

PARTITION PLAT No. P-12-2021

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF PHOENIX, JACKSON COUNTY, OREGON.

FOR
BERNADETTE WEIGAND-NELSON
3791 HILSINGER ROAD
PHOENIX, OREGON 97535

SURVEYOR'S CERTIFICATE:

I, FRED A. FRANTZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF SAID TRACT:

THOSE TRACTS DESCRIBED IN INSTRUMENT NUMBERS 96-12435 AND 99-16025 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A 5/8 INCH IRON PIN ON THE EASTERLY RIGHT OF WAY OF HILSINGER ROAD, MARKING THE NORTHWEST CORNER OF LOT 60, AVALON PARK ESTATES, PHASE VI RECORDED AS VOLUME 19 PAGE 48 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON; THENCE SAID EAST RIGHT OF WAY LINE, THROUGH THE FOLLOWING COURSES, NORTH 0°05'51" EAST, A DISTANCE OF 98.47 FEET TO A 5/8 INCH IRON PIN BEING THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 99-16025 OF THE OFFICIAL RECORD OF JACKSON COUNTY, OREGON; THENCE NORTH 0°05'51" EAST, A DISTANCE OF 88.85 FEET TO A 5/8 BY 30 INCH IRON PIN BEING THE POINT OF BEGINNING AND INITIAL POINT; THENCE NORTH 0°05'51" EAST, A DISTANCE OF 23.37 FEET, TO THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN INSTRUMENT NUMBER 96-12435 OF SAID OFFICIAL RECORDS, FROM WHICH A 5/8 INCH IRON PIN BEARS, SOUTH 89°49'01" EAST, A DISTANCE OF 0.22 FEET, THENCE NORTH 0°05'51" EAST, A DISTANCE OF 100.51 FEET, TO THE NORTHWEST CORNER OF SAID TRACT, FROM WHICH A 5/8 INCH IRON PIN BEARS SOUTH 89°27'30" EAST, A DISTANCE OF 0.14 FEET; THENCE SOUTH 89°27'30" EAST, LEAVING SAID RIGHT OF WAY AND ALONG THE NORTH BOUNDARY OF SAID TRACT, A DISTANCE OF 165.23 FEET TO A 5/8 INCH IRON PIN, MONUMENTING THE NORTH EAST CORNER THEREOF; THENCE SOUTH 0°07'06" WEST, ALONG THE EAST BOUNDARY OF SAID TRACT A DISTANCE OF 99.48 FEET TO A 5/8 INCH IRON PIN, MONUMENTING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN INSTRUMENT NUMBER 99-16025; THENCE CONTINUE SOUTH 0°07'06" WEST, ALONG THE EAST BOUNDARY OF SAID TRACT, A DISTANCE OF 112.17 FEET TO A 5/8 INCH IRON PIN, MONUMENTING THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 89°49'56" WEST, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 165.15 FEET TO A 5/8 INCH IRON PIN ON SAID EASTERLY RIGHT OF WAY; THENCE NORTH 0°05'51" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 88.85 FEET TO THE POINT OF BEGINNING.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT BERNADETTE WEIGAND NELSON IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND THAT THEY HAVE PARTITIONED THE SAME INTO PARCELS AS SHOWN HEREON AND THE NUMBER AND SIZE OF THE PARCELS AND THE COURSES AND LENGTHS OF THE LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION AND DO HEREBY CREATE A SANITARY SEWER SERVICE LINE EASEMENT FOR THE BENEFIT OF PARCEL 3 AS SHOWN HEREON AND DO HEREBY CREATE A WATER LINE EASEMENT FOR THE BENEFIT OF PARCEL 2 AS SHOWN HEREON.

Bernadette Weigand Nelson
BERNADETTE WEIGAND-NELSON

STATE OF OREGON) S.S.
COUNTY OF JACKSON)

ON THIS, THE 19 DAY OF March, 2021, BEFORE ME APPEARED BERNADETTE WEIGAND-NELSON, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HER FREE ACT AND DEED.

Michael Shaughnessy McKehee
Michael Shaughnessy McKehee

BY: Commission NO. 997374
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: Feb. 26, 2024

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 6th DAY OF APRIL, 2021,

AT 9:52 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT No. P-12-2021

OF THE RECORDS OF JACKSON COUNTY, OREGON. INDEX VOLUME 32 PAGE 12 23307

Christine Walker
COUNTY CLERK

Heather Simpson
DEPUTY

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

PURPOSE: TO SURVEY AND MONUMENT THE PARTITION APPROVED BY THE CITY OF PHOENIX PLANNING FILE No. MP17-02.

PROCEDURE: UTILIZING A TRIMBLE ROBOTIC TOTAL STATION AND R10 TRIMBLE GPS RECEIVERS I TIE THE MONUMENTS AND SET THE PROPERTY CORNERS AS SHOWN. INSTRUMENT NUMBERS OF THE OFFICIAL RECORD OF JACKSON COUNTY, OREGON USED ON THIS SURVEY ARE 95-33682, 96-12436, 96-12435 AND 99-16025. SURVEYS OF RECORD USED ON THIS PLAT BEING S/N'S 14218, 14731, 14802, 14954, 14973, 19449 AND 19553. CENTER LINE MONUMENTS PER SURVEY NUMBERS 14973 AND 19449 WERE TIED AND HELD FOR THE CENTERLINE OF HILSINGER ROAD. FOUND MONUMENTS PER SURVEY NUMBERS 14731 AND 14954 WERE HELD FOR THE NORTH AND SOUTH BOUNDARY LINES OF THE PROJECT AND THEIR RELATION TO THE EASTERLY RIGHT OF WAY OF HILSINGER ROAD AND THE WEST LINE OF PARCEL 3 OF PARTITION PLAT No. P-82-1995 FOR THE EAST AND WEST BOUNDARIES OF THE TRACT. CORNERS ABUTTING THE EAST LINE OF THE SUBJECT TRACT SET PER AVALON PARK ESTATES, PHASE X ARE SHOWN IN THEIR RELATIONSHIP TO SAID WEST LINE. THE NEW PARTITION CORNERS WERE SET AS SHOWN.

Fred A. Frantz 3-18-21
FRED A. FRANTZ, PLS 50077 DATE

APPROVAL:

Joe J. 4/1/2021
PHOENIX PLANNING DEPARTMENT DATE
MLP17-02

EXAMINED AND APPROVED THIS 30 DAY OF
March, 2021
Scott J.
COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF April 6th, 2021.

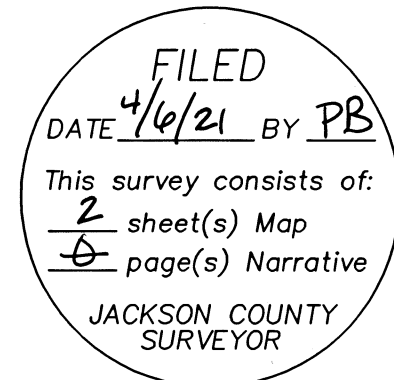
Deputy
TAX COLLECTOR

Debbie Thompson agent
ASSESSOR, DEPARTMENT OF ASSESSMENT



Renewal 12-31-21

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
terrasurveyinc.com
terrain@bisp.net
JOB NO. 1311-20



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

Fred A. Frantz
FRED A. FRANTZ, PLS 50077

PARTITION PLAT No. **P-12-2021**

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF PHOENIX, JACKSON COUNTY, OREGON.

FOR
BERNADETTE WEIGAND-NELSON
3791 HILSINGER ROAD
PHOENIX, OREGON 97535

LEGEND

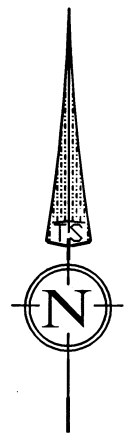
- S/N SURVEY NUMBER ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON.
- INST.No. INSTRUMENT NUMBER OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- EASEMENT LINE AS INDICATED.
- FORMER PROPERTY LINE (GRAPHICAL PURPOSES ONLY).
- FOUND 5/8" IRON PIN MONUMENT PER S/N 14731 OR AS INDICATED.
- ⊗ FOUND 5/8" IRON PIN MONUMENT PER S/N 14802.
- ⊘ FOUND 5/8" IRON PIN MONUMENT PER S/N 14954.
- ⊙ FOUND 2" ALUMINUM CAP MONUMENT PER S/N 19449 OR AS INDICATED.
- SET 5/8" BY 24" IRON PIN WITH PLASTIC CAP MARKED "FRANTZ LS 50077".
- ⊗ SET 5/8" BY 30" IRON PIN WITH PLASTIC CAP MARKED "FRANTZ PLS 50077".
- R1 RECORD DATA PER S/N 14731.
- R2 RECORD DATA PER S/N 14954.
- R3 RECORD DATA PER S/N 19553.
- R4 RECORD DATA PER S/N 14802.

BASIS OF BEARING IS GEODETIC TRUE NORTH DERIVED FROM HIGH ACCURACY GPS OBSERVATIONS APPLIED BETWEEN FOUND CENTER LINE MONUMENTS ON HILSINGER ROAD AS SHOWN. SAID BEARING BEING N0°05'51"E.

CONCERNING THAT TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED JANUARY 20, 2021, ORDER NUMBER 7169-3042517,

ITEM 6. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF.
RECORDING INFORMATION: JULY 13, 1954 AS VOLUME 369, PAGE 447
IN FAVOR OF: SEE DOCUMENT FOR EXACT INFORMATION
FOR: PUMP PURPOSES
AFFECTS: PARCELS 1 AND 2
THERE IS NO MENTION OF AN EASEMENT.

FILED
DATE 4/6/21 BY PB
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

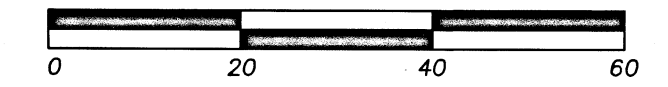


I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL

Fred A. Frantz
FRED A. FRANTZ, PLS 50077

DATE: 01-28-21

SCALE: 1" = 20'



REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

Fred A. Frantz
OREGON
JULY 12, 2005
FRED A. FRANTZ
No. 50077

Renewal 12-31-21

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520
(541) 482-6474
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terrain@bisp.net
JOB NO. 1311-20

HUNTLEY LANE

HILSINGER ROAD

WALNUT PLACE

