

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT MICHAEL E. SULLIVAN AND SANDRA M. SULLIVAN, AS TENANTS BY THE ENTIRETY, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE SUBDIVIDED THE SAME INTO LOTS AS SHOWN HEREON, AND THAT THE SIZE OF THE LOTS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE VARIABLE WIDTH STREET DEDICATION FOR HILSINGER ROAD AND THE 10.00 FOOT WIDE PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON BY THIS PLAT. WE HEREBY DESIGNATE SAID SUBDIVISION AS CHELSEA GARDENS SUBDIVISION, PHASE 2.

MICHAEL E. SULLIVAN
SANDRA M. SULLIVAN

CHELSEA GARDENS SUBDIVISION
PHASE 2

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF PHOENIX, JACKSON COUNTY, OREGON

FOR
Mike Sullivan
3651 Hilsinger Road
Phoenix, Oregon 97535

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

A SUBDIVISION OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2016-042368 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 16, WITHIN TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

BEGINNING AT A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. P-97-2006, RECORDED IN THE PARTITION PLAT RECORDS IN JACKSON COUNTY, OREGON; THENCE NORTH 37°45'05" EAST, ALONG THE NORTHWESTERLY LINE OF LOT 1, CHELSEA GARDENS SUBDIVISION PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID COUNTY, A DISTANCE OF 32.72 FEET TO A 5/8 INCH IRON PIN LOCATED ON THE WESTERLY LINE OF CHELSEA COURT IN THE CITY OF PHOENIX, OREGON (PLAT RECORD NORTH 37°45'30" EAST, 32.65 FEET); THENCE FOLLOWING SAID WESTERLY LINE, 52.00 FEET ALONG THE ARC OF A 47.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 63°23'33" (CHORD BEARING NORTH 20°33'51" WEST, 49.39 FEET) TO A 5/8 INCH IRON PIN; THENCE NORTH 85°47'17" WEST, LEAVING SAID WESTERLY LINE, A DISTANCE OF 17.14 FEET TO A 5/8 INCH IRON PIN ON THE WESTERLY LINE OF PARCEL 1, SAID PARTITION PLAT NO. P-97-2006; THENCE NORTH 28°36'58" WEST, (PLAT RECORD NORTH 28°37'26" WEST) ALONG SAID WESTERLY LINE, 87.81 FEET TO A 5/8 INCH IRON PIN ON THE SOUTHWESTERLY LINE OF LOT 4, SAID CHELSEA GARDENS SUBDIVISION PHASE 1; THENCE NORTH 50°19'28" WEST, 8.73 FEET (PLAT RECORD NORTH 50°17'13" EAST) TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER THEREOF; THENCE NORTH 44°08'00" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 3.55 FEET (PLAT RECORD NORTH 45°09'45" EAST, 3.50 FEET) TO A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF LOT 7 OF SAID CHELSEA GARDENS; THENCE NORTH 33°09'53" WEST, ALONG THE WESTERLY LINE OF SAID LOT 7 AND ITS NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 98.13 FEET (PLAT RECORD NORTH 33°08'33" WEST, 98.18 FEET) TO A 5/8 INCH IRON PIN ON THE SOUTHERLY LINE OF HILSINGER ROAD; THENCE SOUTH 55°00'35" WEST, ALONG SAID SOUTHEASTERLY LINE, 125.35 FEET (PLAT RECORD 125.39 FEET) TO A 5/8 INCH IRON PIN; THENCE SOUTH 00°05'34" WEST, ALONG THE EAST LINE OF HILSINGER ROAD, 168.63 FEET TO THE NORTH LINE OF SAID DESCRIBED PARCEL 2, FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER BEARS NORTH 89°56'34" WEST, 2.00 FEET; THENCE SOUTH 89°56'34" EAST, ALONG SAID NORTH LINE, 217.37 FEET TO THE INITIAL POINT OF BEGINNING.

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

PROCEDURE: TO SURVEY AND MONUMENT CHELSEA GARDENS SUBDIVISION, PHASE 2 OVER THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2016-042368 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, IN CONFORMANCE WITH THE CITY OF PHOENIX PLANNING DEPARTMENT FILE NO. SUB 17-01.

UTILIZING AN ELECTRONIC LEICA 1203 ROBOTIC TOTAL STATION AND RANGING PRISMS, IN CONJUNCTION WITH A LEICA 1200 SMART ROVER GNSS RECEIVER AND SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE DURING THE PERFORMANCE OF SURVEY NO. 21991, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY THE SUBDIVISION AS SHOWN HEREON AS APPROVED BY THE CITY OF PHOENIX PLANNING DEPARTMENT. MONUMENTS RECOVERED FROM SAID SURVEY WERE FOUND AND HELD FOR POSITION, FROM WHICH THE SUBDIVISION WAS SURVEYED AND MONUMENTED AS SHOWN HEREON.

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED MICHAEL E. SULLIVAN, ON THIS 15 DAY OF June, 2017 AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE
NOTARY PUBLIC - OREGON
COMMISSION NO.
MY COMMISSION EXPIRES:

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED SANDRA M. SULLIVAN, ON THIS 15 DAY OF June, 2017 AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE
NOTARY PUBLIC - OREGON
COMMISSION NO.
MY COMMISSION EXPIRES:

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE REPORT ORDER NO. 7169-2853116, EFFECTIVE DATE APRIL 13, 2017, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
THESE PREMISES ARE SITUATED IN THE TALENT IRRIGATION DISTRICT, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.

\*\* RECEIVED \*\*
Date 6/30/17 By AS
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 30th OF June, 2017 AT 3:08 O'CLOCK P.M. AND RECORDED IN VOLUME V45, PAGE 10 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.
Christine D. Walker
COUNTY CLERK
Deputy

APPROVALS:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 6/30/17, 2017.
Shannon Bell
TAX COLLECTOR
DATE 6/30/17
Deputy

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 30 DAY OF June, 2017.

Dave Amasmith
ASSESSOR
DATE
Deputy

APPROVED FOR RECORDING THIS 30th DAY OF June, 2017
COUNTY COMMISSIONER / ADMINISTRATOR

EXAMINED AND APPROVED THIS 23 DAY OF June, 2017
PHOENIX PLANNING DEPARTMENT
PLANNING FILE NO. SUB17-01

EXAMINED AND APPROVED THIS 26 DAY OF JUNE, 2017
CITY ENGINEER

EXAMINED AND APPROVED THIS 26 DAY OF June, 2017
COUNTY SURVEYOR

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

SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR

OREGON JULY 14, 1998 SHAWN KAMPMANN 2853 LS

RENEWAL DATE: 6/30/2017

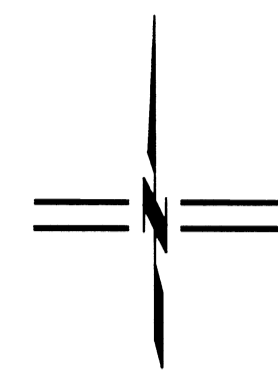
SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009
DATE: MAY 16, 2017
PROJECT NO. 997-15

# CHELSEA GARDENS SUBDIVISION PHASE 2

LYING SITUATE WITHIN  
NORTHEAST QUARTER OF SECTION 16,  
TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN  
CITY OF PHOENIX, JACKSON COUNTY, OREGON

FOR  
**Mike Sullivan**  
3651 Hilsinger Road  
Phoenix, Oregon

**FILED**  
Date 6/30/17 By JB  
This Survey Consists Of:  
2 sheets Map  
1 page Narrative  
**JACKSON COUNTY  
SURVEYOR**



SCALE: 1" = 30'

### LEGEND

- ⊙ 5/8" IRON PIN w/ 1-1/2" ALUMINUM CAP STAMPED "HARDEY ENG. & ASSOC." PER S/N 19359 & 20096 (RECOVERED)
- ⊗ 1" IRON PIN IN ASPHALT, NO OTHER MARKINGS, PER S/N 7221 & 19359 (RECOVERED)
- 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" PER S/N 21991 (RECOVERED)
- ◊ 5/8" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "HARDEY ENG. & ASSOC." PER S/N 19359 & 20096 (RECOVERED)
- ◊ RAILROAD SPIKE w/ PUNCH MARK IN PAVEMENT PER HILSINGER SUBDIVISION DATED SEPTEMBER 1922 (RECOVERED)
- 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- — — — — PROPERTY BOUNDARY LINE
- — — — — NEW LOT LINE
- — — — — BOUNDARY LINE
- — — — — PREVIOUS DEED LINE
- — — — — CENTERLINE
- — — — — EASEMENT LINE
- x-x-x-x- FENCELINE
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- P.U.E. PUBLIC UTILITY EASEMENT
- ( ) SURVEY RECORD DATA PER S/N 19359 & 20096 (HARDEY)

| TABLE OF CURVES |           |        |        |        |                        |
|-----------------|-----------|--------|--------|--------|------------------------|
| FLAG            | Δ         | R      | A      | T      | CHORD                  |
| ①               | 54°55'01" | 72.00' | 69.01' | 37.42' | N 27°33'04" E - 66.40' |
| ②               | 63°23'33" | 47.00' | 52.00' | 29.02' | N 20°33'51" W - 49.39' |
| ③               | 26°44'34" | 47.00' | 21.94' | 11.17' | N 02°14'21" W - 21.74' |
| ④               | 36°38'59" | 47.00' | 30.06' | 15.57' | N 33°56'08" W - 29.56' |
| ⑤               | 28°38'02" | 47.00' | 23.49' | 12.00' | N 25°26'57" E - 23.25' |

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

*Shawn Kampmann*  
SURVEYOR

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

*Shawn Kampmann*

OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
2883 LS

RENEWAL DATE: 6/30/2017

SURVEYED BY:  
**POLARIS LAND SURVEYING LLC**  
P.O. BOX 459  
ASHLAND, OREGON 97520  
(541) 482-5009

DATE: MAY 16, 2017  
PROJECT NO. 997-15

FILE: SURVEYS\997-15\CHELSEA GARDENS PH2.DWG SHEET 2 of 2

