

PARTITION PLAT NO. P-08-2017

LAND PARTITION & PROPERTY LINE ADJUSTMENT
Located in the S.E. 1/4 of Section 30, T.37S., R.2W., W.M.
City of Jacksonville Jackson County, Oregon
(City File No. 2016-173 & 2016-174)

***** APPROVALS *****

FILE NOS. 2016-173 & 2016-174

EXAMINED AND APPROVED this 6th day of April, 20 17.

[Signature]
City of Jacksonville

EXAMINED AND APPROVED this 3rd day of April, 20 17.

[Signature]
Jackson County Surveyor

SURVEY FOR:
BRAD TOMPKINS
480 MARY ANN DR.
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

DATE:
MARCH 29, 2017

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

as of April 7th, 20 17.

[Signature]
Assessor, Department of Assessment

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

as of 7th April, 20 17.

[Signature]
Collector

***** DECLARATION *****

Know all men by these presents that BRADLEY D. TOMPKINS and JILL ANN TOMPKINS, 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 as shown on Sheet 2.

[Signature]
BRADLEY D. TOMPKINS

[Signature]
JILL ANN TOMPKINS

STATE OF OREGON)
) ss
COUNTY OF JACKSON)

Personally appeared the above named Bradley D. Tompkins and Jill Ann Tompkins and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 30th day of March, 20 17.

[Signature]
Brandi Jennings
Notary Public of Oregon

Commission No. 946084

My Commission Expires: January 13, 2020

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

[Signature]
SURVEYOR

***** RECORDING *****

Filed for record this 7th day of April, 20 17 at 9:28 o'clock A m., and recorded as Partition Plat No. P-08-2017

in "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 28, Page 08. Document No. 2017-011634, ORJCO.

[Signature] County Clerk
[Signature] Deputy
County Surveyor File No. 22209

***** 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, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Beginning at the Northwest corner of Parcel 1 per Partition Plat No. P-12-2013, according to the official plat thereof, now of record, in Volume 24, Page 12 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 21273 in the Office of the Jackson County Surveyor and the INITIAL POINT OF BEGINNING; thence along the North line thereof, South 73°42'30" East, 134.00 feet to an angle point; thence leaving said North line, South 74°26'42" East, 140.02 feet to a 5/8 inch iron pin; thence South 17°59'55" West, 11.96 feet to said North line; thence along said North line, South 69°32'56" East, 41.52 feet to the Northeast corner of said Parcel 1; thence along the North line of Parcel 2 of said Partition, South 69°32'56" East, 280.90 feet to the Northeast corner thereof; thence along the West line of Fairfield Drive, North 08°09'23" East, 199.25 to the Northeast corner of that tract described in Document No. 2006-050174, Official Records of Jackson County, Oregon; thence along the North line thereof, North 67°13'35" West, 567.59 feet to the Northwest corner thereof; thence along the East line of Mary Ann Drive, South 17°03'49" West, 227.80 feet to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR

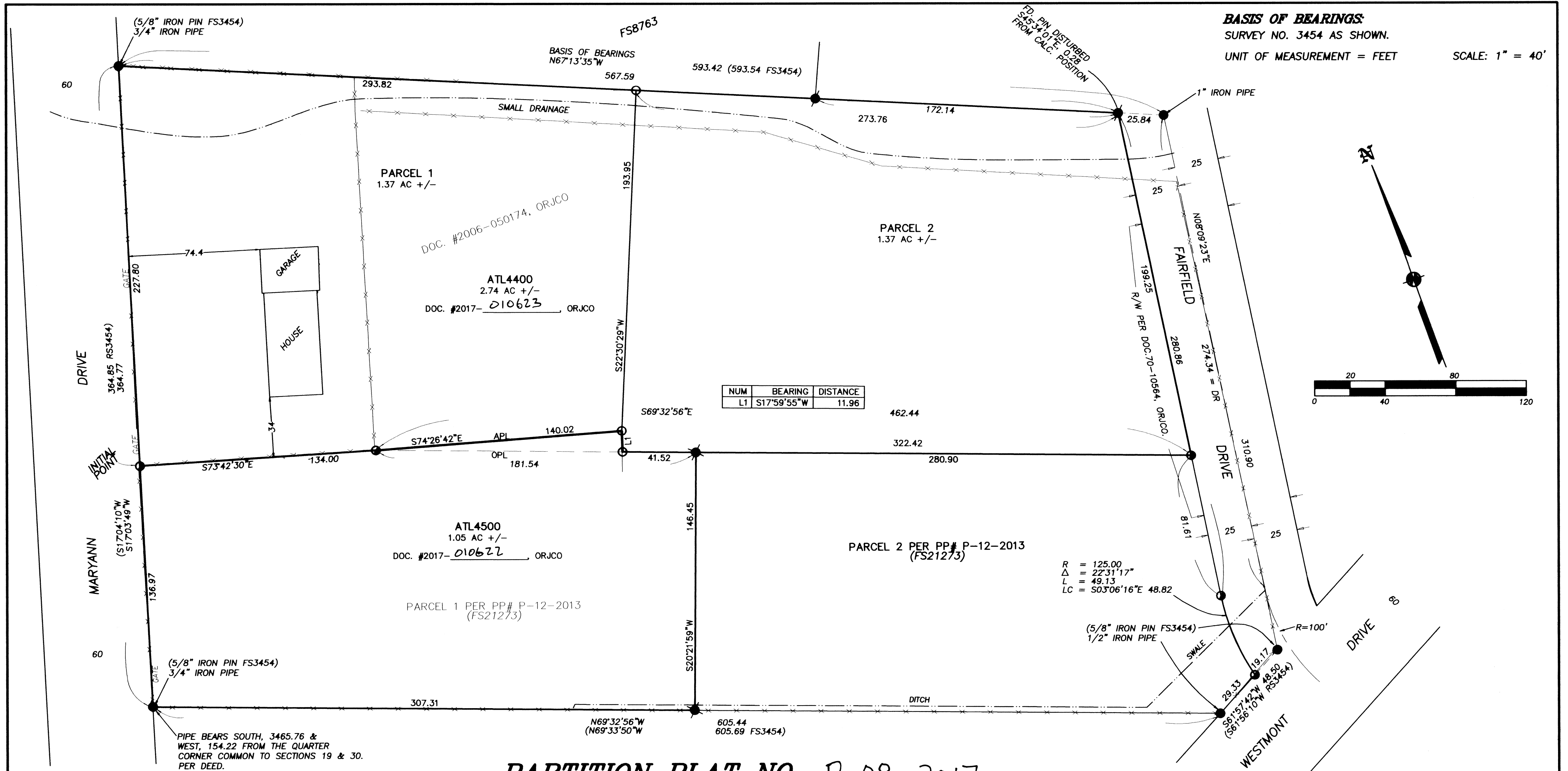
[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE: 6-30-17

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

PURPOSE: TO SURVEY AND MONUMENT TWO PARCELS CREATED THROUGH A LAND PARTITION AND ONE TRACT MODIFIED THROUGH A PROPERTY LINE ADJUSTMENT. SEE JACKSONVILLE FILE NO. 2016-173 & 2016-174.

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 TRACTS AND HELD THESE MONUMENTS IN THEIR FOUND POSITION. POSITIONED THE ADJUSTED PROPERTY AND PARCEL LINE AS DIRECTED BY THE CLIENT AND SET MONUMENTS AT THE LOCATIONS AS SHOWN HEREON.

FILED
Date 4/7/17 By [Signature]
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR



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- LEGEND:**
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. TEMPLIN LS2359 PER FS21273.
 - = FOUND MONUMENT PER FS3454 AS SHOWN.
 - ⊙ = FOUND 5/8" IRON PIN & PLASTIC CAP MKD. DW EDWARDS PLS741 PER FS8763.
 - ⊚ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER FS15983.
 - = SET 5/8" X 24" IRON PIN & 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.
 - OPL = ORIGINAL PROPERTY LINE.
 - APL = ADJUSTED PROPERTY LINE.
 - ATL = ADJUSTED TAX LOT NO.

- EXCEPTIONS PER TITLE REPORT**
1. EASEMENT FOR POWER FACILITIES PER V.225, P.503, V.533, P.450 & V.568, P.231, JCDR. SPECIFIC LOCATION NOT GIVEN IN DOCUMENT.
 2. EASEMENT FOR COMMUNICATION FACILITIES PER V. 559, P.290 & V.566, P.134, JCDR. SPECIFIC LOCATION NOT GIVEN IN DOCUMENT.

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DATE:
 MARCH 29, 2017

REGISTERED PROFESSIONAL LAND SURVEYOR

JAMES E. HIBBS
 OREGON
 JULY 17, 1986
 2234
 RENEWAL DATE: 6-30-17

FILED
 Date 4/7/17 By JB
 This Survey Consists Of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

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 [Signature]
 SURVEYOR

SHEET 2 OF 2