

***** APPROVALS *****

CITY FILE NO. PAR-18003

CITY OF CENTRAL POINT
EXAMINED AND APPROVED this 12th day of October, 20 18
[Signature]
City of Central Point Planning

JACKSON COUNTY SURVEYOR
EXAMINED AND APPROVED this 11th day of October, 20 18
[Signature]
Jackson County Surveyor

JACKSON COUNTY ASSESSOR
EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of
Oct. 15th, 20 18.

[Signature]
Assessor, Department of Assessment

JACKSON COUNTY TAX COLLECTOR
ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid
as of Oct. 15th, 20 18.
[Signature]
Tax Collector

***** DECLARATION *****

Know all men by these presents that MATTHEW SHORKEY, is the owner in fee of the lands shown on this Partition Plat, more particularly described in the Surveyor's Certificate and has caused the same to be Partitioned into the Parcels as shown on Sheet 2.

[Signature]
MATTHEW SHORKEY

STATE OF OREGON)
COUNTY OF JACKSON)ss

PERSONALLY appeared the above named Matthew Shorkey and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 11th day of October, 20 18.

[Signature]
Quinn Adell Notary Public - Oregon

Commission No. 966843

My Commission Expires 9/28/21

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

PARTITION PLAT NO. P-31-2018

Of Lot 9 of COUNTRYSIDE VILLAGE SUBDIVISION, PHASE 1,
& located in the N.E. 1/4 of Section 11,
T.37S, R.2W, W.M. City of Central Point
Jackson County, Oregon
(City File #PAR-18003)

SURVEY FOR:
MATTHEW SHORKEY
780 COLUMBINE WAY
CENTRAL POINT, OR 97502

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:
OCTOBER 9, 2018

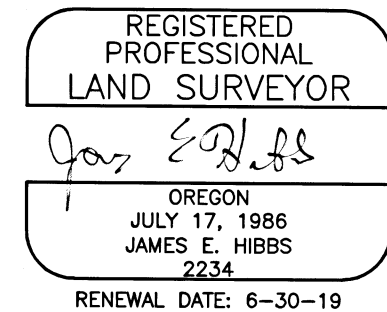
***** RECORDING *****

Filed for record this 15th day of October, 20 18 at
9:04:23 o'clock A m., and recorded as Partition Plat No. P-31-2018
in "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 29, Page 31. Document No. 2018-031916, ORJCO.
[Signature] County Clerk
[Signature] Deputy
County Surveyor File No. 22653

***** 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 UNSURVEYED PARTITIONS AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

LOT 9 OF COUNTRYSIDE VILLAGE SUBDIVISION, PHASE 1, IN THE CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 19, PAGE 29, PLAT RECORDS.



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

PURPOSE: TO SURVEY AND MONUMENT TWO PARCELS CREATED THROUGH A LAND PARTITION. SEE CENTRAL POINT FILE PAR-18003.

PROCEDURE: USING TRIMBLE R8 G.P.S. RECEIVERS & TRIMBLE S6 ROBOTIC TOTAL STATION MADE TIES TO EXISTING ORIGINAL LOT CORNER MONUMENTS. MANY MONUMENTS HAVE BEEN REMOVED BY FENCES, WALLS, UTILITIES, ETC. DUE TO THE LACK OF MONUMENTS, I USED PLAT RECORD DIMENSIONS FROM THE FOUND MONUMENTS TO COMPUTE THE POSITION OF THE MISSING LOT CORNERS AND COMPUTED THE NEW PARCEL LINE USING THE CENTER WALL OF THE EXISTING BUILDING. I THEN SET MONUMENTS AT THE LOCATIONS AS SHOWN ON SHEET 2.

FILED
Date 10/15/18 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SURVEY FOR:
MATTHEW SHORKEY
780 COLUMBINE WAY
CENTRAL POINT, OR 97502

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:
OCTOBER 9, 2018

PARTITION PLAT NO. P-31-2018
Of Lot 9 of COUNTRYSIDE VILLAGE SUBDIVISION, PHASE 1,
& located in the N.E. 1/4 of Section 11,
T.37S, R.2W, W.M. City of Central Point
Jackson County, Oregon

LEGEND:

- = FD. 1.5" ALUMINUM CAP MKD. LJ FRIAR & ASSOC PER CVS1 IN WELL.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. LJ FRIAR & ASSOC PER CVS1.
- ⊗ = FD. BRASS TAG MKD. LS2234 PER FS14143.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 1" COPPER PLUG MKD. L.J. FRIAR & ASSOC. IN CONCRETE.

- CVS1 = COUNTRYSIDE VILLAGE SUBDIVISION, PHASE 1 (FS14087).
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER CVS1.
- L1/C1 = SEE COURSE DATA TABLE.
- FD. = FOUND.
- MKD. = MARKED.
- CCR'S = COVENANTS, CONDITIONS & RESTRICTIONS.
- 2WC = 2.00' WITNESS CORNER MONUMENT.
- 1WC = 1.00' WITNESS CORNER MONUMENT.
- RM = REFERENCE MONUMENT.

BASIS OF BEARINGS:

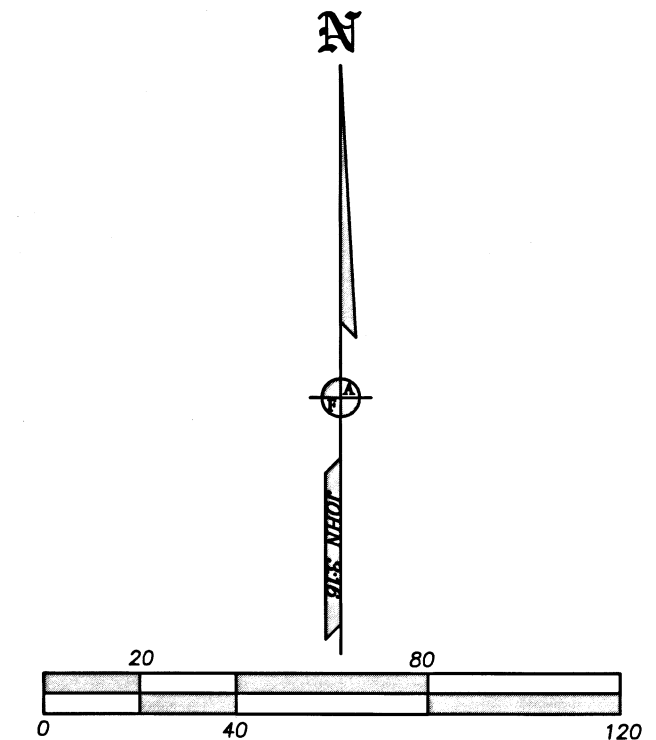
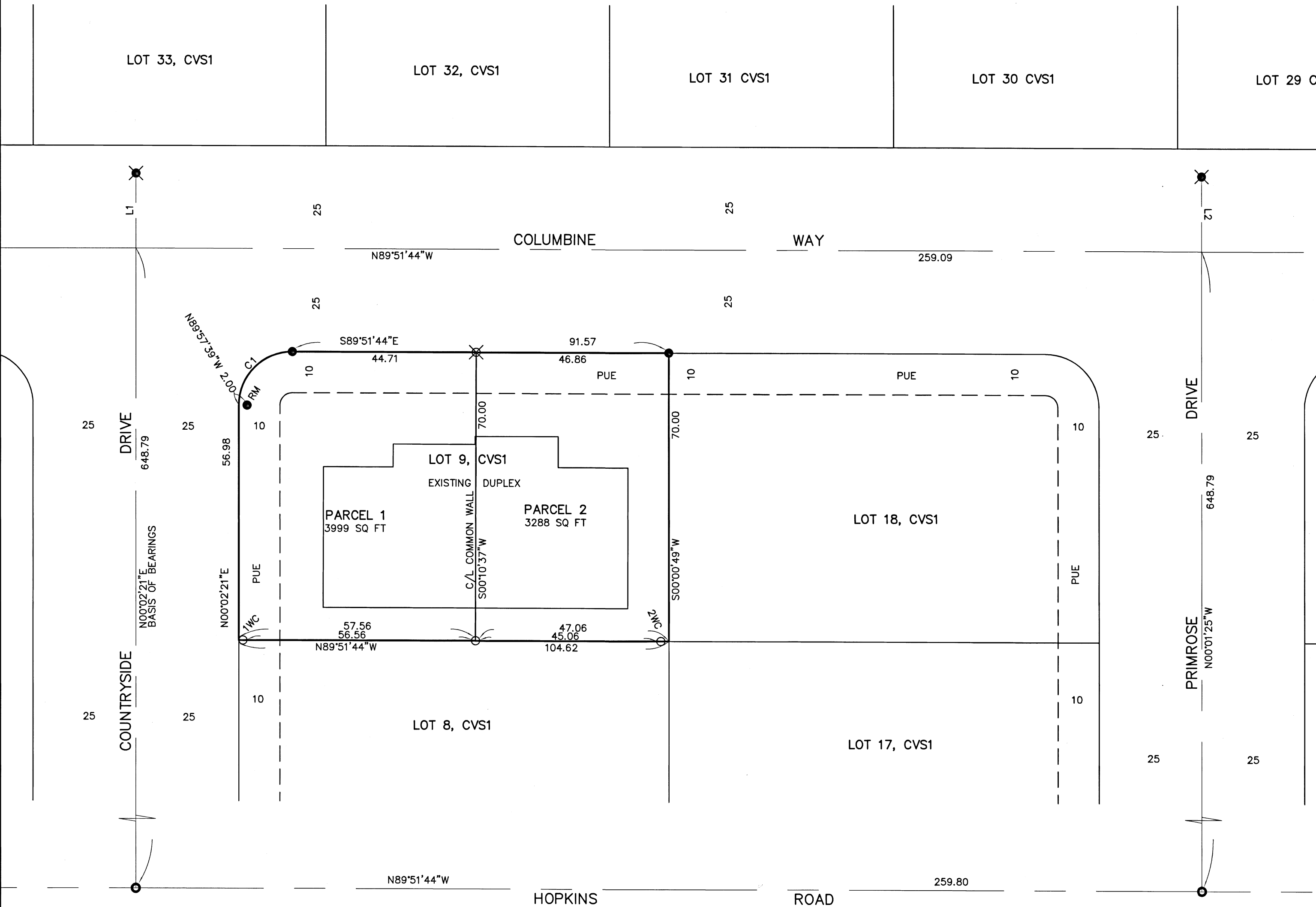
COUNTRYSIDE VILLAGE SUBDIVISION, PHASE 1 (FS14087)
UNIT OF MEASUREMENT = FEET SCALE: 1" = 20'

EASEMENTS/EXCEPTIONS PER FIRST AMERICAN PUBLIC RECORD REPORT

3. PUBLIC UTILITY EASEMENT PER CVS1. SHOWN.
4. CC&R'S PER DOC. 94-25302, 95-08321, 95-08322 & 95-08323, ORJCO. BLANKET OVER SUBJECT TRACT.

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	90°05'55"	20.44	13.00	S45°05'18"W 18.40
NUM	BEARING	DISTANCE		
L1	N00°02'21"E	18.25		
L2	N00°01'25"W	18.24		



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: 6-30-19

FILED
Date 10/15/18 By *[Signature]*
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 2 OF 2