

\*\*\*\*\* APPROVALS \*\*\*\*\*

FILE MP 17-01

EXAMINED AND APPROVED this 14<sup>th</sup> day of September, 20 17 AND the Right Of Way is hereby accepted.

Dick Converse  
City of Jacksonville Planning Director

EXAMINED AND APPROVED this 11<sup>th</sup> day of September, 20 17

[Signature]  
Jackson County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of December 1<sup>st</sup>, 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 December 1, 2017, 20 17.

Angela Sample, Deputy  
Tax Collector

\*\*\*\*\* DECLARATION \*\*\*\*\*

Know all men by these presents that ALLEN M. STEADMAN and LAURIE A. STEADMAN, are the owners in fee as tenants by the entirety of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate and have Partitioned the same into the Parcels as shown on Sheet 2 and do hereby dedicate to the public for public use under the jurisdiction of the City of Jacksonville, the Street Right of Way as shown on Sheet 2.

[Signature]  
ALLEN M. STEADMAN

[Signature]  
LAURIE A. STEADMAN

STATE OF OREGON)  
COUNTY OF JACKSON)

PERSONALLY appeared the above named Allen M. Steadman and Laurie A. Steadman and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 7<sup>th</sup> day of SEPTEMBER, 20 17.

[Signature]  
TYLER E. WILKINS Notary Public - Oregon

Commission No. 938653

My Commission Expires 05-03-2019

PARTITION PLAT NO. P-35-2017

Located in the N.E. 1/4 of Section 31,  
T.37S., R.2W., W.M. City of Jacksonville  
Jackson County, Oregon  
(Planning File #MP-17-01)

SURVEY FOR:

ALLEN STEADMAN  
PO BOX 1425  
JACKSONVILLE, OR 97530

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

DATE:

AUGUST 31, 2017

\*\*\*\*\* RECORDING \*\*\*\*\*

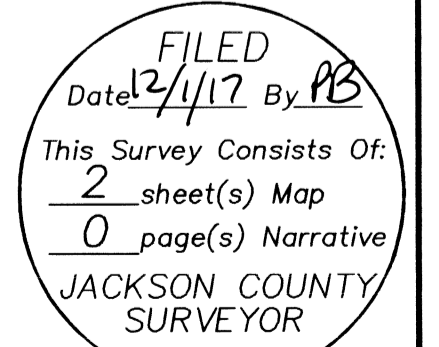
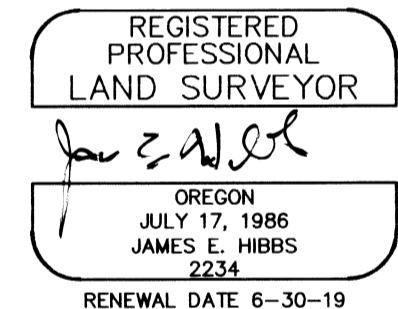
Filed for record this 1<sup>st</sup> day of December, 20 17 at 2:06 o'clock P.m., and recorded as Partition Plat No. P-35-2017 in "Record of Partition Plats" of Jackson County, Oregon. Index Volume 28, Page 35, Doc. # 2017-040624, ORJCO.

Christine D. Walker County Clerk  
[Signature] Deputy  
County Surveyor File No. 22419

\*\*\*\*\* 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:

Beginning at a 5/8 inch iron pin marking the most Northerly corner of Parcel 3 per Partition Plat No. P-12-2017, according to the official plat thereof, now of record, in Volume 28, Page 12 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 22234 in the Office of the Jackson County Surveyor and the INITIAL POINT OF BEGINNING; thence along the exterior boundary of those Parcels described in Document No. 96-01296, Official Records of Jackson County, Oregon the following five courses: South 47°14'50" East, 142.73 feet (record 142.00 feet) to a 5/8 inch iron pin; thence South 42°28'10" West, 15.00 feet to a 5/8 inch iron pin; thence South 47°14'50" East, 12.20 feet to a 5/8 inch iron pin; thence North 40°09'28" East, 141.77 feet (record North 40°12'50" East, 141.82 feet) to a 5/8 inch iron pin; thence North 62°28'29" East, 462.96 feet (record North 62°31'30" East, 463.10 feet) to Southerly right of way line of Oregon Street; thence along said Southerly right of way line the following three courses: South 79°22'10" West, 261.11 feet (record 261.04 feet) to a 5/8 inch iron pin; thence along the arc of a 760.00 foot radius tangent curve to the left having a central angle of 22°04'40", a distance of 292.85 feet (the long chord of which bears South 68°19'50" West, 291.04 feet) to a 5/8 inch iron pin; thence South 57°17'30" West, 93.32 feet (record 93.35 feet) to the initial point of beginning.



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

[Signature]  
SURVEYOR

SHEET 1 OF 2

**SURVEY FOR:**

ALLEN STEADMAN  
P.O. BOX 1425  
JACKSONVILLE, OR 97530

**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

**DATE:**

AUGUST 31, 2017

**PARTITION PLAT NO. P-35-2017**

Located in the N.E. 1/4 of Section 31,  
T.37S., R.2W., W.M. City of Jacksonville  
Jackson County, Oregon  
(Planning File #MP-17-01)

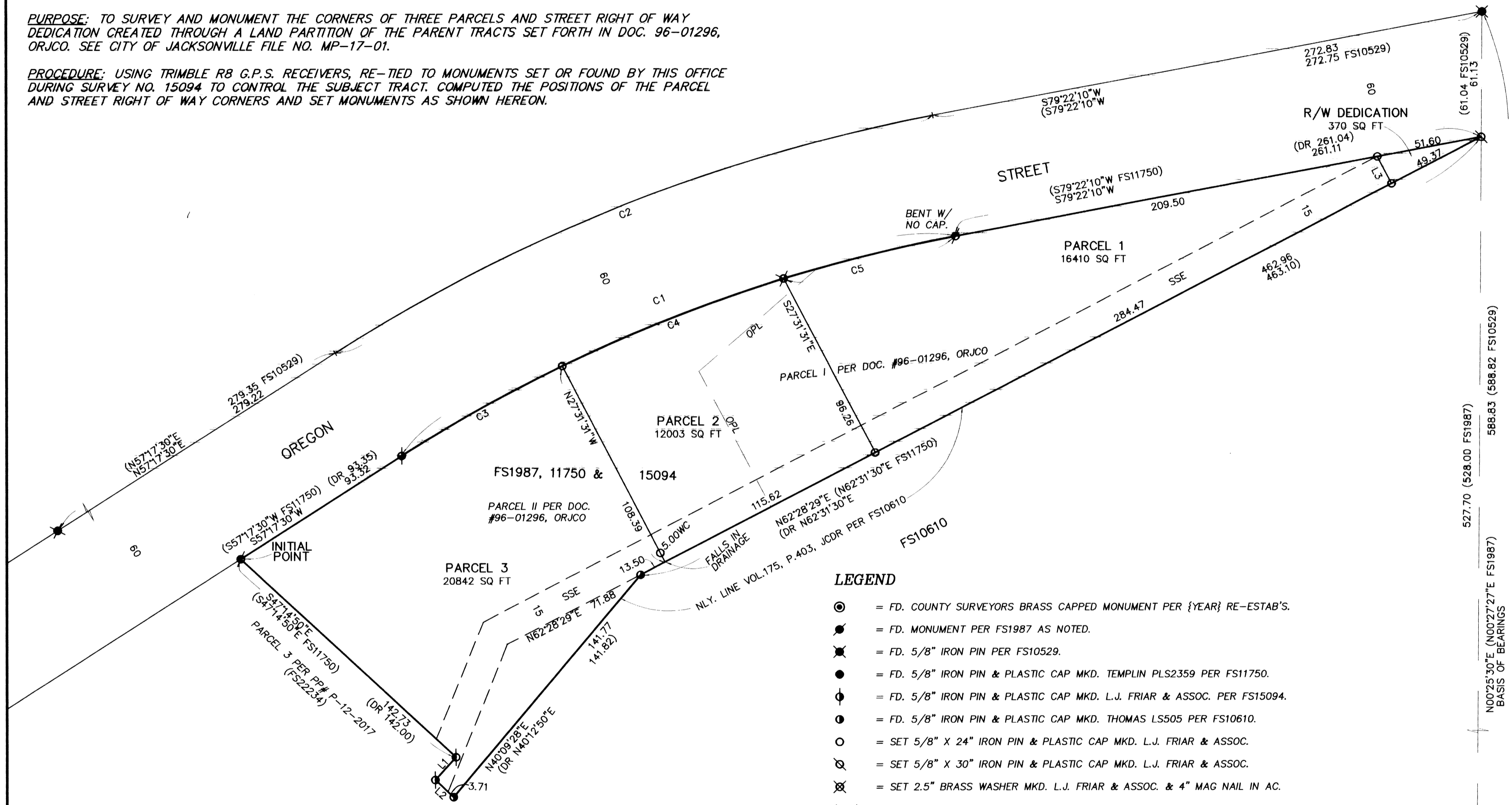
COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	22°04'39"	292.85	760.00	S68°19'50"W 291.04
C2	22°04'39"	315.97	820.00 (820.00 FS10529)	S68°19'50"W 314.02
C3	06°47'04"	89.99	760.00	S60°41'02"W 89.94
C4	08°46'21"	116.36	760.00	S68°27'45"W 116.25
C5	06°31'14"	86.49	760.00	S76°06'33"W 86.45
NUM	BEARING	DISTANCE		
L1	S42°28'10"W	15.00		
L2	S47°14'50"E	12.20		
L3	S27°31'31"E	15.00		

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

**PURPOSE:** TO SURVEY AND MONUMENT THE CORNERS OF THREE PARCELS AND STREET RIGHT OF WAY DEDICATION CREATED THROUGH A LAND PARTITION OF THE PARENT TRACTS SET FORTH IN DOC. 96-01296, ORJCO. SEE CITY OF JACKSONVILLE FILE NO. MP-17-01.

**PROCEDURE:** USING TRIMBLE R8 G.P.S. RECEIVERS, RE-TIED TO MONUMENTS SET OR FOUND BY THIS OFFICE DURING SURVEY NO. 15094 TO CONTROL THE SUBJECT TRACT. COMPUTED THE POSITIONS OF THE PARCEL AND STREET RIGHT OF WAY CORNERS AND SET MONUMENTS AS SHOWN HEREON.



**LEGEND**

- ⊙ = FD. COUNTY SURVEYORS BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
- = FD. MONUMENT PER FS1987 AS NOTED.
- ⊗ = FD. 5/8" IRON PIN PER FS10529.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. TEMPLIN PLS2359 PER FS11750.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS15094.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. THOMAS LS505 PER FS10610.
- ⊙ = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 2.5" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & 4" MAG NAIL IN AC.
- ( ) = RECORD DATA AS SHOWN.
- DR = DEED RECORD DATA PER DOC. 96-01296, ORJCO.
- FS = FILED SURVEY #.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- X- = FENCE LINE.
- HA = HOLMAN ADDITION TO THE TOWN OF JACKSONVILLE.
- SSE = SANITARY SEWER EASEMENT PER DOC. #76-22844, ORJCO.
- L1/C2 = SEE COURSE DATA TABLE.
- PP# = PARTITION PLAT NO.
- R/W = STREET RIGHT OF WAY.
- OPL = ORIGINAL PROPERTY LINE.
- 5.00WC = 5.00' WITNESS CORNER MONUMENT.
- AC = ASPHALT.

BASIS OF BEARINGS: SURVEY NO. 10529 AS SHOWN HEREON.

UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'

**EASEMENTS PER FIRST AMERICAN PUBLIC RECORDS REPORT**

1. EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES PER VOL. 534, PG. 482 AND VOL. 597, PG. 214, JCDR. (SPECIFIC LOCATION NOT GIVEN).
2. EASEMENT FOR SANITARY SEWER LINE PER DOC. 76-22844, ORJCO. (SHOWN).
3. BUILDING SITE IMPROVEMENT AGREEMENT PER DOC. 96-19379, ORJCO. (BLANKET OVER PARCEL II PER DOC. 96-01296, ORJCO)
4. DEED OF TRUST PER DOC. 2012-039900 AND DOC. 2017-007644, ORJCO. (BLANKET OVER PARCEL II PER DOC. 96-01296, ORJCO)

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-19

FILED  
Date 12/1/17 By [Signature]  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

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

[Signature]  
SURVEYOR

SHEET 2 OF 2