

***** APPROVALS *****

FILE #20-09:SUB
EXAMINED AND APPROVED by City of Eagle Point Planning.
this 24th day of November, 2020.

Attest: Mike Upston, Planning Director

EXAMINED AND APPROVED as required by ORS 92.100 as of December 1, 2020.

Scott Fin
County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96
as of November 25th, 2020.

Adley Thurman, agent
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have
been paid as of November 25th, 2020.

unafremmy as Deputy
Tax Collector

***** DECLARATION *****

Know all men by these presents that I, JOHN B. MCCAIN, am the owner 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 Parcels as shown on Sheet 2.

Affidavit of Consent from John B. McCain recorded as Doc. # 2020-045320, ORJCO.

PARTITION PLAT NO. P-40-2020
In Lot 34 of POPPY VILLAGE, PHASE 1 &
located in the N.W. 1/4 of Sec. 10, T.36S., R.1W., W.M.
in the City of Eagle Point Jackson County, Oregon
(City File #20-09:SUB)

SURVEY FOR:

JOHN MCCAIN
1120 MELINDA LANE
MONUMENT, CO 80132

DATE:

NOVEMBER 9, 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 1st day of December, 2020 at
8:38 o'clock A m., and recorded as Partition Plat No. P-40-2020
in "Record of Partitions Plats" of Jackson County, Oregon.
Index: Volume 31, Page 40. Document No. 2020-045321, ORJCO.

Christine D Walker County Clerk
Heather Simpson Deputy
County Surveyor File No. 23215

***** 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:

Beginning at the Southwest corner of Lot 34 of POPPY VILLAGE, PHASE 1, according to the official plat
thereof, now of record, in Volume 29, Page 11 of plats of Jackson County, Oregon and the INITIAL POINT
OF BEGINNING; thence along the West line of said Lot 34, NORTH, 107.59 feet to the Northwest corner
thereof; thence along the North line of that tract set forth in Document No. 2005-016409, Official
Records of Jackson County, Oregon, South 76°31'47" East, 121.20 feet to the East line of said Lot 34;
thence along said East line the following two courses: SOUTH, 70.49 feet to an angle point; thence South
25°53'12" West, 9.54 feet to the Southeast corner of said Lot 34; thence along the South line thereof,
South 89°51'21" West, 113.70 feet to the initial point of beginning.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-21

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. 2005-016409, ORJCO. SEE CITY FILE #20-09:SUB.

PROCEDURE: USING TRIMBLE R10 G.P.S. RECEIVERS, MADE TIES TO THE EXISTING LOT CORNER MONUMENTS
PER PV1 & FS18485 AS WELL AS THE EXISTING DUPLEX AS SHOWN ON SHEET 2. COMPUTED THE POSITION
OF THE PARCEL CORNERS SO THE DIVIDING LINE WOULD RUN DOWN THE MIDDLE OF THE DUPLEX AND SET
MONUMENTS AS SHOWN ON SHEET 2.

FILED
Date 12/1/20 By JEF
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.
James E. Hibbs
JAMES E. HIBBS, PLS2234

SURVEY FOR:

JOHN MCCAIN
1120 MELINDA LANE
MONUMENT, CO 80132

DATE:

NOVEMBER 9, 2020

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
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PARTITION PLAT NO. P-40-2020
In Lot 34 of POPPY VILLAGE, PHASE 1 &
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 #20-09:SUB)

LEGEND:

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. BAROTT LS2332 PER FS17720.
 - = FD. STEEL WASHER MKD. LS2332 & CONCTETE NAIL PER FS17720.
 - = FD. STEEL WASHER MKD. LLA LS2332 & CONCTETE NAIL PER FS18485.
 - = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - ⊗ = SET 1.25" COPPER PLUG MKD. L.J. FRIAR & ASSOC. IN CONCRETE CURB.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
FS = FILED SURVEY #
PUE = PUBLIC UTILITY EASEMENT PER PV1.
PV1 = POPPY VILLAGE PHASE 1 (FS17702)
L1 = SEE COURSE DATA TABLE.
() = RECORD DATA PER DOC. 2005-016409, ORJCO.

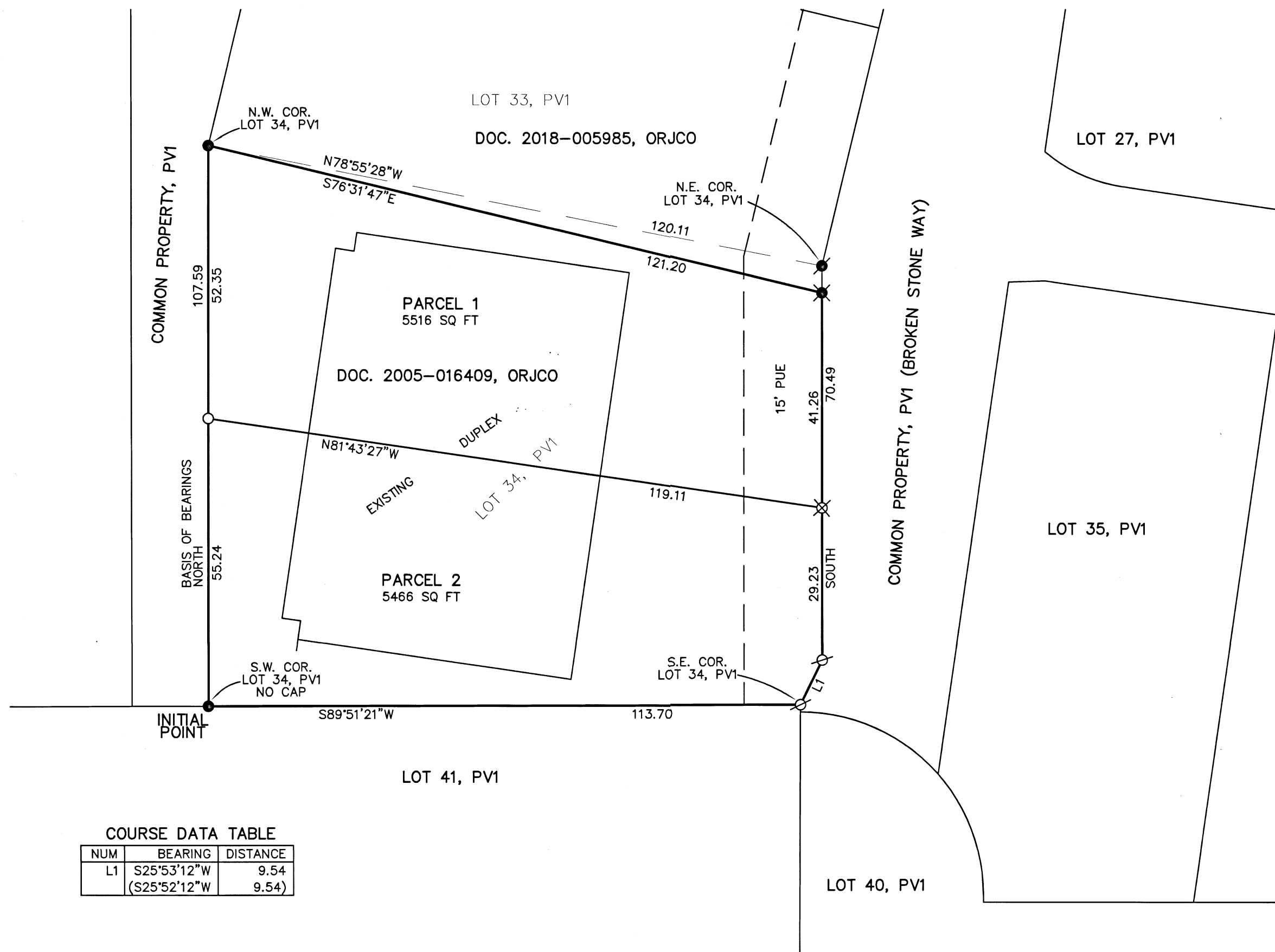
BASIS OF BEARINGS:

SURVEY NO. 17720 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 20'

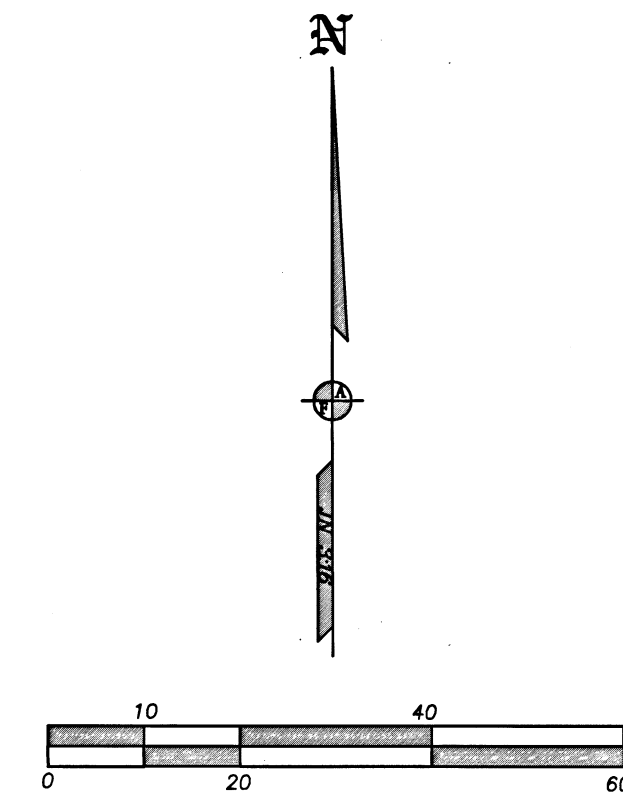
**Encumbrances per AmericaTitle Report for
Land Partition 419871AM dated 11-9-2020**

- EASEMENT FOR CANAL & DITCHES PER VOL. 20, PG. 164, JCDR. (SPECIFIC LOCATION NOT GIVEN)
- EASEMENT FOR ELECTRICAL FACILITIES PER DOC. 76-17946, ORJCO. (SPECIFIC LOCATION NOT GIVEN)
- COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER DOC. 03-079510, 2005-058852 & 2010-030245, ORJCO (BLANKET).



COURSE DATA TABLE

NUM	BEARING	DISTANCE
L1	S25°53'12"W	9.54
	(S25°52'12"W	9.54)



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

James E. Hibbs
JAMES E. HIBBS, PLS2234

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-21

FILED
Date 12/1/20 By JH
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR
SHEET 2 OF 2
20173FM