

\*\*\* COUNTY APPROVALS \*\*\*

FILE NO. 439-18-00032-SUB

EXAMINED AND APPROVED by the Jackson County Department of Planning and Development

this 11<sup>th</sup> day of January, 20 19.

Attest: [Signature]  
Planning Director

EXAMINED AND APPROVED this 9<sup>th</sup> day of January, 20 19.

[Signature]  
County Surveyor

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

as of January 11<sup>th</sup>, 20 19.

[Signature]  
Assessor, Department of Assessment

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

been paid as of January 11, 20 19.

[Signature]  
Tax Collector

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

Know all men by these presents that I, LEO SANDOVAL, am the owner in fee of the lands shown on this 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]  
LEO SANDOVAL

STATE OF OREGON )  
COUNTY OF JACKSON ) ss.

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

Dated this 31<sup>st</sup> day of December, 20 18.

[Signature]  
Deniene H. Romero Notary Public - Oregon

Commission No. 972503

My Commission Expires March 12, 2022

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

[Signature]  
SURVEYOR

PARTITION PLAT NO. P-02-2019

In Parcel 2 per Partition Plat No. P-74-2006 & located in the S.E. 1/4 of Sec. 20, T.36S., R.1W., W.M. White City Jackson County, Oregon (File #439-18-00032-SUB)

\*\*\* RECORDER'S CERTIFICATE \*\*\*

Filed for record this 11<sup>th</sup> day of January, 2019, at 3:15 o'clock P.M., and recorded as Partition Plat No. P-02-2019 of "Record of Partition Plats" of Jackson County, Oregon.

Index Volume 30, Page 02, Document # 2019-983, ORJCO.

[Signature] County Clerk [Signature] Deputy

County Surveyor File No. 22711

SURVEY FOR:

LEO SANDOVAL  
312 AUGUSTA COURT  
EAGLE POINT, OR 97524

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:

DECEMBER 26, 2018

\*\*\* 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 CONFORMS WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Parcel No. Two (2) of Partition Plat No. P-74-2006, recorded August 1, 2006, in Record of Partition Plats in Jackson County, Oregon, and filed as Survey No. 19270 in the Office of the Jackson County Surveyor.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO PARCELS CREATED THROUGH A LAND PARTITION. SEE PLANNING FILE #439-18-00032-SUB.

PROCEDURE: THE EXTERIOR OF THE SUBJECT TRACT WAS MONUMENTED BY THIS OFFICE DURING FS19270. RECOVERED THE MONUMENTS AT THE FOUR CORNERS AND SET MONUMENTS AT THE PARCEL CORNER LOCATIONS PER THE APPROVED TENTATIVE PLAT AS SHOWN ON SHEET 2.

NOTE: DUE TO A DRAFTING ERROR, THE PARCELS SHOWN ON P-74-2006 (FS19270) WERE SHOWN AS LOTS INSTEAD OF PARCELS. AS THE PROPERTIES WERE SOLD AS PARCELS AFTER THE PLAT WAS RECORDED, THIS SURVEY WILL SERVE TO MAKE PUBLIC NOTICE OF AND CORRECT THE DRAFTING ERROR.

FILED  
Date 1/11/19 By SS  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

**SURVEY FOR:**

LEO SANDOVAL  
312 AUGUSTA COURT  
EAGLE POINT, OR 97524

**DATE:**

DECEMBER 26, 2018

**PARTITION PLAT NO. P-02-2019**

In Parcel 2 per Partition Plat No. P-74-2006 &  
located in the S.E. 1/4 of Sec. 20, T.36S., R.1W., W.M.  
White City Jackson County, Oregon  
(File #439-18-00032-SUB)

**SURVEY BY:**

L.J. FRIAR & ASSOCIATES, P.C.  
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PO BOX 1947  
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PHONE: (541) 772-2782

**EXCEPTIONS PER TITLE REPORT**

PROPERTY LIES WITHIN WHITE CITY URBAN RENEWAL PLAN PER DOC.92-12658, ORJCO.  
COVENANTS PER VOL. 528, PG.154, JCDR. BLANKET.  
EASEMENT PER DOC.89-16044, ORJCO. SHOWN.  
RESTRICTIVE COVENANT PER DOC.2006-035556, ORJCO. BLANKET.  
PUE PER PP#P-74-2006. SHOWN.  
DEED DECLARATION PER 2018-026102, ORJCO. BLANKET.

**LEGEND:**

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS19270.
- ✕ = FD. 5/8" IRON PIN & ILLEGIBLE PLASTIC CAP PER FS19690.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

FS = FILED SURVEY #.

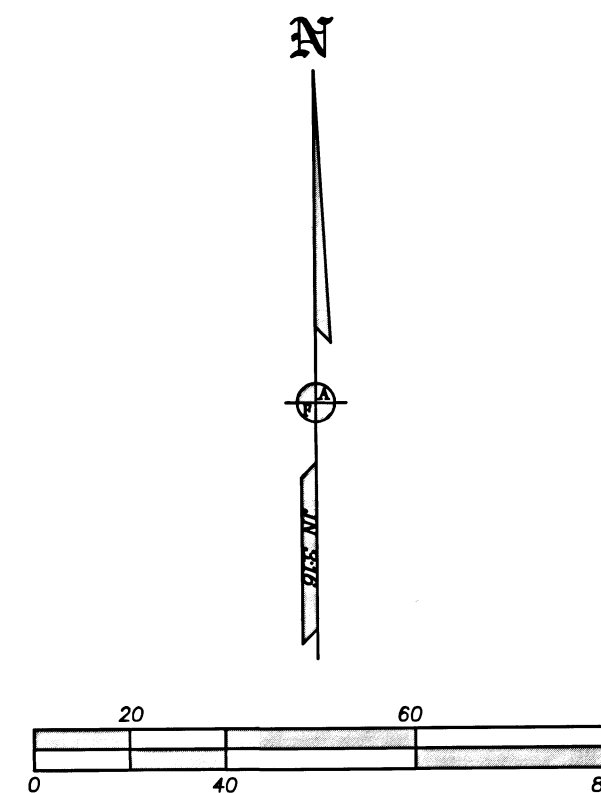
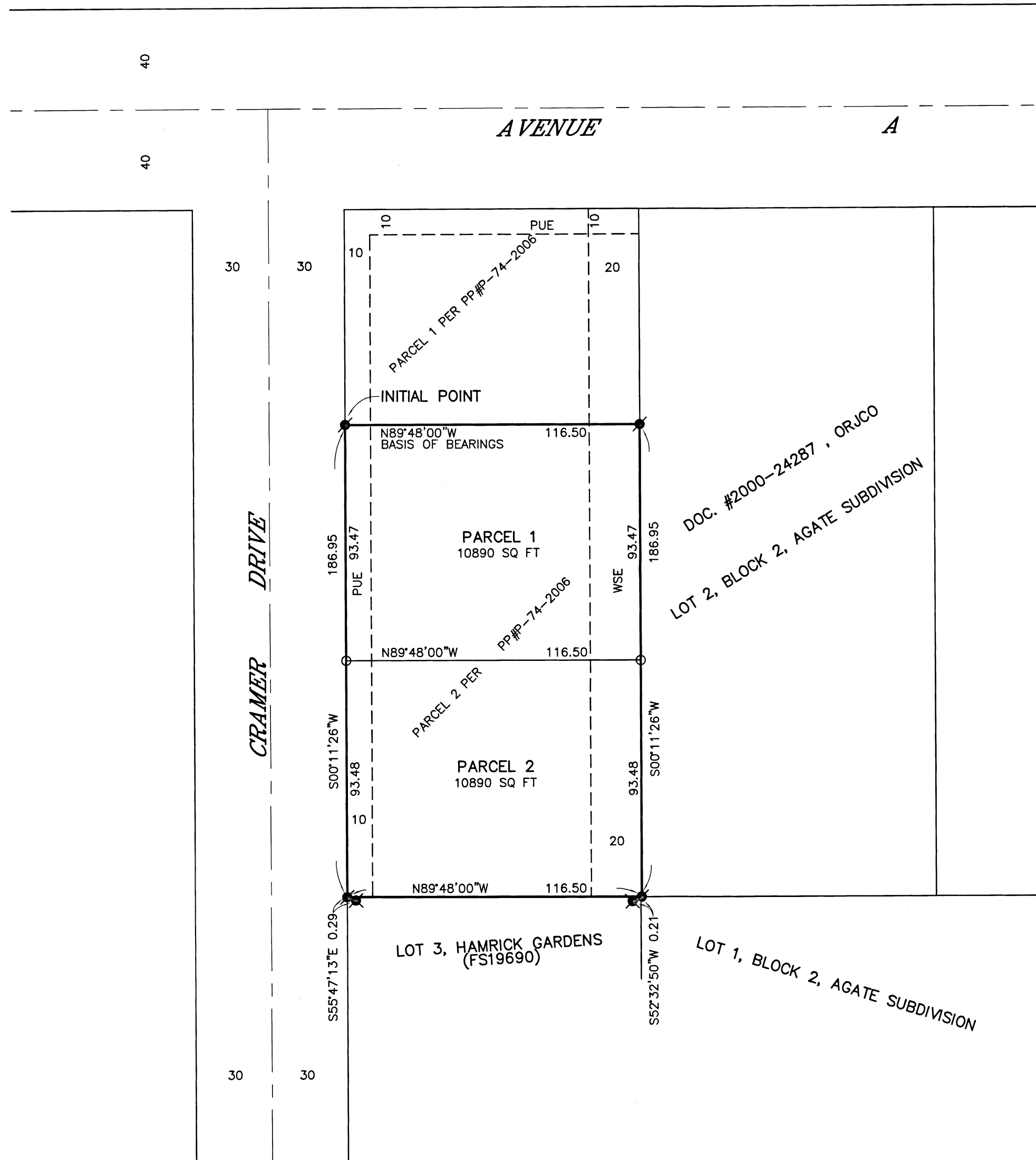
JCDR = JACKSON COUNTY DEED RECORDS.

PUE = PUBLIC UTILITY EASEMENT PER PP#P-74-2006.

WSE = PRIVATE WATER & SEWER LINE EASEMENT PER DOC. 89-16044, ORJCO.

BASIS OF BEARINGS: SURVEY NO. 19270 AS SHOWN HEREON.

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



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

*Leo Sandoval*  
SURVEYOR

THIS PLAT WAS PREPARED USING AN EPSON SC-T5200 WITH EPSON T6925 INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

FILED  
Date 1/11/19 By SS  
This Survey Consists Of:  
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SHEET 2 OF 2 06111FM