

# PARTITION PLAT NO. P-13-2021

In the S.E. 1/4 of Sec. 15 & N.E. 1/4 of Sec. 22,  
T.37S., R.2W., W.M. Jackson County, Oregon  
(File No. E129467 & 439-18-00028-SUB)

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

FILE M49 E129467 & 439-18-00028-SUB  
EXAMINED AND APPROVED this 2nd day of April, 20 21.

Shandell Clark  
Jackson County Planning

EXAMINED AND APPROVED this 19th day of September, 20 19.

[Signature]  
Jackson County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96  
as of April 8th, 20 21.

[Signature] AGENT  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have  
been paid as of April 8th, 20 21.

[Signature] DEPUTY  
Tax Collector

### \*\*\*\*\* DECLARATION \*\*\*\*\*

Know all men by these presents that CAJUN LAND AND INVESTMENTS LLC, an Oregon limited liability company, is the owner in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate and have partitioned the same in the Parcels as shown on Sheet 2.

Affidavit of Consent from Cajun Land And Investments LLC recorded as

Doc. # 2021-016787, ORJCO.

### SURVEY FOR:

CAJUN LAND & INVESTMENTS LLC  
200 TANYA ST.  
LAFAYETTE, LA 70507

### 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

### DATE:

JULY 23, 2019

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

Filed for record this 14th day of April, 20 21 at  
1:50 o'clock P m., and recorded as Partition Plat No. P-13-2021

in "Record of Partition Plats" of Jackson County, Oregon.  
Index Volume 32, Page 13. Document No. 2021-16788, ORJCO.

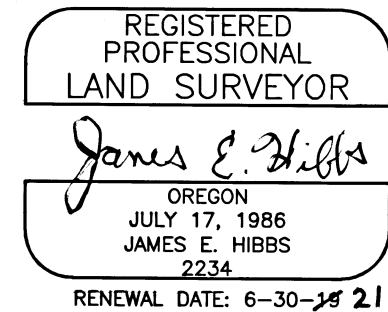
Christine D. Walker Heather Simpson  
County Clerk Deputy

County Surveyor File No. 23312.

### \*\*\*\*\* 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 AS FOLLOW:

Commencing at the Southeast corner of Donation Land Claim No. 66, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence South 89°59'57" East (record EAST), 714.88 feet to the Northwest corner of that tract described in Document No. 2017-038325, Official Records of Jackson County, Oregon (being deed record 50.47 chains East of the Northwest corner of Donation Land Claim No. 89, said Township and Range) and the INITIAL POINT OF BEGINNING; thence along the North line thereof, South 89°59'57" East, 510.24 (record EAST, 510.84 feet) to the Northeast corner thereof; thence along the East line thereof, South 00°00'14" West, 1275.88 feet (record SOUTH, 1289.64 feet) to the Southeast corner thereof; thence along the South line thereof, South 89°54'12" West, 510.68 feet (record WEST, 510.84 feet) to the Southwest corner thereof; thence along the West line thereof, North 00°01'24" East, 1276.75 feet (record NORTH, 1291.62 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. 439-18-00028-SUB and Oregon DLCDC #M49 E129467. The parent tract being set forth in Vol. 156, Pg. 107, JGDR and previously surveyed by FS3139 & FS22285.

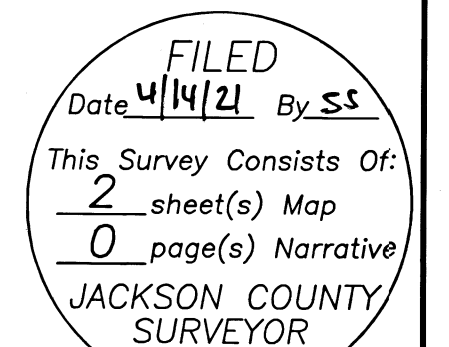
**PROCEDURE:** Using Trimble R8 G.P.S receivers, made ties to the existing monuments as shown on Sheet 2. Following in the "footsteps" of previous surveyors, the West boundary of the subject tract was held as found monumented by FS3139 & the East line was held as monumented by FS22285. Ross Lane was petitioned as a 40' R/W. FS3139 stated in the narrative "Established the center line of Ross Lane from P.I. pins and set the Southwest and Southeast property corners on the North right of way boundary thereof". Although the surveyor did not show the locations of the P.I. pins the assumption is made that he did indeed use the P.I. pins to control the center line of Ross Lane. FS9566 found 3/4" iron bolts at the East and West P.I.'s of Ross Lane and used these for center line control but did not tie to monuments set by FS3139. FS9601 tied the above iron bolts on the East & West and a 5/8 pin reported on said Survey to be set by Jackson County. In addition, he tied the monuments set by FS3139 and showed that they were in all practical purposes set on the North R/W of Ross Lane as did FS9711. FS13634 replaced the East P.I. bolt. This new P.I. monument as well as monuments set by FS9566 was subsequently used by FS17724 to set monuments on the South R/W of Ross Lane. FS21086 used the above monuments per FS17724 to set monuments on the North R/W of Ross Lane. Finally FS22285 used the monuments per FS3139, 17724 & 21086 to set the S.E corner of the subject tract. As this Survey is a retracement of the various preceding surveys I accept the monuments as found as the best evidence of the subject tract boundary. With the boundary fixed, I computed the position of the Parcel corners per the approved tentative plat and set monuments as shown on Sheet 2.

### MEASURE 49 STATEMENT:

THIS LAND DIVISION IS PURSUANT TO 2007 STATE BALLOT MEASURE 49 AND OREGON DLCD FINAL ORDER #E129467 SIGNED OCTOBER 16, 2009.

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

James E. Hibbs  
SURVEYOR



**SURVEY FOR:**

CAJUN LAND & INVESTMENTS LLC  
200 TANYA ST.  
LAFAYETTE, LA 70507

**DATE:**

JULY 23, 2019

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(File No. E129467 & 439-18-00028-SUB)

**SURVEY BY:**

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PHOENIX, OR 97535  
PHONE: (541) 772-2782  
LJFRIARANDASSOCIATES@CHARTER.NET  
WWW.FRIARANDASSOCIATES.COM

**LEGEND:**

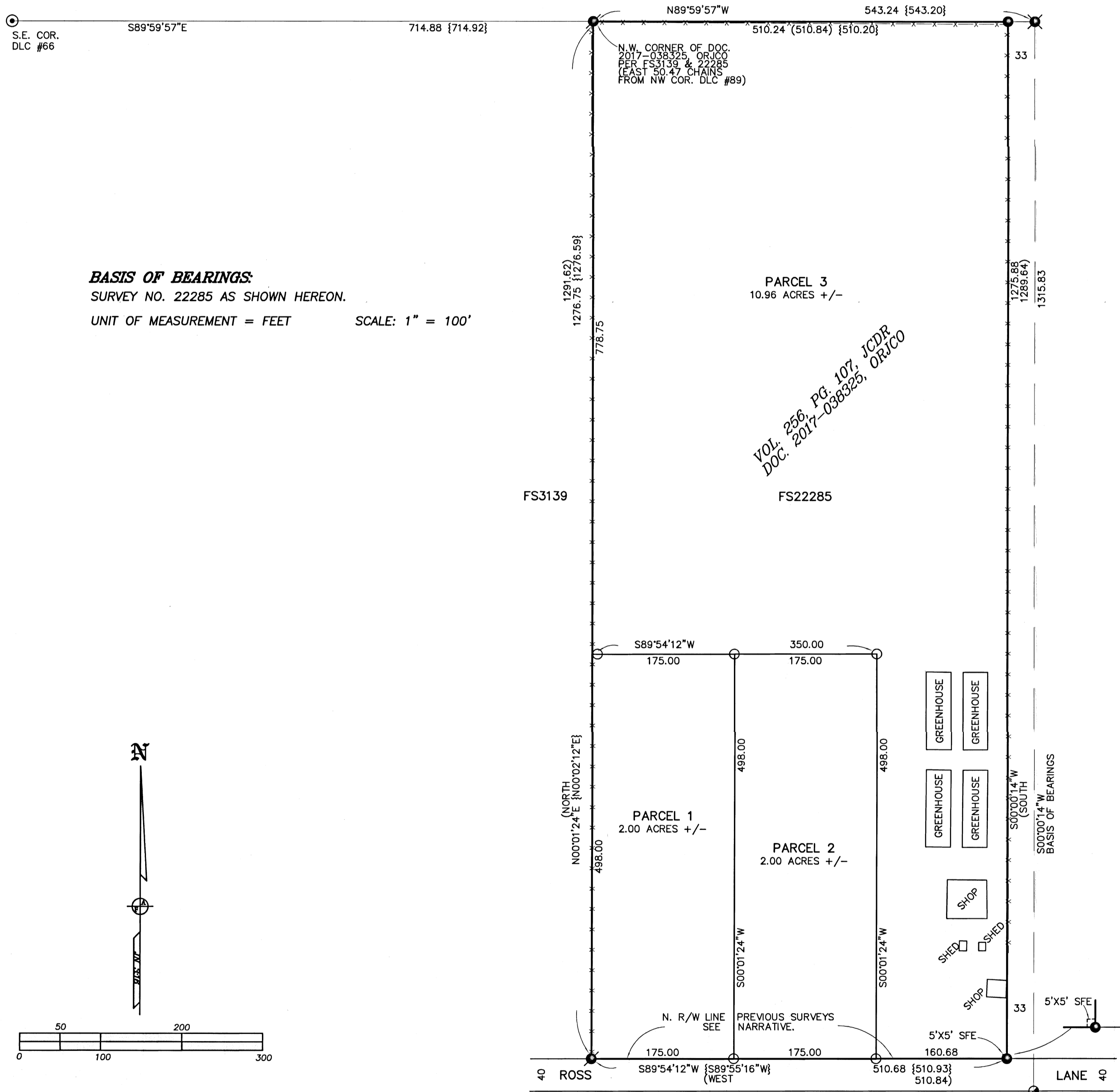
- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER 1979 RE-ESTAB'S.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. D. HUCK LS2023 PER FS22285.
- ⊙ = FD. 1" IRON PIPE PER FS3139.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. B. KAISER RLS52923 PER FS21086.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. TEMPLIN LS2359 PER FS17724.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- ( ) = DEED RECORD DATA PER V. 256, P.107, JCDR.
- FS = FILED SURVEY #.
- { } = RECORD DATA PER FS22285.
- X- = FENCE LINE.
- SFE = SEWER FACILITIES EASEMENT PER DOC. 00-02506, ORJCO.

**EASEMENTS PER PUBLIC RECORD REPORT FOR NEW SUBDIVISION**

EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER V.226, P.413, JCDR. NO SPECIFIC LOCATION GIVEN IN DOCUMENT.

EASEMENT FOR SEWER FACILITIES PER DOC. 00-02506, ORJCO. SHOWN.



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James E. Hibbs  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
James E. Hibbs  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE: 6-30-2021

FILED  
Date 4/14/21 By SS  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR