

PARTITION PLAT No. P-21-2021

Located in the N.W. 1/4 of Section 2, T.36S.,R.1W., W.M.,
City of Eagle Point, Jackson County, Oregon

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

Bary D Kaiser
SURVEYOR

SURVEY FOR:
John and Kim Souza
743 Onyx Street
Eagle Point, OR. 97524

DATE:
April 6, 2021

SURVEY BY:
Kaiser Surveying
2178 Butte Falls Highway
Eagle Point, OR. 97524

*** SURVEYOR'S CERTIFICATE ***

I, Bary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the attached partition plat, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Parcel No. 2 of Partition Plat recorded December 28, 2001 as Partition Plat No. P-77-2001 of the "Records of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 17157 in the Office of the County Survey.

EXCEPTING THEREFROM; Beginning at a 5/8" rebar with Aluminum cap found set for the Southwest corner of the Southeast quarter of the Northwest quarter of Section 2, Township 36 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon, also being the Southwest corner of Parcel No. 2 of Partition Plat recorded December 28, 2001 as Partition Plat No. P-77-2001 of the "Records of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 17157 in the Office of the County Survey for THE TRUE POINT OF BEGINNING; Thence along the Westerly boundary of said quarter-quarter, North 0' 32' 36" West (record = North 0' 10' 48" West), 111.12 feet to intersect the Northeasterly right-of-way line of Onyx Street at a 5/8" rebar with plastic cap set; Thence leaving said boundary along said Street line, 120.53 feet along the arc of a 175.00 foot radius curve to the right (long chord bears South 20' 19' 45" East, 118.165 feet) to intersect the Southerly boundary of said quarter-quarter at a 5/8" rebar with plastic cap set; Thence leaving said Street line along said quarter-quarter boundary, South 89' 33' 42" West (record = South 89' 54' 00" West), 40.00 feet to THE INITIAL POINT OF BEGINNING.

Bary D Kaiser
SURVEYOR

*** DECLARATION ***

Known all men by these presents, that JOHN SOUZA, JR. and KIM S. SOUZA, as tenants by the entirety, are the owners of the lands represented on this Partition Plat and more particularly described in the Surveyor's Certificate, and have caused the same to be partitioned into parcels as shown on Sheet 2 of this Partition Plat, and we do hereby dedicate to the public for public use the public utility easement (PUE) as shown on Sheet 2. We also hereby create that 40-foot wide with turnaround private ingress-egress easement across Parcel Nos. 1, 2 and 3 benefiting Parcel Nos. 1, 2 and 3 as shown on Sheet 2. We also hereby create that 10-foot wide private sewer easement across Parcel No. 2 benefiting Parcel No. 3 as shown on Sheet 2.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 28 DAY, OF April, 2021.

John Souza
JOHN SOUZA, JR.

Kim S Souza
KIM S. SOUZA

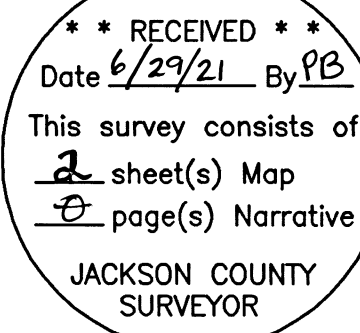
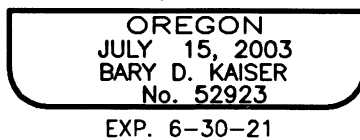
STATE OF OREGON)
COUNTY OF JACKSON)

Personally appeared before me the above named JOHN SOUZA, JR. and KIM S. SOUZA, and acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 28 day of April, 2021.



(SIGN) Harold E Bebeau
Harold E Bebeau NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 968582
MY COMMISSION EXPIRES 11-13-21



We, Evergreen Federal Bank, are the undersigned beneficiary of certain Trust Deed dated March 30, 2020 and recorded April 1, 2020 as Document No. 2020-010930, Official Records of Jackson County, Oregon, and modified February 23, 2021 and recorded February 25, 2021, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown on Sheet 2 as dedicated to the public for public use.

[Signature]
Title: Manager

Signed this 28 day of April, 2021.



(SIGN) Teri Diane Higinbotham
Teri Diane Higinbotham NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 968894
MY COMMISSION EXPIRES 11/20/2021

*** APPROVALS ***

Examined and approved by the City of Eagle Point Community Development Department

Dated this 10th day of May, 2021. (File: #20-06:SUB)

[Signature]
COMMUNITY DEVELOPMENT DIRECTOR

Examined and approved this 4 day of May, 2021.

Scott J...
COUNTY SURVEYOR

Examined and approved as required by O.R.S. 92.100 this 25th day of June, 2020.

[Signature] agent 6/25/21
ASSESSOR DATE

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 25th day of June, 2021.

[Signature] 6/25/21
TAX COLLECTOR DATE

Approved by Rogue Valley Sewer Service.

[Signature] 5/26/2021
DISTRICT ENGINEER DATE

*** RECORDER'S CERTIFICATE ***

Filed for record, this 25th day of JUNE, 2021, at 3:11 O'clock P m, and recorded as Partition Plat No. P-21-2021 of the Records of Partition Plats in Jackson County, Oregon.

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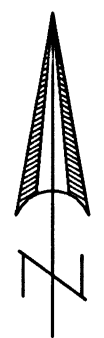
BY: Christine P Walker Heather Simpson
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 23383

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City of Eagle Point, Jackson County, Oregon

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SURVEYOR



SCALE: 1" = 60'

SURVEY FOR:
John and Kim Souza
743 Onyx Street
Eagle Point, OR. 97524

DATE:
April 6, 2021

SURVEY BY:
Kaiser Surveying
2178 Butte Falls Highway
Eagle Point, OR. 97524

EASEMENTS

1. Power line easement indicated on a current title report recorded in Vol. 426, Page 196 D.R. is a 20' wide easement for overhead lines. From owners mentioned on said document it appears to benefit properties lying East of the subject property, no overhead lines cross the subject property.
2. Document recorded in Instrument No. 79-14539 O.R. refers to an annexation agreement between the City of Eagle Point and property owners located on Palima Drive. The subject property does touch Palima Drive and was part of the annexed property at the time of the agreement.
3. Document recorded in Instrument No. 2020-030250 O.R. pertains to a Water Line Easement Agreement between the City of Eagle Point and the subject property regarding relocating the existing water line shown hereon to a new location, to be determined later.

BASIS OF BEARINGS
G.P.S. NAD 83 [2011] - PROJECTED
ON TO GRID BEARING PER OREGON
COORDINATE REFERENCE SYSTEM
[OGRS] GRANTS PASS-ASHLAND ZONE

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

PURPOSE: Partition Survey of tract described in Inst. No. 2019-030638 O.R.

PROCEDURE: Equipment used to perform survey was a Nikon DTM522 total station, a Trimble R8 GPS receiver and Trimble TSC2 data collector. The boundary of the subject property was located from information on Filed Survey No. 17157 and the plat of EAGLE RIDGE. Property is Parcel No. 2 on Partition Plat of said Filed Survey No. 17157. Document No. 2007-047913 O.R. dedicated to the City of Eagle Point property for additional right-of-way for Onyx Street in the Southwesterly corner of the subject property, as shown on the plat of EAGLE RIDGE. Monuments from these filed surveys were recovered and held as shown hereon. The New Partition Boundaries were located per the clients direction and the City Approval.

LEGEND

- = Found 5/8" Rebar with Aluminum Cap marked "B KAISER RLS 52923" EAGLE RIDGE
- △ = Found Monument As Indicated
- = Found 5/8" Rebar with Yellow Plastic Cap marked "KAISER RLS 803" S.N. 17157
- = Set 5/8" x 30" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923"
- = Set 5/8" x 24" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923"
- S.N. = Filed Survey Number
County Surveyors Office
- () = Record/S.N. 17157
- = City Water Line
- x-x- = Fence

LINE TABLE

Ⓐ	N66°42'11"E, 5.78'
Ⓑ	N72°44'19"E, 33.83'
Ⓒ	N2°34'08"W, 92.31'
Ⓓ	N38°26'16"E, 74.92'
Ⓔ	N22°51'22"E, 57.56'
Ⓚ	N11°23'14"E, 28.65'
Ⓛ	N0°13'42"W, 90.61'

CURVE DATA

Δ	R	L	LC
①	94'11'52"	150.00'	246.61'
②	39°27'48"	175.00'	120.534'
③	22°47'58"	175.00'	69.64'
④	16°39'50"	175.00'	50.90'
⑤	88°38'46"	45.00'	69.62'
⑥	21°23'59"	100.00'	37.35'
⑦	90°00'00"	28.00'	43.98'
⑧	90°00'00"	28.00'	43.98'
⑨	10°39'25"	175.00'	32.55'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bary D. Kaiser
OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-21

** RECEIVED **
Date 6/29/21 By PB
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

