

***** APPROVALS *****

PARTITION PLAT NO. P-16-2020

***** RECORDING *****

FILE 2019-224

Located in the S.E. 1/4 of Sec. 29, T.37S., R.2W., W.M.
City of Jacksonville Jackson County, Oregon
(File No. 2019-224)

FILED FOR RECORD THIS 5th DAY OF JUNE, 2020 AT

EXAMINED AND APPROVED this 21st day of MAY, 2020

2:24 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-16-2020
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

[Signature]
City of Jacksonville Planning

INDEX VOLUME 31, PAGE 16. DOCUMENT NO. 2020-018386, ORJCO.

EXAMINED AND APPROVED this 27th day of May, 2020

SURVEY FOR:

SURVEY BY:

[Signature]
Jackson County Surveyor

DAN MITCHEL
PO BOX 1281
JACKSONVILLE, OR 97530

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

Christine D Walker
COUNTY CLERK
Heather Simpson
DEPUTY

COUNTY SURVEYOR FILE NO. 23088

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96
as of June 5th, 2020

DATE:
MAY 18, 2020

[Signature]
Assessor, Department of Assessment

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

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have
been paid as of June 2nd, 2020

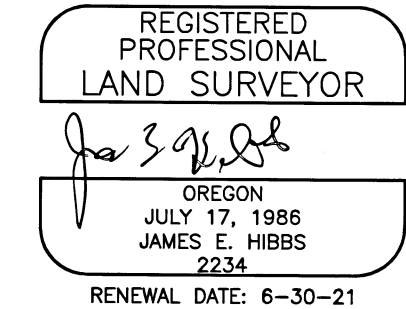
[Signature]
Tax Collector

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

Beginning at Northwest corner of Lot 7 of VALLEY VIEW ADDITION to the City of Jacksonville, according to the
official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence
along the North line thereof, South 25°08'50" West, 165.08 feet (record 165.00 feet) to the Southwest
corner of that tract described in Document No. 2019-019553, Official Records of Jackson County, Oregon;
thence along the South line thereof, South 64°51'10" East, 104.69 feet (record 104.66 feet) to the East line
of said Lot 7; thence along said East line, North 25°08'50" East, 6.46 feet to the Northwest corner of that
tract described in Volume 7, Page 399, Jackson County Deed Records; thence along the North line of said
tract, South 67°42'40" East, 23.74 feet to the most Easterly Southeast corner of that tract described in
Document No. 2019-019553, said Official Records; thence along the exterior boundary of said tract the
following two (2) courses: North 25°08'50" East, 153.18 feet; thence North 64°51'10" West, 23.71 feet to the
East line of said Lot 7; thence along said East line, North 25°08'50" East, 4.25 feet to the Northeast corner
thereof; thence along the North line thereof, North 64°51'10" West, 104.69 (record 104.66 feet) to the initial
point of beginning.

***** DECLARATION *****

Know all men by these presents that DANIEL E. MITCHEL and MARLENY H. MITCHEL, 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 and do hereby make and establish the (1) Shared Driveway Easement (SDE) for the benefit of Parcels
1 & 2, (2) the Private Gas Line Easement (PGE1) for the benefit of Parcel 1, (3) the Utility Easement (UE1) for the
benefit of Parcel 1 and (4) the Solar Shadow Easement (SSE) for the benefit of Parcel 1.

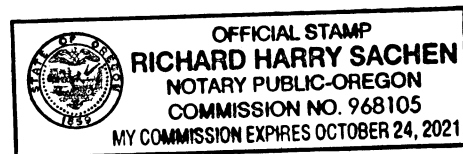


[Signature]
DANIEL E. MITCHEL

[Signature]
MARLENY H. MITCHEL

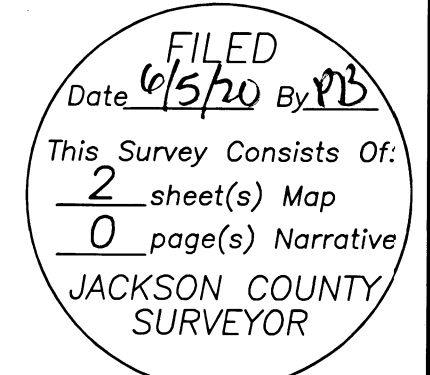
Dated this 19th day of MAY, 2020

[Signature]
RICHARD H. SACHEN Notary Public - Oregon
Commission No. 968105
My Commission Expires 10-24-2021



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

[Signature]
SURVEYOR



SURVEY BY:
DAN MITCHEL
PO BOX 1281
JACKSONVILLE, OR 97530

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

DATE:
MAY 18, 2020

PARTITION PLAT NO. P-16-2020
Located in the S.E. 1/4 of Sec. 29, T.37S., R.2W., W.M.
City of Jacksonville Jackson County, Oregon
(File No. 2019-224)

LEGEND:

- = FD. RAILROAD SPIKE & PUNCH MARK. SEE FS7389).
- = FD. 5/8" IRON PIN PER FS7389.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAISER RLS803 PER FS14883.
- ⊗ = FD. 5/8" IRON PIN PER FS2002.
- = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER MONUMENT.
- () = RECORD DATA PER DOC. 2019-019553, ORJCO.
- FS = FILED SURVEY #.
- RE = EASEMENT FOR ROAD PURPOSES PER V.474, P.234, JCDR & DOC. 66-06127, ORJCO.
- X- = FENCE LINE.
- < > = RECORD DATA PER FS7389.
- { } = RECORD DATA PER FS2002.
- VS = VALLEY VIEW SUBDIVISION.
- [] = RECORD DATA PER VS.
- RM1 = REFERENCE MONUMENT SET N67°42'40"W 1.00 FROM TRUE POSITION.
- RM2 = REFERENCE MONUMENT SET S25°08'50"W 1.00 FROM TRUE POSITION.
- PGE1 = 5' WIDE PRIVATE GAS LINE EASEMENT FOR PARCEL 1 PER THIS PLAT.
- UE1 = 5' WIDE UTILITY EASEMENT FOR PARCEL 1 PER THIS PLAT.
- SDE = SHARED DRIVEWAY EASEMENT FOR PARCELS 1 & 2 PER THIS PLAT.

BASIS OF BEARINGS:

CENTERLINE OF OREGON STREET PER FS7389 AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 20'

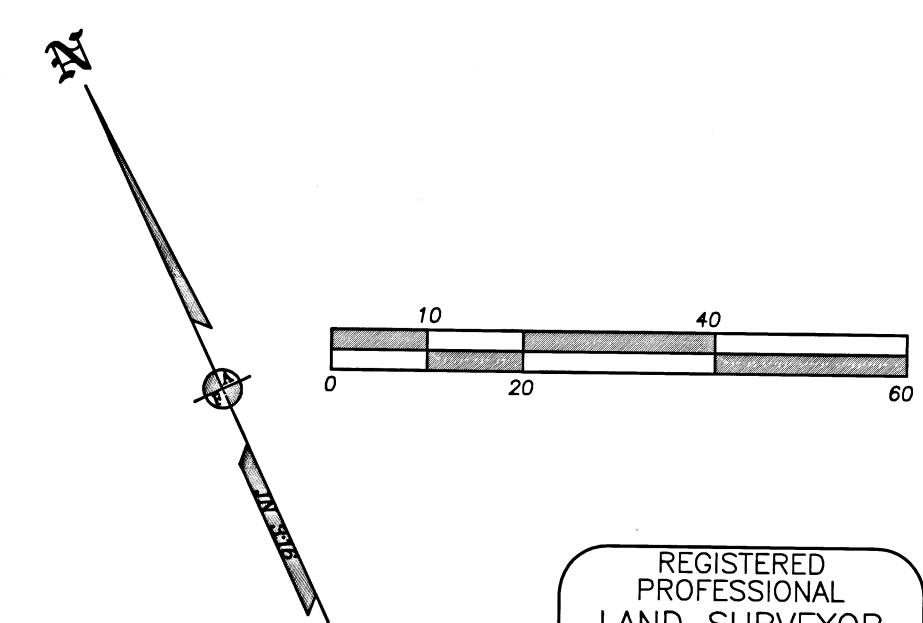
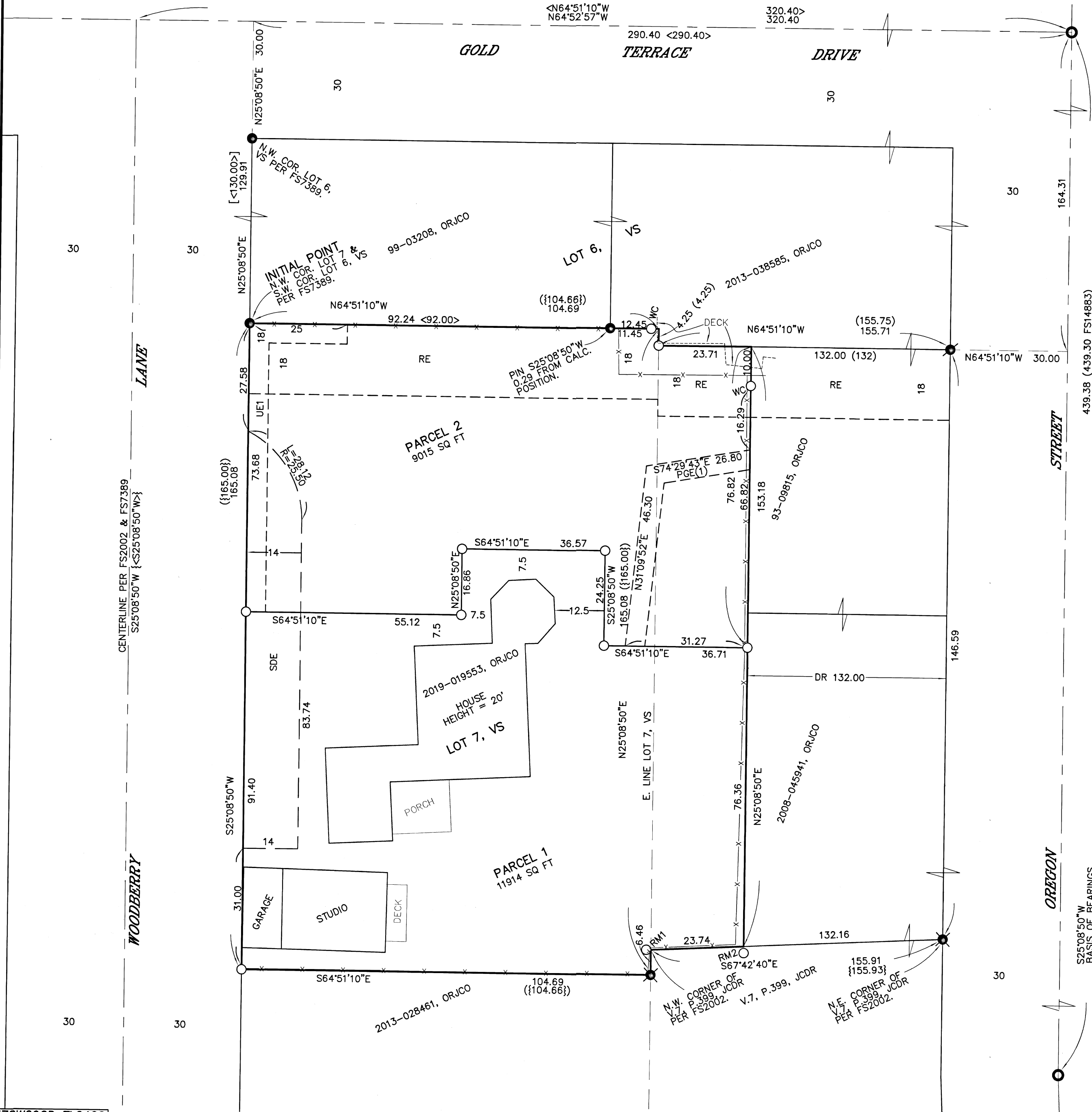
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO PARCELS CREATED THROUGH A LAND PARTITION OF THAT TRACT SET FORTH IN DOC. 2019-019553, ORJCO, SEE JACKSONVILLE FILE NO. 2019-224.

PROCEDURE: USING TRIMBLE RB G.P.S. RECEIVERS AND TRIMBLE S8 ROBOTIC TOTAL STATION, MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE SURVEY AND ESTABLISH THE BASIS OF BEARINGS FOR SAME. HELD WOODBERRY LANE PARALLEL TO OREGON STREET PER FS2002. HELD MAP RECORD BEARING FROM THE FOUND PIN PER FS2002 TO POSITION THE S.W. CORNER OF THE SUBJECT TRACT AND THE EASTERLY LINE OF LOT 7 OF VALLEY VIEW SUBDIVISION. HELD MAP RECORD BEARING FROM THE FOUND PIN PER FS2002 ON OREGON STREET TO POSITION THE EASTERLY PORTION OF THE SOUTH LINE OF THE SUBJECT TRACT AND THE INTERIOR ELL CORNER. THE EASTERLY LINE WAS HELD PARALLEL AND DEED RECORD DISTANCE WESTERLY FROM OREGON STREET PER DOC. 2008-045941 & 93-09815, ORJCO. HELD MAP RECORD BEARING PER FS14883 TO POSITION THE EASTERLY PORTION OF THE NORTH LINE. HELD MAP RECORD BEARING PER FS7389 FROM THE FOUND MONUMENT PER SAID SURVEY TO POSITION THE WESTERLY PORTION OF THE NORTH LINE. WITH THE BOUNDARY RESOLVED SET MONUMENTS AT THE LOCATION SHOWN HEREON WITH WITNESS CORNER MONUMENTS OR REFERENCE MONUMENTS SET AT THE LOCATIONS WHERE SETTING THE TRUE CORNER PROVED IMPRACTICAL. DISCUSSIONS ARE FORTHCOMING BETWEEN THE OWNER AND THE ADJOINER TO FIND TO A REMEDY FOR THE APPARENT ENCROACHMENT IN THE N.E. CORNER.

EASEMENTS PER TITLE REPORT

8. EASEMENT TO LAY PIPES PER V.44, P.368, JCDR. NO SPECIFIC LOCATION GIVEN.
9. EASEMENT FOR ROAD PURPOSES (RE) PER V.474, P.234, JCDR & DOC. 66-06127, ORJCO. SHOWN.
10. EASEMENT FOR TRANSMISSION OF ELECTRICITY PER V.504, P.412, JCDR. NO SPECIFIC LOCATION GIVEN.



REGISTERED PROFESSIONAL LAND SURVEYOR
 JAMES E. HIBBS
 2234
 RENEWAL DATE: 6-30-21

FILED
 Date 6/5/20 By [Signature]
 This Survey Consists Of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
 [Signature]
 SURVEYOR

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