELL L. HUCK PLS NO. 2023  
 SCALE: 1" = 60' OCTOBER 24, 2016  
 BASIS OF BEARING: SURVEY NO. 19038  
 (WEST LINE)

- = SET 5/8" X 24" IRON PIN WITH PLASTIC CAP STAMPED D. HUCK LS 2023".
- = FOUND 5/8" IRON REINFORCING PIN WITH PLASTIC CAP STAMPED "D. HUCK LS 2023". PER S/N 19279.
- ⊙ = FOUND 5/8" IRON REINFORCING PIN WITH PLASTIC CAP STAMPED "D. HUCK LS 2023". PER S/N 19038
- ⊗ = FOUND 5/8" IRON PIN AS NOTED PER S/N 16616.
- ⊙ = FOUND BRASS CAP MONUMENT
- S/N = FILED SURVEY NUMBER
- O.R. = OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, IRRIGATION, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE
- PVT. U.E. = PRIVATE UTILITY EASEMENT FOR STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE
- ▨ = INGRESS/EGRESS EASEMENT CREATED HEREON
- ▩ = 20' PRIVATE UTILITY EASEMENT CREATED HEREON

(C)  
 Δ = 07°44'21"  
 R = 300.00'  
 L = 40.52'  
 CHD = 40.49'  
 BRNG = S34°15'56"W

**NOTES: TITLE EXCEPTIONS**

1. PROPERTY IS SUBJECT TO RESTRICTIVE COVENANT RECORDED AS INSTRUMENT NO. 96-21045 O.R.
2. PROPERTY IS SUBJECT TO RESTRICTIVE COVENANT RECORDED AS INSTRUMENT NO. 98-34621 O.R.
3. POWER LINE EASEMENT RECORDED AS INSTRUMENT NO. 98-57955 O.R. DOES NOT AFFECT THIS PROPERTY
4. PROPERTY IS SUBJECT TO CITY OF JACKSONVILLE ORDINANCE #549, RECORDED AS INSTRUMENT NO. 2005-046055 O.R. (ORDINANCE FOR ANNEXATION)
5. PROPERTY IS SUBJECT TO CITY OF JACKSONVILLE WAIVER OF REMONSTRANCE AGREEMENT RECORDED AS INSTRUMENT NO. 2006-023578 O.R.