

\*\*\*\*\* APPROVALS \*\*\*\*\*

FILE #20-08:SUB  
EXAMINED AND APPROVED by City of Eagle Point Planning.  
this 28<sup>th</sup> day of November, 2020.

Attest: [Signature]  
Mike Upston, Planning Director

EXAMINED AND APPROVED as required by ORS 92.100 as of November 12, 2020.

[Signature]  
County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96  
as of NOVEMBER 10<sup>th</sup>, 2020.

[Signature] ABENT  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have  
been paid as of NOV. 11<sup>th</sup>, 2020.

[Signature] Deputy  
Tax Collector

**PARTITION PLAT NO. P-32-2020**  
**Of Lot 47 EAGLE RIDGE, A PLANNED UNIT DEVELOPMENT**  
**Located in the N.W. 1/4 of Sec. 2, T.36S., R.1W., W.M. &**  
**in the City of Eagle Point Jackson County, Oregon**  
**(City File #20-08:SUB)**

**SURVEY FOR:**  
MARK MCALISTER  
5966 DARK HOLLOW RD.  
MEDFORD, OR 97501  
  
**DATE:**  
OCTOBER 30, 2020

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

\*\*\*\*\* RECORDING \*\*\*\*\*

Filed for record this 12<sup>th</sup> day of November, 2020 at  
10:30 o'clock A.m., and recorded as Partition Plat No. P-32-2020  
in "Record of Partition Plats" of Jackson County, Oregon.  
Index Volume 31, Page 32. Document No. 2020-042652, ORJCO.

Christine D Walker County Clerk  
Heather Simpson Deputy  
County Surveyor File No. 23177

\*\*\*\*\* 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 PARTITIONS AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Lot 47 of EAGLE RIDGE, in the City of Eagle Point, according to the official plat thereof, now of record, in Volume 34, Page 2 of the plat records of Jackson County, Oregon.



\*\*\*\*\* DECLARATION \*\*\*\*\*

Know all men by these presents that we ROBERT CHURCHILL and BRANDON M. DALE, are the owners in fee of the lands shown on this Partition Plat, more particularly described in the Surveyor's Certificate and have Partitioned the same into the three Parcels as shown on Sheet 2 and (1) do hereby make and establish the Shared Driveway and Utility Easement (SDUE) for Parcels 1 & 2 and the Private Sanitary Sewer Easement for Parcel 1 (PSSE1) as shown on Sheet 2.

[Signature]  
ROBERT CHURCHILL

[Signature]  
BRANDON M. DALE

STATE OF OREGON)  
COUNTY OF JACKSON)

PERSONALLY appeared the above named Robert Churchill and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 3<sup>rd</sup> day of November, 2020.

[Signature]  
Sierrah Vanesse Bowles Notary Public - Oregon  
Commission No. 987644  
My Commission Expires May 16, 2023

STATE OF OREGON)  
COUNTY OF JACKSON)

PERSONALLY appeared the above named Brandon M. Dale and acknowledged the foregoing instrument to be his voluntary act and deed.

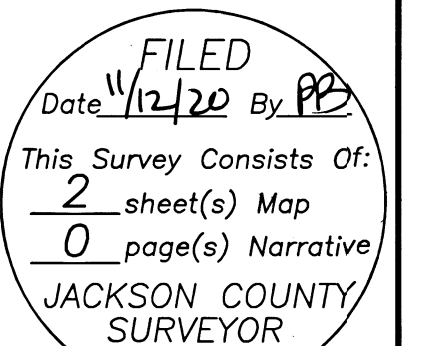
Dated this 3<sup>rd</sup> day of November, 2020.

[Signature]  
Sierrah Vanesse Bowles Notary Public - Oregon  
Commission No. 987644  
My Commission Expires May 16, 2023

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

**PURPOSE:** TO SURVEY AND MONUMENT THE CORNERS OF THREE PARCELS CREATED THROUGH A LAND PARTITION OF LOT 47, EAGLE RIDGE. SEE CITY FILE #20-08:SUB.

**PROCEDURE:** USING TRIMBLE R10 G.P.S. RECEIVERS, MADE TIES TO THE EXISTING LOT CORNER MONUMENTS PER ER. COMPUTED THE POSITION OF THE PARCEL CORNERS PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AS SHOWN ON SHEET 2.



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
[Signature]  
JAMES E. HIBBS, PLS2234

**SURVEY FOR:**

MARK MCALISTER  
5966 DARK HOLLOW RD.  
MEDFORD, OR 97501

**DATE:**

OCTOBER 30, 2020

**SURVEY BY:**

L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
PO BOX 1947  
PHOENIX, OR 97535  
PHONE: (541) 772-2782  
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**PARTITION PLAT NO. P-22-2020**  
**Of Lot 47 EAGLE RIDGE, A PLANNED UNIT DEVELOPMENT**  
**Located in the N.W. 1/4 of Sec. 2, T.36S., R.1W., W.M. &**  
**in the City of Eagle Point Jackson County, Oregon**  
**(City File #20-08:SUB)**

**LEGEND:**

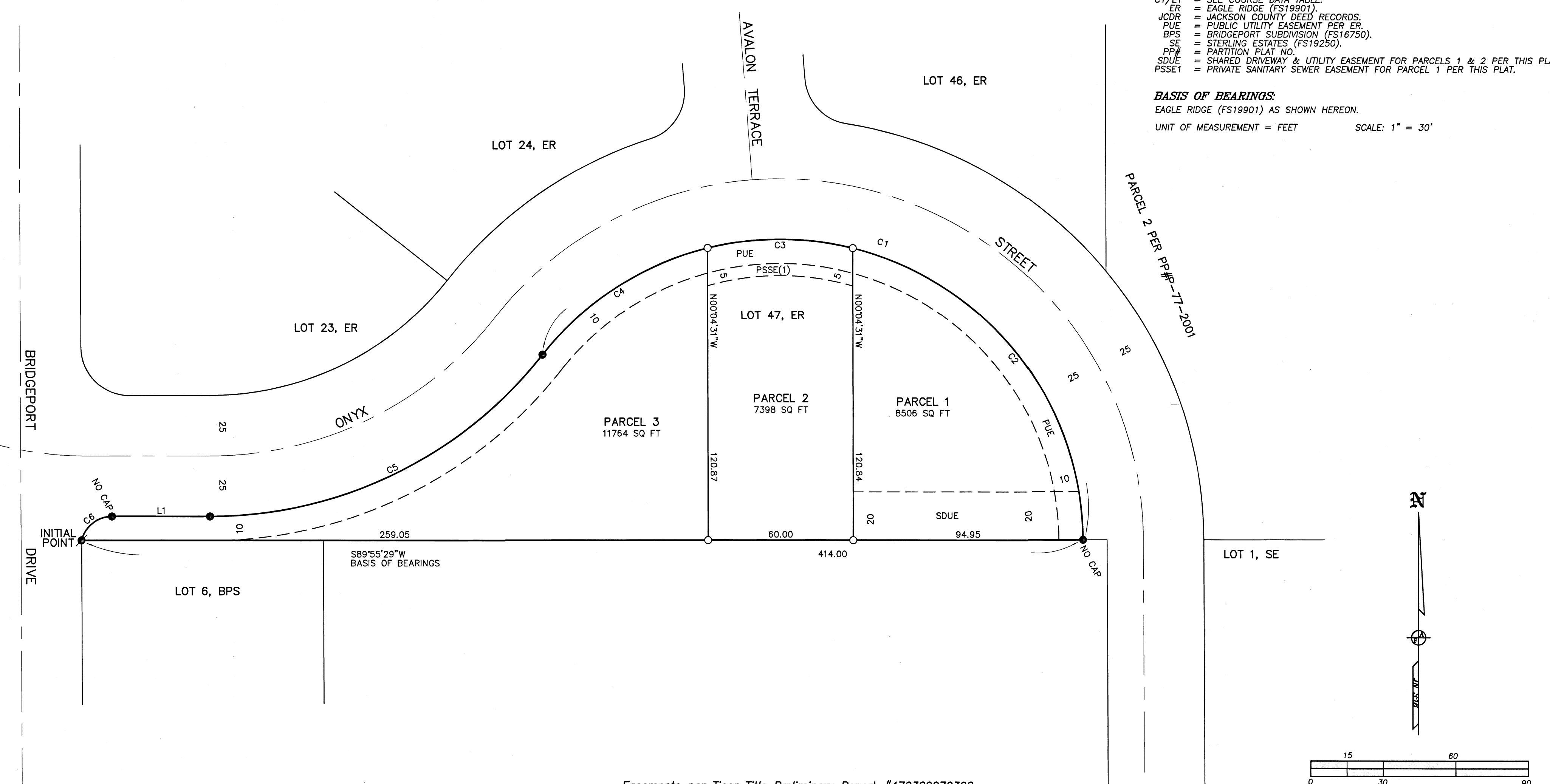
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAISER RLS52923 PER ER.
- ⦿ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAISER RLS803 PER BPS.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- X- = FENCE LINE.
- C1/L1 = SEE COURSE DATA TABLE.
- ER = EAGLE RIDGE (FS19901).
- JCDR = JACKSON COUNTY DEED RECORDS.
- PUE = PUBLIC UTILITY EASEMENT PER ER.
- BPS = BRIDGEPORT SUBDIVISION (FS16750).
- SE = STERLING ESTATES (FS19250).
- PP# = PARTITION PLAT NO.
- SDUE = SHARED DRIVEWAY & UTILITY EASEMENT FOR PARCELS 1 & 2 PER THIS PLAT.
- PSSE1 = PRIVATE SANITARY SEWER EASEMENT FOR PARCEL 1 PER THIS PLAT.

**BASIS OF BEARINGS:**

EAGLE RIDGE (FS19901) AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'



Easements per Tigor Title Preliminary Report #470320070398 dated 09-30-2020

EASEMENT FOR RESERVOIR AND WATER PIPELINE PER VOL. 231, PG. 66, JCDR. LOCATION NOT SPECIFIC. SEE NOTE ON FS19901 REGARDING THIS EASEMENT.

PUBLIC UTILITY EASEMENT PER ER. SHOWN.

**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	CHORD
C1	141°36'13"	308.93	125.00	N71°06'10"W 236.10
C2	75°51'56"	165.51	125.00	N38°14'01"W 153.68
C3	27°46'23"	60.59	125.00	S89°56'49"W 60.00
C4	37°57'54"	82.83	125.00	S57°04'41"W 81.32
C5	51°48'59"	158.26	175.00	N64°00'14"E 152.93
C6	76°11'47"	17.29	13.00	S51°48'49"W 16.04
NUM	BEARING	DISTANCE		
L1	N89°54'43"E	40.57		

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

JAMES E. HIBBS, PLS2234

REGISTERED PROFESSIONAL LAND SURVEYOR  
JAMES E. HIBBS  
OREGON JULY 17, 1986  
RENEWAL DATE 6-30-21

FILED  
Date 11/2/20 By PB  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR  
SHEET 2 OF 2  
20163FM