

***** APPROVALS *****

PARTITION PLAT NO. P-08-2019

FILE NO. 439-18-00051-SUB

Of Lot 1 of **PETRETTO ESTATES SUBDIVISION**,
& located in the N.E. 1/4 of Section 6
T.38S., R.2W., W.M. Jackson County, Oregon
(JCDS File No. 439-18-00051-SUB)

***** RECORDING *****

JACKSON COUNTY DEVELOPMENT SERVICES

EXAMINED AND APPROVED this 27th day of February, 20 19.

Filed for record this 1st day of March, 20 19 at
1:53 o'clock P m., and recorded as Partition Plat No. P-08-2019

[Signature]
Jackson County Development Services

SURVEY FOR:

CARMINE PETRETTO
880 JUANITA WAY
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

in "Record of Partition Plats" of Jackson County, Oregon.

Index Volume 30, Page 08. Document No. 2019-005573, ORJCO.

JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED this 22 day of February, 20 19.

[Signature]
Jackson County Surveyor

DATE:

FEBRUARY 20, 2019

Christine D. Walker
County Clerk

[Signature]
Deputy

County Surveyor File No. 22750.

JACKSON COUNTY ASSESSOR

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

March 1st, 20 19.

[Signature] agent
Assessor, Department of Assessment

***** 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 1 OF PETRETTO ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, IN VOLUME 26, PAGE 30 OF PLAT RECORDS OF JACKSON COUNTY, OREGON.

JACKSON COUNTY TAX COLLECTOR

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

as of March 1st, 20 19.

[Signature] DEPUTY
Tax Collector

REGISTERED PROFESSIONAL LAND SURVEYOR

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

***** DECLARATION *****

Know all men by these presents that CARMINE PETRETTO and JULIE PETRETTO, are the owners in fee 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.

[Signature]
CARMINE PETRETTO

[Signature]
JULIE PETRETTO

STATE OF OREGON)
)ss
COUNTY OF JACKSON)

PERSONALLY appeared the above named Carmine Petretto and Julie Petretto and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 20th day of FEBRUARY, 20 19.

CARMINE PETRETTO

JULIE PETRETTO Notary Public - Oregon

Commission No. 977109

My Commission Expires JULY 23 2022

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

PURPOSE: TO SURVEY AND MONUMENT TWO PARCELS CREATED THROUGH A LAND PARTITION. SEE JCDS FILE 439-18-00051-SUB.

PROCEDURE: USING TRIMBLE R8 G.P.S. RECEIVERS & TRIMBLE S6 ROBOTIC TOTAL STATION MADE TIES TO EXISTING ORIGINAL LOT CORNER MONUMENTS. ALL OF THE MONUMENTS LYING IN MARTONE PLACE HAVE BEEN DESTROYED BY THE CONSTRUCTION OR MAINTENANCE OF THE ROAD. DUE TO THE LACK OF MONUMENTS, I USED PLAT RECORD DIMENSIONS TO POSITION THE CENTERLINE OF MARTONE WAY. THE PARCEL LINE WAS SHOWN TO US BY THE CLIENT WHICH SUBSTANTIALLY CONFORMED WITH THE APPROVED TENTATIVE PLAT. I THEN SET MONUMENTS AT THE LOCATIONS AS SHOWN ON SHEET 2.

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

[Signature]
SURVEYOR

FILED
Date 3/1/19 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SHEET 1 OF 2
18182FM

SURVEY FOR:
 CARMINE PETRETTO
 880 JUANITA WAY
 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:
 FEBRUARY 20, 2019

PARTITION PLAT NO. P-08-2019
 Of Lot 1 of PETRETTO ESTATES SUBDIVISION,
 & located in the N.E. 1/4 of Section 6
 T.38S, R.2W, W.M. Jackson County, Oregon
 (JCDS File No. 439-18-00051-SUB)

LEGEND:

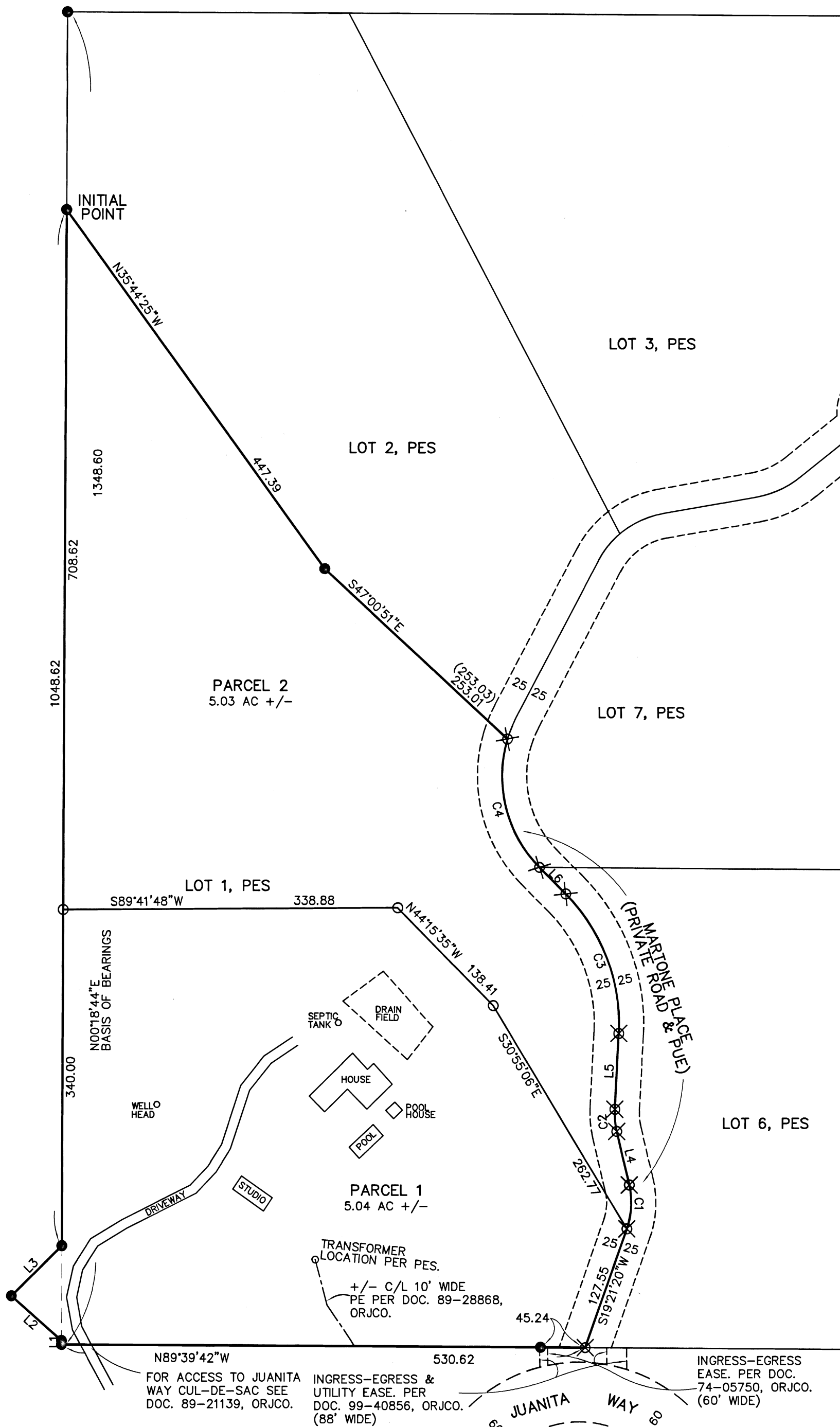
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. BOYDEN PLS281 PER FS14069 OR PES.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PC.
- ⊗ = SET 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC. PC & 5" LONG MAG NAIL IN ASPHALT.
- PES = PETRETTO ESTATES SUBDIVISION (FS16616).
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #
- PUE = PUBLIC UTILITY EASEMENT PER PES.
- L1/C1 = SEE COURSE DATA TABLE.
- FD. = FOUND.
- MKD. = MARKED.
- () = RECORD DATA PER PES.

BASIS OF BEARINGS:

PETRETTO ESTATES SUBDIVISION (FS16616)

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 100'



EASEMENTS/EXCEPTIONS PER FIRST AMERICAN PUBLIC RECORD REPORT

3. RESTRICTIVE COVENANTS PER DOC. 89-05250, 89-05251, 89-21139, & 94-22847, ORJCO.
4. POWER EASEMENT PER DOC. 89-23314 & 89-28868, ORJCO. NO SPECIFIC LOCATION GIVEN. APPROXIMATE LOCATION AS SHOWN ON PES IS SHOWN HEREON.
5. RESTRICTIVE COVENANTS PER DOC. 00-35058, ORJCO.
6. COVENANTS, CONDITIONS & RESTRICTIONS PER DOC. 00-35059, ORJCO.
7. RESTRICTIVE COVENANTS PER DOC. 01-11046, ORJCO.
8. PUBLIC UTILITY EASEMENT PER PES. SHOWN.
9. PRIVATE ACCESS EASEMENT PER PES (MARTONE PLACE). SHOWN.
10. EASEMENTS FOR INGRESS-EGRESS & UTILITIES PER PES. NOT ON SUBJECT PROPERTY.

* NOTE* THE THREE EASEMENTS LYING OUTSIDE OF THE SOUTH LINE OF THE PARTITION BOUNDARY ARE BEING SHOWN AT THE REQUEST OF THE JCDS AND ARE AT THE LOCATION AS SHOWN ON PES.

COURSE DATA TABLE

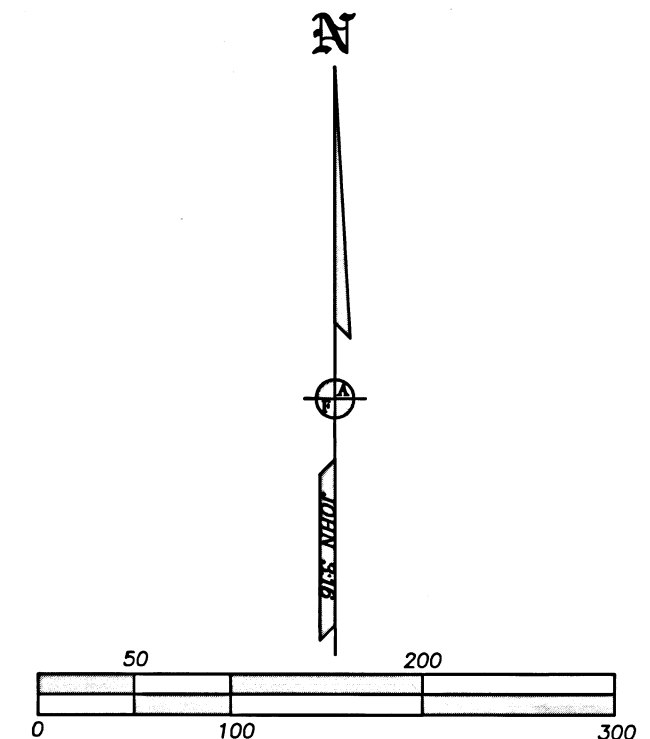
NUM	DELTA	ARC	RADIUS	CHORD	
C1	32°22'43" (32°22'30")	45.21 (45.20)	80.00	N03°09'45"E 44.61	
C2	16°08'47" (16°08'53")	22.54 (22.55)	80.00	S04°57'04"E 22.47	
C3	47°46'26"	155.68	186.71	N20°46'41"W 151.21	
C4	61°25'40" (61°26'58")	140.75 (140.80)	131.28	S13°56'41"E (S13°56'00"E) 134.10 134.14	
NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	S00°18'44"W	3.95	L4	N13°01'19"W	55.48
L2	N48°08'42"W	68.05	L5	N03°07'40"E	76.57
L3	N45°19'49"E (72.03)	72.01	L6	N44°39'39"W	37.64

NOTE REGARDING PARCEL 2

At the time of recording of this plat Parcel 2 does not have potable water supply or sewage disposal system.

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

James E. Hibbs
 SURVEYOR



REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE: 6-30-19

FILED
 Date 3/1/19 By *JPH*
 This Survey Consists Of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR