

***** APPROVALS *****

PARTITION PLAT NO. P-3-2017

***** RECORDING *****

FILE 439-15-00036-SUB

EXAMINED AND APPROVED this 12th day of JANUARY, 20 17.

In the S. W. 1/4 of the N.W. 1/4 of Sec. 7, T.38S., R.2W., W.M. Jackson County, Oregon (JCDS File No. 439-15-00036-SUB)

Filed for record this 13th day of January, 20 17 at 2:17 o'clock P m., and recorded as Partition Plat No. P-3-2017 in "Record of Partition Plats" of Jackson County, Oregon. Index Volume 28, Page 3. Document No. 2017-001359, ORJCO.

EXAMINED AND APPROVED this 14th day of July, 20 16.

KAM
Jackson County Planning

SURVEY FOR:
BEN BECK
1184 STERLING CREEK ROAD
JACKSONVILLE, OR 97530

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

Christine D Walker County Clerk
Kathy Barowcliff Deputy
County Surveyor File No. 22158

EXAMINED AND APPROVED this 11/11 day of 11/11/11, 20 11/11.

Scott
Jackson County Surveyor

DATE:
JUNE 23, 2016

EXAMINED AND APPROVED this 11/11 day of 11/11/11, 20 11/11.

11/11/11
Jackson County Engineer

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

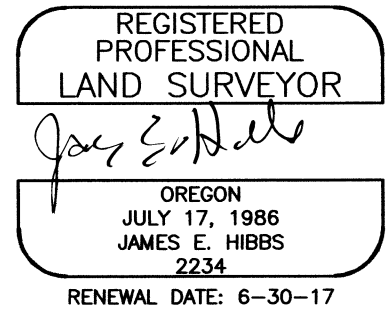
I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND COMPLIES WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

The Southwest one-quarter of the Northwest one-quarter of Section 7, Township 38 South, Range 2 West, Willamette Meridian, Jackson County, Oregon.

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of January 13th, 20 17.

Adam Assessor, Department of Assessment

Eric K. Linnell Deputy Tax Collector



***** DECLARATION *****

Know all men by these presents that we BENJAMIN C. BECK and SARAH SIBBERNSEN, 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 as shown on Sheet 2 and do hereby make and establish the Private Road Easement for Parcels 1 and 2 and the Temporary Shared Water Facilities Easement for Parcels 1 and 2 (TSWE) as shown on Sheet 2 with the condition that when a potable water supply is established for Parcel 1, the TSWE shall automatically extinguish.

Benjamin C. Beck
BENJAMIN C. BECK

Sarah Sibbersen
SARAH SIBBERNSEN

STATE OF OREGON) ss
COUNTY OF JACKSON)

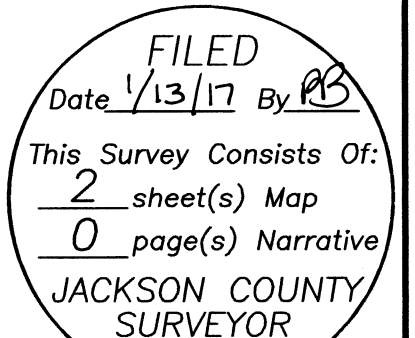
PERSONALLY appeared the above named Benjamin C. Beck and Sarah Sibbersen and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 27th day of JUNE, 20 16.

Notary Public - Oregon
Commission No. 922432
My Commission Expires 11-20-17

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

PURPOSE: To survey and monument one Parcel and graphically depict the other Parcel created through a Land Partition. See JCDS File No. 439-15-00036-SUB. The parent tract being set forth in Doc. 2016-004459, ORJCO.
PROCEDURE: Made ties to existing monuments as shown on Sheet 2 to control this Survey. Held the found monuments at their found location. Computed the position of the N.1/16 corner on the West line of Section 7 by proportion. The existing monument at this location was not tied by this survey so this position may change if the monument was actually tied. For the purpose of this partition the computed position was used as Parcel 1 is greater than ten acre minimum necessary for a full survey. Computed the position of the Parcel corners per the approved Tentative Plat and set monuments as shown on Sheet 2.



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

SURVEY FOR:
BEN BECK
1184 STERLING CREEK ROAD
JACKSONVILLE, OR 97530
DATE:
JUNE 23, 2016

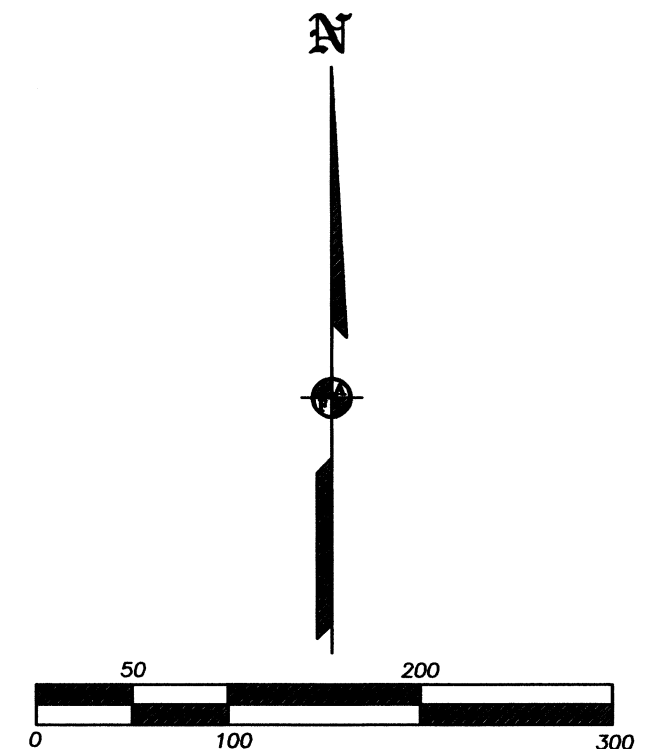
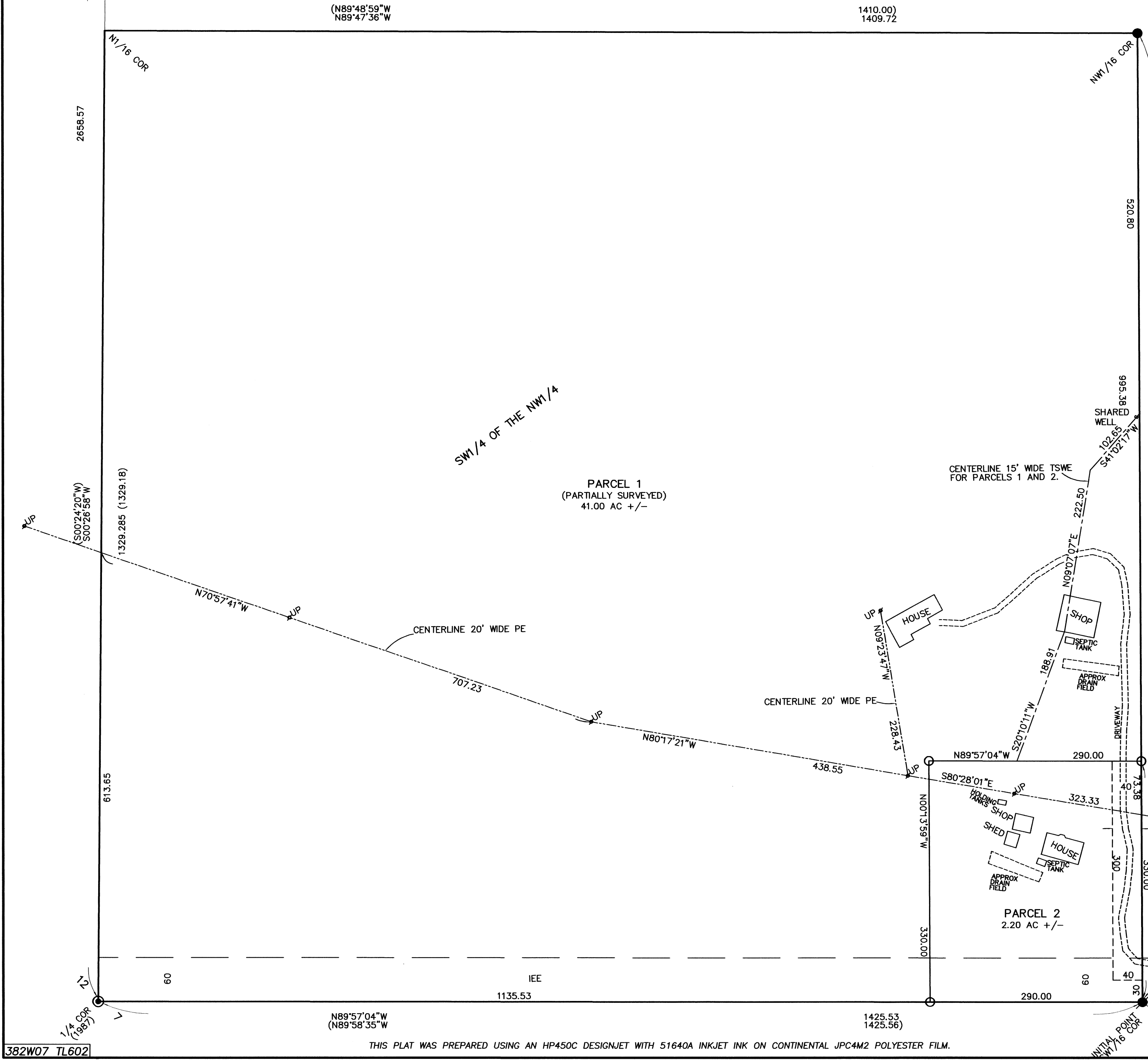
SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
PO BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

PARTITION PLAT NO. P-3-2017

(Partially Surveyed)
In the S. W. 1/4 of the N.W. 1/4 of Sec. 7,
T.38S., R.2W., W.M. Jackson County, Oregon
(JCDS File No. 439-15-00036-SUB)

- LEGEND:**
- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER RE-ESTAB'S. (YEAR)
 - = FD. BLM BRASS CAPPED MONUMENT PER 1999 OFFICIAL BLM SURVEY.
 - = FD. 5/8" IRON PIN & ALUM. CAP MKD NW1/16 PER 1999 OFFICIAL BLM SURVEY.
 - = FD. 5/8" IRON PIN PER FS2768.
 - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAISER RLS803 PER FS13706.
 - = 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.
TSWE = TEMPORARY SHARED WATER FACILITIES EASEMENT PER THIS PLAT.
() = RECORD DATA PER FS7566.
UP = UTILITY POLE.
FS = FILED SURVEY #.
PE = POWER EASEMENT PER V.377, P.302, JCDR
BLM = BUREAU OF LAND MANAGEMENT.
IEE = INGRESS-EGRESS EASEMENT PER DOC. 70-10131 & 70-10132, ORJCO.
IEE1 = INGRESS-EGRESS EASEMENT PER DOC. 76-00095, ORJCO.

BASIS OF BEARINGS:
GEODETIC NORTH BASED ON WGS 84 DATUM (EPOCH 2005.0) ESTABLISHED BY G.P.S.
OBSERVATIONS APPLIED TO THE FOUND MONUMENTS ALONG THE EAST LINE OF THE SW1/4
OF THE NW 1/4 OF SECTION 7 AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 100'



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

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

FILED
Date 7/13/17 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR