

Partition Plat No. P-24-2019

(City of Shady Cove: MIP 19 - 03)

Located at:

309 Walnut Lane, Shady Cove, Oregon 97527
the Southwest Quarter of the Southeast Quarter of Section 16,
Township 34 South, Range 1 West, Willamette Meridian,
City of Shady Cove, Jackson County, Oregon

**** RECEIVED ****
DATE 6/11/19 BY PC
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

APPROVALS:

Approved this 11 day of June, 2019.

Scott Seis
Jackson County Surveyor

Approved this 11 day of June, 2019.

Angela Ad
City of Shady Cove
File No. MIP 19 - 03

All taxes, fees, assessments and other charges as required by Oregon Revised Statute 92.095 have been paid, as of June 11, 2019.

Stewart Deauty 6/11/19
Jackson County Tax Collector Date

Approved as required by Oregon Revised Statute 92.100 this 11th day of JUNE, 2019.

John Agent 06/11/2019
Jackson County Assessor Date

Jackson County Filed Survey Number: 22839

RECORDER'S CERTIFICATE:

Filed for record this 11th day of June, 2019 at 10:20 A.M., and recorded in.

Volume 30 of Plats on page 24 of the Records of Jackson County, Oregon

By: Christine Walker Sonya J. Morgan
County Clerk Deputy

SURVEY BY:

Pariani Land Surveying
P.O. Box 551
Shady Cove, Oregon 97539

SURVEY FOR:

Brian & Lois Stoebe
309 Walnut Lane
Shady Cove, Oregon 97539

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that Brian D. Stoebe and Lois T. Stoebe are the owners in fee simple of the land described in the Surveyor's Certificate shown hereon and have caused the same to be divided into 3 parcels. All boundary lines are plainly set forth and this map is a correct representation of the partition and survey, and does hereby dedicate the 25 foot wide Private Utility & Private Access Easement over Parcel 4 for the benefit of Parcel 3 and Parcel 5, a 5' wide Private Water Easement "A" over Parcel 4 for the benefit of Parcel 3 and a 5' wide Private Water Easement "B" over Parcel 4 for the benefit of Parcel 5 as depicted on this map.

B.D. Stoebe
Brian D. Stoebe

Lois T. Stoebe
Lois T. Stoebe

SURVEY NARRATIVE:

PURPOSE:
The purpose of this survey is to partition Parcel 1 of Partition Plat number P-34-2016 and filed as Filed Survey Number 22076 at the Jackson County Surveyor's office into 3 parcels as directed by my client and depicted hereon.

PROCEDURE:
Utilizing the boundary of Parcel 1 per the established per Filed Survey No. 22076 and the found monuments shown thereon, of which fit well with their respective record positions.

Monuments were set at the new parcel corners as depicted.

Survey completed in April, 2019

Equipment used: Trimble S6 fully robotic Total Station

SURVEYOR'S CERTIFICATE:

I, John R. Pariani, a registered Professional Land Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and marked with the proper monuments as provided by law. The parcels of land shown hereon the Partition Plat are a correct representation of the same. The following is an accurate description of the parent parcel, as set forth hereon:

Parcel 1, as shown on the Partition Plat filed in the office of the Jackson County Surveyor as No. 22076 and recorded as Partition Plat No. P-34-2016 of Record of Partition Plats in Jackson County, Oregon.

John R. Pariani
John R. Pariani, PLS

ACKNOWLEDGEMENT:

State of Oregon)
)S.S.
County of Jackson)

This certifies that on this 10 day of JUNE, 2019, that before me, a Notary Public, personally appeared Brian D. Stoebe and Lois T. Stoebe acknowledged the foregoing instrument to be their voluntary act and deed.

MB
Notary Signature

988013
Commission No.

Mason N Brannen
Notary Public - Oregon

MAY 30 2023
My Commission Expires

REGISTERED
PROFESSIONAL
LAND SURVEYOR

John R. Pariani
OREGON
July 13, 1999
JOHN R. PARIANI
#51382
Renews: December 31, 2020

I certify that this is an exact copy of the original plat.

John R. Pariani
John R. Pariani, PLS

Pariani Land Surveying

10558 Crater Lake Hwy, Suite B-1
Eagle Point, Oregon
541-890-1131

Date: May 30, 2019	Scale: None	Job No.: 2019 - 438	Sheet: 1 of 2 Sheets
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SURVEY BY:

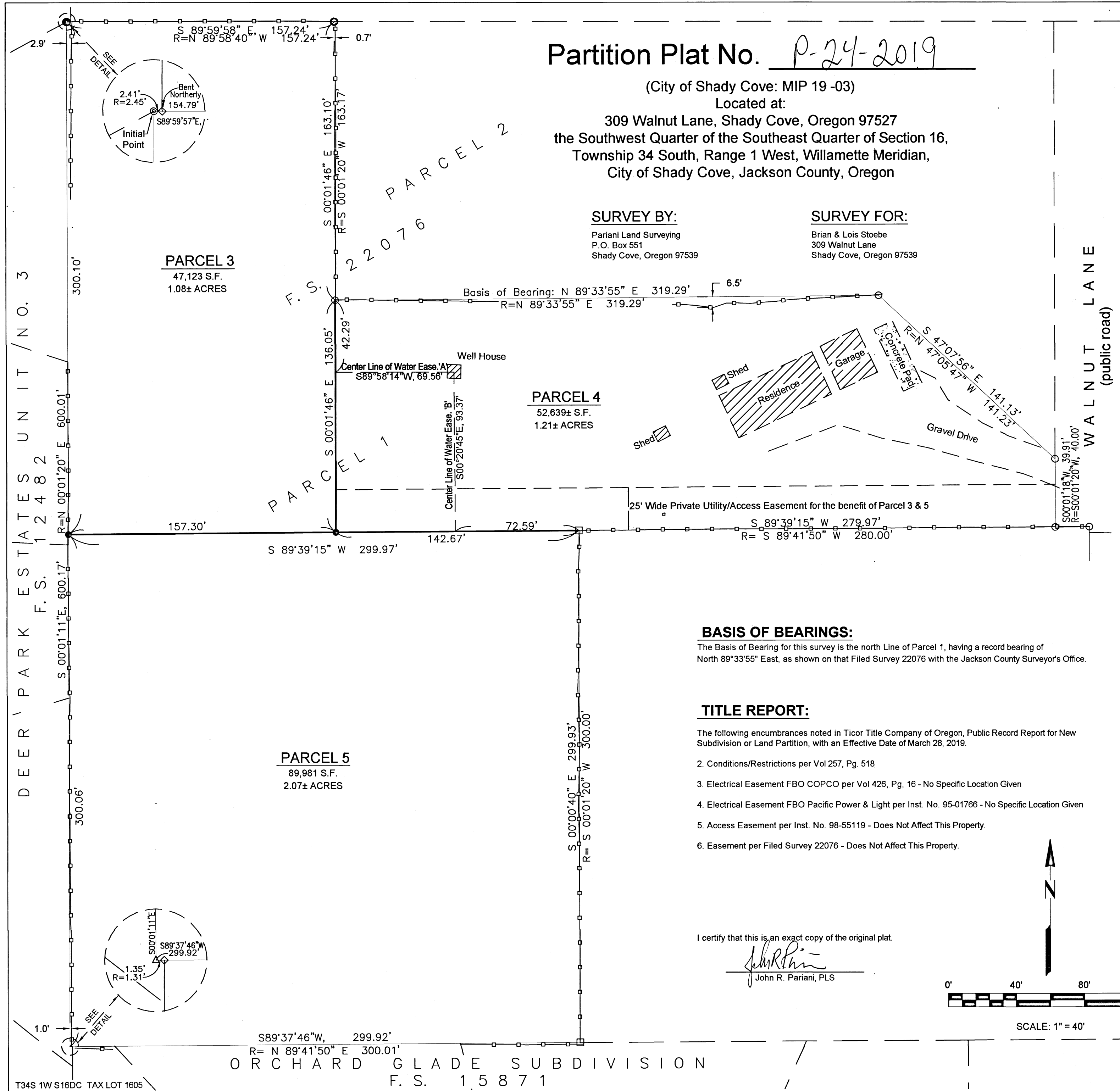
Pariani Land Surveying
P.O. Box 551
Shady Cove, Oregon 97539

SURVEY FOR:

Brian & Lois Stoebe
309 Walnut Lane
Shady Cove, Oregon 97539

LEGEND:

- R= Record Information per F.S. 22076
- ⊙ Found 1-1/4" Iron Pipe per F.S. 3633.
- ◇ Found 5/8" Iron Pin per F.S. 3633.
- Found 5/8" Iron Pin per F.S. 6324.
- △ Found Brass Disk in concrete per F.S. 12482.
- Found 5/8" Iron Rebar w/Plastic Cap Marked "L.J. Friar & Assoc." per F.S. 22076.
- Set 5/8"x24" Iron Rebar w/Cap Marked "PARIANI LS 51382".
- Boundary Lines
- Property Lines
- - - Easement Lines
- - - Approximate Tax Lot Lines
- ⊠ Existing Fencing



BASIS OF BEARINGS:

The Basis of Bearing for this survey is the north line of Parcel 1, having a record bearing of North 89°33'55" East, as shown on that Filed Survey 22076 with the Jackson County Surveyor's Office.

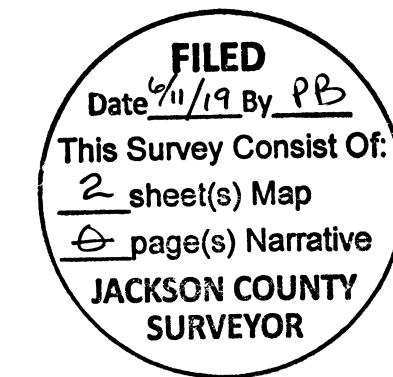
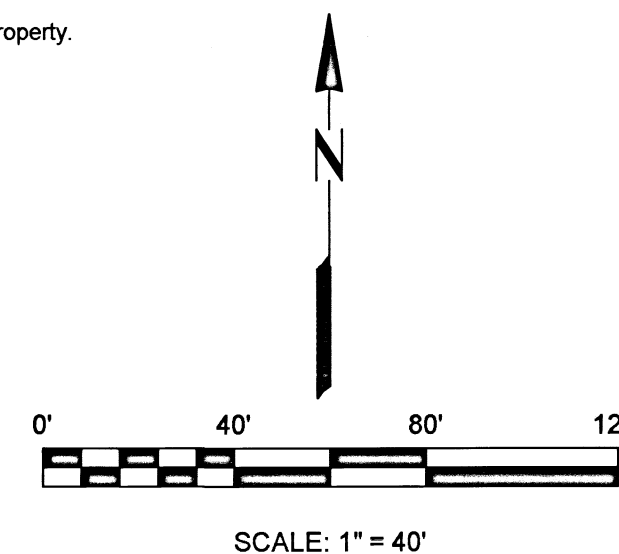
TITLE REPORT:

The following encumbrances noted in Tigor Title Company of Oregon, Public Record Report for New Subdivision or Land Partition, with an Effective Date of March 28, 2019.

2. Conditions/Restrictions per Vol 257, Pg. 518
3. Electrical Easement FBO COPCO per Vol 426, Pg. 16 - No Specific Location Given
4. Electrical Easement FBO Pacific Power & Light per Inst. No. 95-01766 - No Specific Location Given
5. Access Easement per Inst. No. 98-55119 - Does Not Affect This Property.
6. Easement per Filed Survey 22076 - Does Not Affect This Property.

I certify that this is an exact copy of the original plat.

John R. Pariani
John R. Pariani, PLS



Pariani Land Surveying

10558 Crater Lake Hwy, Suite B-1
Eagle Point, Oregon
541-890-1131

Date: May 30, 2019	Scale: 1" = 40'	Job No.: 2019 - 438	Sheet: 2 of 2 Sheets
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