

PARTITION PLAT NO. P-12-2020

In the N.W. 1/4 of Sec. 23, T.38S., R.3W., W.M.

Jackson County, Oregon
(File No. 439-18-00057-SUB)

******* APPROVALS *******

FILE 439-18-00057-SUB

EXAMINED AND APPROVED this 23 day of March, 20 20.

Grandell Clank
Jackson County Planning

EXAMINED AND APPROVED this 26th day of January, 20 20.

Swett
Jackson County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96
as of March 25th, 20 20.

Adly Thump, agent
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have
been paid as of March 25, 20 20.

Bud Davis, deputy
Tax Collector

******* DECLARATION *******

Know all men by these presents that GEORGE RONALD SKOG, is the owner in fee, and MICHAEL PAUL HALEY and GAIL FRANCES HALEY are the buyers, of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate and (1) have partitioned the same in the Parcels as shown on Sheet 2 and (2) does hereby make and establish the ingress-egress easement (IEE) for Parcel 3 and (3) does hereby make and establish the Water Facilities Easement (WFE) over the existing water facilities as shown on Sheet 2.

George Ronald Skog
GEORGE RONALD SKOG

Michael Paul Haley
MICHAEL PAUL HALEY

Gail F. Haley
GAIL FRANCES HALEY

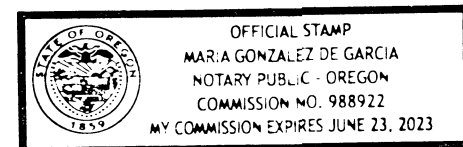
STATE OF OREGON))ss
COUNTY OF JACKSON)

PERSONALLY appeared the above named George Ronald Skog and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 02nd day of January, 20 20.

Maria Gonzalez de Garcia Notary Public - Oregon

Commission No. 988922
My Commission Expires 6/23/2023



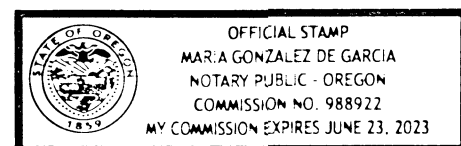
STATE OF OREGON))ss
COUNTY OF JACKSON)

PERSONALLY appeared the above named Michael Paul Haley and Gail Frances Haley and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 02nd day of January, 20 20.

Maria Gonzalez de Garcia Notary Public - Oregon

Commission No. 988922
My Commission Expires 6/23/2023



******* RECORDING *******

Filed for record this 26th day of March, 20 20 at
10:04 o'clock A m., and recorded as Partition Plat No. P-12-2020

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

Index Volume 31, Page 12. Document No. 2020-010170, ORJCO.

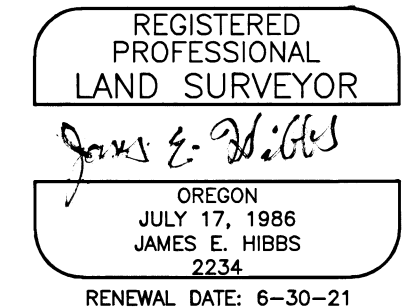
Christine D Walker County Clerk
Heather Simpson Deputy

County Surveyor File No. 23053

******* SURVEYOR'S CERTIFICATE *******

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HERBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND COMPLIES WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

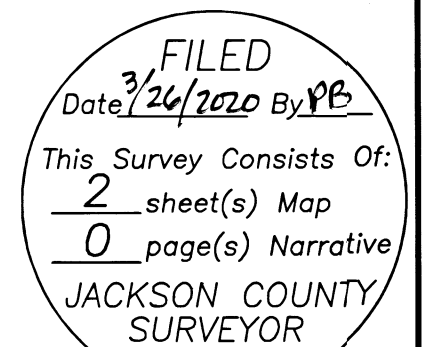
Beginning at the Southeast corner of the Northeast quarter of the Northwest quarter of Section 23, Township 38 South, Range 3 West, Willamette Meridian, Jackson County Oregon and the INITIAL POINT OF BEGINNING; thence along the South line of said quarter-quarter, North 89°40'12" West, 330.13 feet (record North 89°43'30" West, 330.07 feet) to a 5/8 inch iron pin at the Southwest corner of that tract described in Document No. 97-09548, Official Records of Jackson County, Oregon; thence along the West line of said tract, North 14°30'54" West, 720.82 feet (record North 14°33'40" West, 721.07 feet) to the Northwest corner thereof; thence along the North line thereof, South 86°32'22" East, 520.24 feet (record South 89°32'50" East, 520.80 feet) to the East line of the aforesaid quarter-quarter; thence along said East line, South 00°43'45" West, 668.37 feet to the initial point of beginning.



SURVEY NARRATIVE TO COMPLY WITH O.R.S. 205.250

PURPOSE: To survey and monument three parcels created through a Land Partition. See JCDS File No. 439-18-00057-SUB. The parent tract being set forth in Doc. 97-09548, ORJCO.

PROCEDURE: Using Trimble R8 G.P.S receivers and Trimble S6 robotic total station, made ties to the existing monuments as shown on Sheet 2 to control the exterior of the subject tract. Computed the positions of the parcels per the approved tentative plat and set monuments as shown on Sheet 2. The N.W. & N.E. corners fall in the existing roadway which is subject to periodic grading and subsequent monument destruction. Therefore witness corners were set near these two positions as shown on Sheet 2.



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

SHEET 1 OF 2
19206FM

SURVEY FOR:
MIKE HALEY
6055 HWY. 238
JACKSONVILLE, OR 97530

DATE:
DECEMBER 16, 2019

PARTITION PLAT NO. P-12-2020
In the N.W. 1/4 of Sec. 23, T.38S., R.3W., W.M.
Jackson County, Oregon
(File No. 439-18-00057-SUB)

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
LJFRIARANDASSOCIATES@CHARTER.NET
WWW.FRIARANDASSOCIATES.COM

LEGEND:

- ⊙ = FD. B.L.M. BRASS CAPPED MONUMENT PER 1997 SURVEY.
- = FD. 5/8" IRON PIN PER FS4243.
- ⦿ = FD. 5/8" IRON PIN PER FS3693.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

BASIS OF BEARINGS:

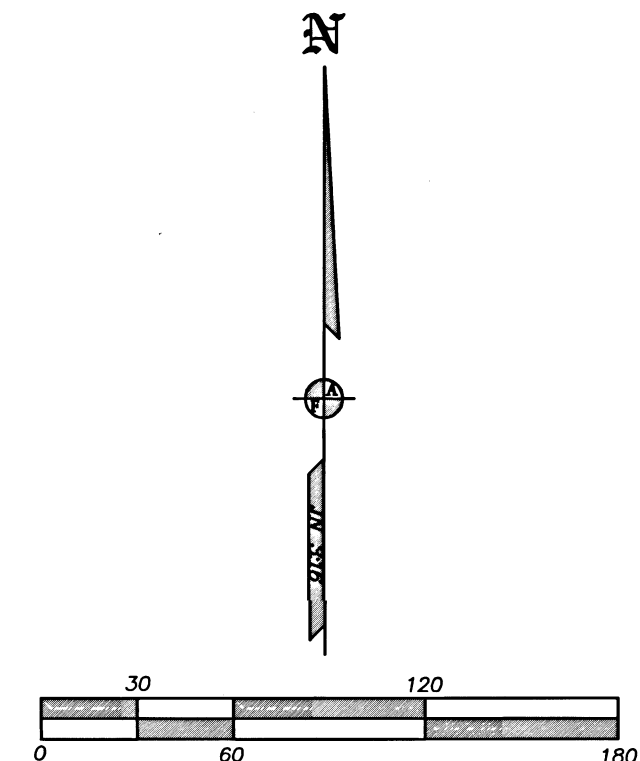
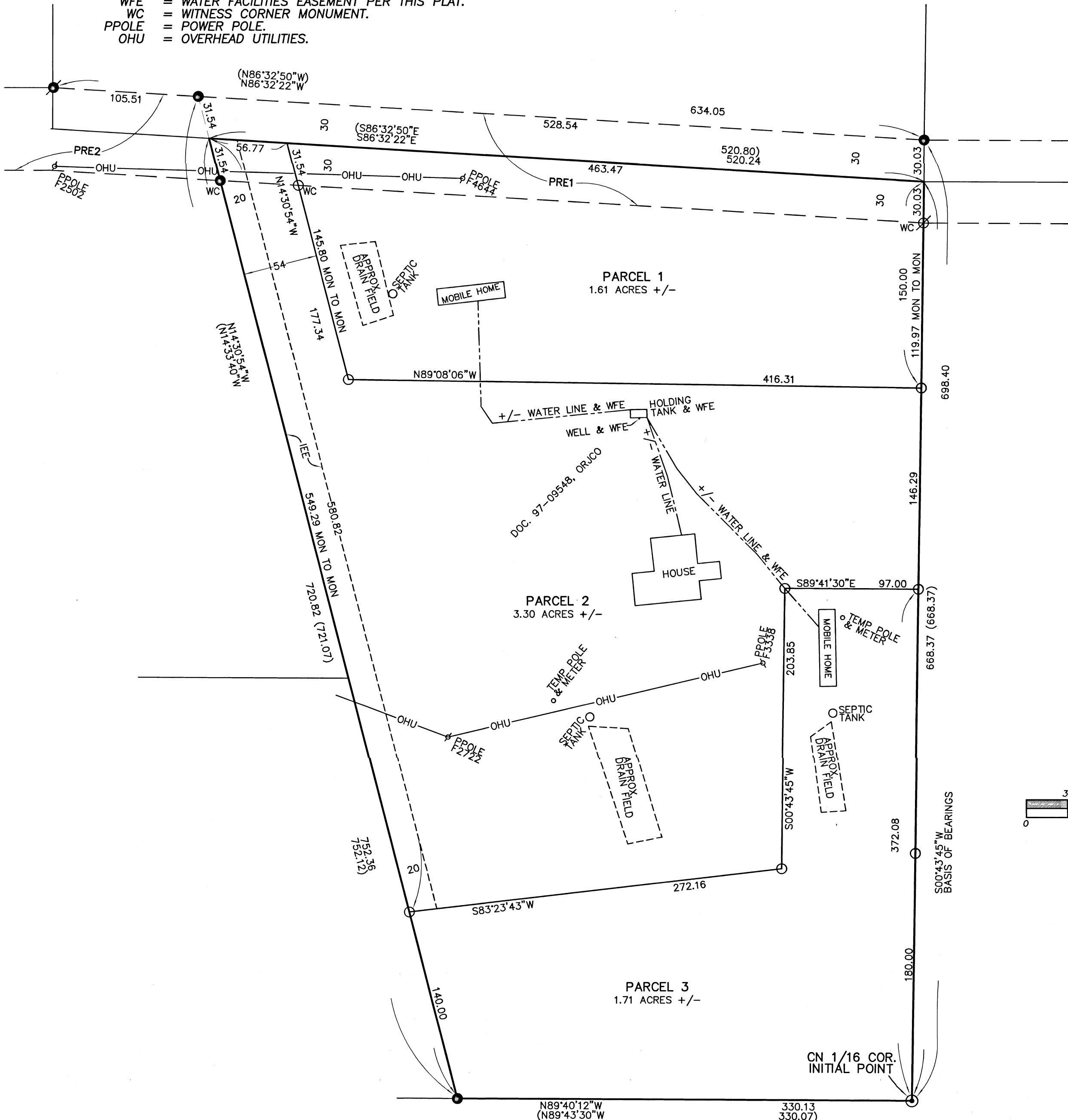
SURVEY NO. 4243 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 60'

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- () = DEED RECORD DATA PER 97-09548, ORJCO OR FS4243.
- FS = FILED SURVEY #.
- X- = FENCE LINE.
- IEE = INGRESS-EGRESS EASEMENT FOR PARCEL 3 PER THIS PLAT.

- PRE1 = PRIVATE ROAD EASEMENT FOR DOC. 76-05207 & 76-05209, ORJCO; USE OF EXISTING ROADWAY PER DOC. 72-09080, ORJCO; RESERVATION PER DOC. 81-02502, ORJCO; PRIVATE ROAD MAINTENANCE AND ACCESS AGREEMENT PER DOC. 85-03539, ORJCO.
- PRE2 = PRIVATE ROAD EASEMENT FOR DOC. 76-05208, ORJCO.
- WFE = WATER FACILITIES EASEMENT PER THIS PLAT.
- WC = WITNESS CORNER MONUMENT.
- PPOLE = POWER POLE.
- OHU = OVERHEAD UTILITIES.



EASEMENTS PER TICOR PUBLIC RECORD REPORT #470319064811

- 3 & 4) EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER V.226, P.14, JCDR AND DOC. 70-00399 AND 70-01338, ORJCO. NO SPECIFIC LOCATION GIVEN IN DOCUMENTS.
- 5) EASEMENT FOR USE OF EXISTING ROADWAY PER DOC. 72-09080, ORJCO. SHOWN.
- 6) EASEMENT FOR ROAD RIGHT OF WAY PER DOC. 76-05207 & 76-05209, ORJCO. SHOWN.
- 7) RESERVATION OF 30' STRIP PER DOC. 81-02502, ORJCO. SHOWN.
- 8) PRIVATE ROAD MAINTENANCE AND ACCESS AGREEMENT PER DOC. 85-03539, ORJCO.
- 9) EASEMENT FOR TELECOMMUNICATIONS FACILITIES PER DOC. 93-17592, ORJCO. LIES WITHIN THE NORTHERLY 30' OF THE SUBJECT PROPERTY BUT NO SPECIFIC LOCATION IS GIVEN.
- 10) EASEMENT FOR ELECTRICAL FACILITIES PER DOC. 93-17592, ORJCO. NO SPECIFIC LOCATION GIVEN.

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: 6-30-21

FILED
Date 3/26/20 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR