

(NARRATIVE ON SEPERATE PAGE)

LAND PARTITION SURVEY

PARTITION PLAT No. P-38-2019

Located in: in the Northwest 1/4 of Section 10, Township 36 South, Range 1 West, W.M., in the City of Eagle Point, Jackson County, Oregon

For: Doug and Kathy Lystra 1201 NW Bayshore Drive Waldport, Oregon 97394

SURVEYORS CERTIFICATE:

I DAVID M. MINNECI, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 13 OF HIDDEN VALLEY ESTATES, PHASE 1, LOCATED IN THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 10, TOWNSHIP 36 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE, ALONG THE EAST AND SOUTH BOUNDARY OF SAID PHASE 1 AS FOLLOWS: NORTH 00°12'20" EAST 146.95 FEET; THENCE NORTH 89°52'30" EAST 150.00 FEET; THENCE NORTH 00°12'20" EAST 81.50 FEET; THENCE NORTH 89°52'30" EAST 100.12 FEET TO THE SOUTHEAST CORNER OF LOT 16, SAID PHASE 1, BEING ON THE EAST LINE OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2014-003268, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG THE EAST LINE OF SAID TRACT, SOUTH 00°11'12" WEST 399.60 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE, ALONG THE SOUTHERLY LINE OF SAID TRACT, NORTH 55°39'02" WEST 302.36 FEET TO THE POINT OF BEGINNING.

David M. Minnici SURVEYOR

EAGLE POINT CITY PLANNING: (PA NO. 18-15 SUB)

EXAMINED AND APPROVED BY THE CITY OF EAGLE POINT PLANNING DEPARTMENT THIS 30th DAY OF October, 2019.

PLANNING DIRECTOR MIKE USTAD

EXAMINED AND APPROVED THIS 4th DAY OF November, 2019.

JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED BY ROGUE VALLEY SEWER SERVICES THIS 30 DAY OF October, 2019.

DISTRICT ENGINEER

DECLARATION

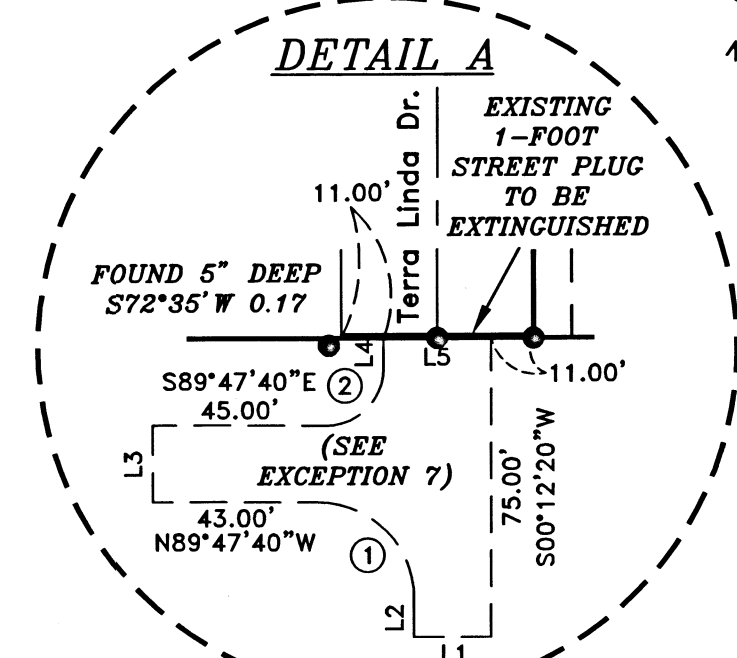
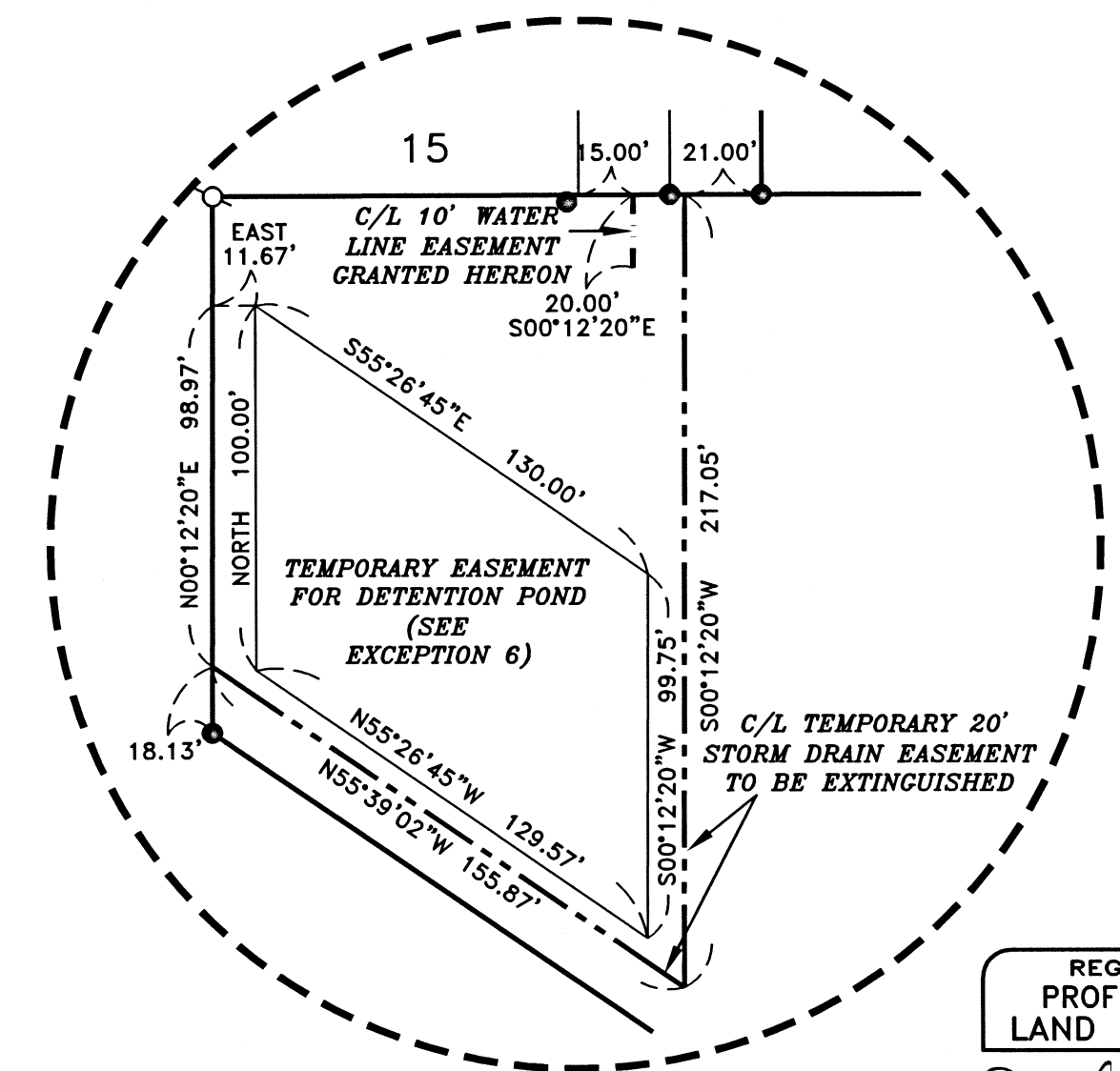
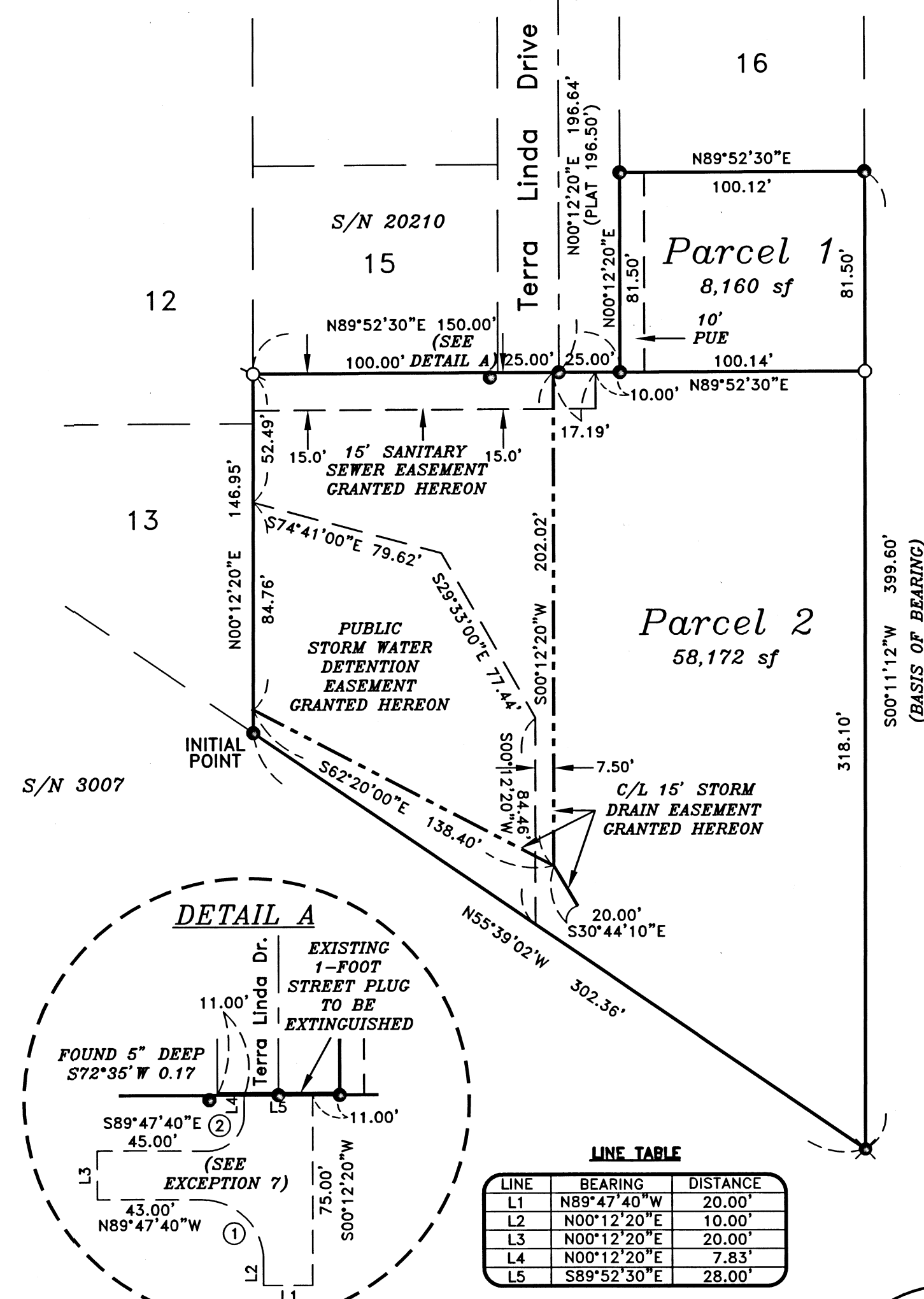
KNOW ALL MEN BY THESE PRESENTS, THAT KENNETH N. BROBERG AND PAULETTE BROBERG, AS TENANTS BY THE ENTIRETY AND DOUGLAS R. LYSTRA AND KATHLEEN A. LYSTRA, CO-TRUSTEES OF THE DOUG AND KATHY LYSTRA LIVING TRUST UDOT FEBRUARY 7, 2014, ARE THE OWNERS OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULAR DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THAT EASEMENT LABELED AS A PUBLIC UTILITY EASEMENT (PUE) BY ITS ACCEPTANCE OF THIS PLAT, THE CITY OF EAGLE POINT AGREES TO EXTINGUISH AND TERMINATE ITS FEE INTEREST IN THE 1-FOOT STREET PLUG AT THE SOUTH END OF TERRA LINDA DRIVE. WE HEREBY GRANT TO THE CITY OF EAGLE POINT EASEMENTS FOR MAINTENANCE OF STORM DRAIN LINES, STORM WATER DETENTION AND WATER LINE AS SHOWN HEREON. WE HEREBY GRANT TO ROGUE VALLEY SEWER SERVICES, THEIR HEIRS AND ASSIGNS, A 15-FOOT EASEMENT FOR SANITARY SEWER CONSTRUCTION AND MAINTENANCE OVER AND ACROSS PARCEL 2.

CONSENTS

AFFIDAVIT OF CONSENT FOR PARTITION FROM KENNETH N. BROBERG AND PAULETTE BROBERG, AS TENANTS BY THE ENTIRETY, RECORDED AS DOCUMENT NO. 2019-035148 OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT FOR PARTITION FROM DOUGLAS R. LYSTRA AND KATHLEEN A. LYSTRA, CO-TRUSTEES OF THE DOUG AND KATHY LYSTRA LIVING TRUST UDOT FEBRUARY 7, 2014, RECORDED AS DOCUMENT NO. 2019-035149 OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

HIDDEN VALLEY ESTATES, PHASE 1



LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1 to L5.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, BEARING. Rows 1 and 2.

RECORDING FILED FOR RECORD THIS 14th DAY OF November, 2019 AT 10:42 O'CLOCK, A.M. AND RECORDED AS PARTITION PLAT NO. P-38-2019 IN "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. INDEX VOLUME 30, PAGE 38.

Christie D. Walker COUNTY CLERK Jean Shugart DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 22951.

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 AND O.R.S. 92.100 HAVE BEEN PAID AS OF Nov. 14, 2019.

Adam Flood, Assessor 11/14/19 DATE; Amanda Deputy, Tax Collector 11/14/19 DATE

EXCEPTIONS:

- 1.) RIGHT OF WAY FOR WAGON ROAD GRANTED BY DEED RECORDED MAY 31, 1894 AS VOL. 28, PG. 76 (DOES NOT AFFECT THIS PROPERTY)
2.) EASEMENT IN FAVOR OF PACIFIC POWER AND LIGHT PER VOL. 597, PG. 208. (NO SPECIFIC LOCATION GIVEN)
3.) DEFERRED IMPROVEMENT AGREEMENT WITH THE CITY OF EAGLE POINT RECORDED AS DOC. NO. 84-05579 AND RE-RECORDED AS DOC. NO. 84-05639.
4.) LOT LINE ADJUSTMENT AND ACCESS AGREEMENT RECORDED AS DOC. NO. 2006-015936. FIRST AMENDMENT RECORDED AS DOC. NO. 2006-015937. (DOES NOT AFFECT THIS PROPERTY)
5.) CITY OF EAGLE POINT RIGHT TO FARM RESTRICTIVE COVENANT RECORDED AS DOC. NO. 2007-055025.
6.) TEMPORARY EASEMENT FOR DETENTION POND AND STORM DRAIN RECORDED AS DOC. NO. 2008-039107. (SHOWN)
7.) TEMPORARY TURN-AROUND EASEMENT RECORDED AS DOC. NO. 2008-039108. (SHOWN)

HOFFBUHR & ASSOCIATES, INC. 880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON (541) 779-4641 BY: DAVID M. MINNECI RPLS NO. 2349 SCALE: 1 INCH = 50' OCTOBER 24, 2019 BASIS OF BEARING: SURVEY NUMBER 20210 (EAST LINE)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
○ = SET LEAD PLUG AND TACK WITH METAL WASHER STAMPED "LS 2349" IN CONCRETE BASE OF FENCE POST.
● = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER SURVEY NO. 20210.
⊗ = FOUND 5/8" IRON PIN PER SURVEY NO. 3007.
⊙ = FOUND 5/8" IRON PIN WITH HEAVILY SCRAPPED ALUMINUM CAP (ILLEGIBLE) AT ECHO WAY PER SURVEY NO. 20210.
S/N = SURVEY NUMBER
PUE = EASEMENT FOR PUBLIC UTILITIES, GAS, WATER, STORM DRAINAGE, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.

"RECEIVED" Date 11/14/19 By PB This survey consists of: 1 sheet(s) Map 1 pages(s) Narrative JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR David M. Minnici OREGON JULY 23, 1988 DAVID M. MINNECI 2349 EXPIRES 12/31/18

I certify this plat to be an exact copy of the original David M. Minnici SURVEYOR

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: Ken & Paulette Broberg Doug & Kathy Lystra
1830 Pinedale St. 1201 NW Bayshore Dr.
Medford, Oregon 97504 Waldport, Oregon 97394

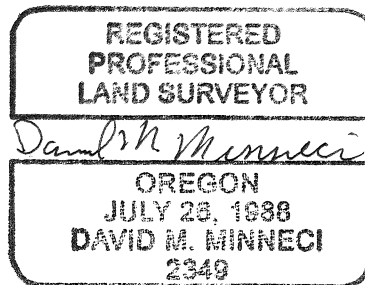
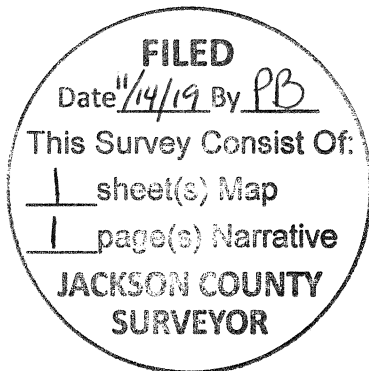
Location: The Northwest One-quarter (1/4) of Section 10, Township 36 South, Range 1 West, Willamette Meridian, Jackson County, Oregon.

Purpose: To survey and monument a Land Partition of a portion of the property described in Document No. 2014-003268. (City of Eagle Point Planning Application No. 18-15 SUB).

Procedure: This property was surveyed by our Office in February of 2008 in conjunction with the platting of **HIDDEN VALLEY ESTATES, PHASE 1**. The monuments set that comprise the exterior boundary of Lots 13, 15 and 16 along with those monumenting Terra Linda Drive and a found monument from Survey No. 2007 comprise the boundary of this Partition. I located these existing monuments and evaluated their accuracy as to plat record. Except for the southeast corner of lot 15 and the centerline cap at Echo Way, the monuments fit within acceptable tolerances. I monumented the Southeast corner of Parcel 1 at the intersection of the Southerly extension of the East line of the Subdivision and the Easterly extension of the South line of lot 15. The Northwest corner was monumented at plat record.

Basis of Bearing: East line of Survey No. 20210.

Date: October 24, 2019



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/20
880 Golf View Dr., Ste. 201
Medford, Oregon 97504