

DECLARATION

KNOW ALL PERSONS BY THESE PRESENT, that the CITY OF PHOENIX, a municipal corporation, and PHOENIX URBAN RENEWAL AGENCY, hereinafter referred to as DECLARANTS are the owners in fee simple of the lands as described in the "Surveyor's Certificate" herewith. Declarant has caused this tract of land to be surveyed and platted into Parcels and easements as depicted. Declarant hereby dedicates the Public Utility Easements across Parcels 1, 2 and 3 for public use. Declarant hereby creates the 5.00 feet and 15.00 feet wide Private Storm Drain Easement across Parcel 1 for the use and benefit of Parcel 2.

Terry Baker, Mayor, City of Phoenix; Eric Swanson, Executive Director, Phoenix Urban Renewal Agency.

STATE OF OREGON
County of Jackson

Signed or attested before me on August 20, 2021, by TERRY BAKER.

Bonnie Kay Pickett, Notary Public-Oregon

STATE OF OREGON
County of Jackson

Signed or attested before me on August 20, 2021, by ERIC SWANSON.

Bonnie Kay Pickett, Notary Public-Oregon



RELEASE:

City of Phoenix, an Oregon municipal corporation, beneficiary of that Trust Deed per Instrument Number 2008-033270 of the Official Records of Jackson County, Oregon, do hereby consent to release from lien of said Trust Deeds, all property dedicated for public use, as depicted on Sheet 2 of this plat.

Terry Baker, Mayor, City of Phoenix

TITLE RELATED NOTES:

THIS PARTITION PLAT MAY BE SUBJECT TO THE FOLLOWING MATTERS OF RECORD PER THE RECEIVED TITLE REPORT:

Taxes assessed, including the current fiscal year, not assessed because of City/Government Exemption. If the exempt status is terminated an additional tax may be levied.

City liens, if any, of the City of Phoenix.

The property lies within the boundaries of Rogue Valley Sewer Services and is subject to any charges or assessments levied by said District and pipeline easements in connection therewith.

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Medford Irrigation District.

The subject property was incorporated into the Urban Renewal Project by instrument, including the terms and provisions thereof per Instrument Number 2005-065966 of the Official Records of Jackson County, Oregon.

Easement per Volume 254 at Page 87 of the Deed Records of Jackson County, Oregon. Depicted within Parcel 3.

Limited access provisions per Volume 364 at Page 53 and Volume 371 at Page 335, both of the Deed Records of Jackson County, Oregon.

Easement per Volume 371 at Page 335, of the Deed Records of Jackson County, Oregon.

Covenants, conditions and restrictions per Instrument Number 73-12513 of the Official Records of Jackson County, Oregon.

Easement per Instrument Number 2005-045009 of the Official Records of Jackson County, Oregon. Depicted within Parcels 1 and 3.

Stormwater Quality Feature Operation and Maintenance Agreement per Instrument Number 2015-039556 of the Official Records of Jackson County, Oregon. Located within Parcel 3.

Sewer easement per Instrument Number 2017-037280 of the Official Records of Jackson County, Oregon. Located within Parcel 3.

Easement per Instrument Number 2019-004997 of the Official Records of Jackson County, Oregon. Located within Parcels 1 and 3.

SURVEYOR'S CERTIFICATE

I, Cael E. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments, as provided by law, the tract of land depicted hereon, that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

Those tracts of land as described in Instrument Number 73-12513 (CITY OF PHOENIX), and Instruments Numbered 2008-033269, 2015-014607, 2015-014623, 2015-018844 and 2015-022105 (PHOENIX URBAN RENEWAL AGENCY) all of the Official Records of Jackson County, Oregon, which contain Water Lots 6 through 12 of the plat named the TOWN OF PHOENIX, recorded January 4th, 1879, with the Jackson County Clerk. The following is the exterior boundary of the combination of said tracts of land, as now surveyed:

Commencing at the corner common to Sections 9, 10, 15 and 16 of said township and range; thence North 12°28'13" East, 619.49 feet to the southwest corner of Lot 6 of said Town of Phoenix plat, being a point on the easterly right-of-way of Main Street and being the Initial Point (POINT OF BEGINNING); thence North 35°56'49" West, along said easterly right-of-way and the westerly boundaries of Lots 6 through 12 of said plat, 421.04 feet to the northwest corner of said Lot 12; thence leaving said right-of-way, North 54°02'25" East, along the northerly boundary of said Lot 12 and the northerly boundary of aforesaid Instrument Number 73-12513, 295.41 feet to intersect the westerly right-of-way of Bear Creek Drive, being a point on a circular curve concave to the southwest, having a radius of 879.93 feet and a central angle of 08°42'45" (the long chord of which bears South 49°46'41" East, 133.68 feet); thence along said westerly right-of-way, the following courses and distances: along the arc of said curve, 133.80 feet to the Point of Spiral to Curve at Station 352+88.64 per Survey Number 21075, as filed in the office of the Jackson County Surveyor; thence along the spiral curve a chord bearing and distance of South 39°21'35" East, 287.91 feet to the beginning of said spiral curve at Station 349+88.64 of said Survey Number 21075; thence South 36°25'18" East, 244.89 feet to intersect the northerly right-of-way of East 1st Street; thence leaving said westerly right-of-way of Bear Creek Drive, South 54°06'59" West, along said northerly right-of-way of East 1st Street, 137.20 feet; thence leaving said northerly right-of-way and along the westerly boundary of aforesaid Instrument Number 73-12513, the following courses and distances: North 39°26'03" West, 120.58 feet to the southeast corner of Lot 4 of said Town of Phoenix plat; thence North 36°53'58" West, along the easterly boundaries of Lots 4 and 5 of said plat, 120.36 feet to the northeast corner of said Lot 5; thence South 54°05'19" West, along the northerly boundary of said Lot 5, 200.00 feet to the Point of Beginning.

Cael E. Neathamer, Surveyor

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Perform a boundary survey and prepare a Partition Plat pursuant to the Client's instructions and as approved by the City of Phoenix Planning Department (File Number MLP18-01).

PROCEDURE: Records utilized: Instruments Numbered 73-12513, 2008-033269, 2015-014607, 2015-014623, 2015-018844 and 2015-022105 of the Official Records of Jackson County, Oregon; plat named the TOWN OF PHOENIX, recorded January 4th, 1879, with the Jackson County Clerk; and, Surveys Numbered 5624, 7584, 9058, 14796, 17544, 20047 and 21075, all on file in the office of the Jackson County Surveyor. Equipment/Software utilized: Trimble R10 GNSS equipment, Trimble TSC3 data collector with Trimble Access Software; Trimble S7 Robotic Instrument, Trimble Business Center and Trimble Terramodel. Linear unit (horizontal) is International Foot (ft); Linear unit (vertical) is U.S. Survey Foot (usft); Vertical datum is the North American Datum of 1988 (NAVD88); Geodetic Information: Datum is the North American Datum (NAD) of 1983 (2011) Epoch 2010.00; System is the Oregon State Plane Coordinate System, South Zone 3602 (refer to ORS, Chapter 43.312(b)), and projected to ground at the elevation of 1500 feet.

Utilized survey control and tied monuments from work performed in this area between 2012 and the present. Tied into control points numbered 1171514, 1171516, 1171517 and 1171518 per said Survey Number 17544 and computed a best fit to their computed positions. From which, established the centerline of Main Street, the easterly right-of-way thereof and the westerly boundaries of the subject tracts herein. Tied into control and found monuments per Survey Number 21075 to compute the centerline and westerly right-of-way of Bear Creek Drive, thereby establishing the easterly boundaries of the subject tracts herein. Utilized said instruments and found monuments per Surveys Numbered 5624, 7584, 14796, 15896 and 20047 to compute the interior boundaries of the subject tracts. From which, computed the exterior boundaries of Parcels 1, 2 and 3.

Completed field work and set monuments on April 2, 2021.

MEASUREMENTS TO SN 17544 CONTROL:

1171514 TO 1171516: SN 17544 = 536°41'29"E, 1552.24' MEASURED = 536°41'35"E, 1552.21'

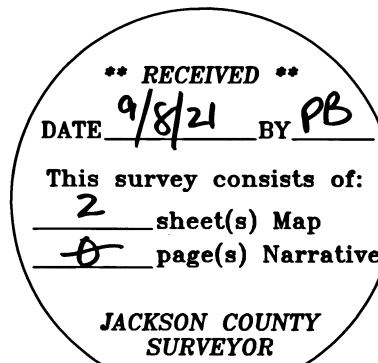
1171516 TO 1171517: SN 17544 = 533°18'23"E, 1041.73' MEASURED = 533°18'26"E, 1041.73'

1171517 TO 1171518: SN 17544 = N02°17'47"E, 611.56' MEASURED = N02°17'29"E, 611.54'

1171518 TO 1171514: SN 17544 = N45°22'27"W, 2141.33' MEASURED = N45°22'27"W, 2141.31'

I hereby certify that this is an exact copy of the original.

Cael E. Neathamer, Surveyor



REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JULY 9, 2001 CAEL E. NEATHAMER 56545
Renewal Date 12/31/22

PARTITION PLAT NUMBER: P-28-2021

REPLAT of Lots 6 through 12, plat of the TOWN OF PHOENIX, being located in the Southeast One-quarter of Section 9 and the Southwest One-quarter of Section 10, Township 38 South, Range 1 West of the Willamette Meridian, City of Phoenix, Jackson County, Oregon.

PREPARED FOR:

URBAN RENEWAL AGENCY OF THE CITY OF PHOENIX
112 W. 2nd Street
PO Box 330
Phoenix, OR 97535

APPROVALS:

CITY OF PHOENIX PLANNING FILE NUMBER: MLP18-01

I certify that, pursuant to the authority granted in to me, that this plat is hereby approved.

Planning Director, 8/24/21 Date

Examined and approved this 24th day of August, 2021.

City Engineer

Examined and approved this 3 day of September, 2021.

Jackson County Surveyor, 23443 File Number

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of September 8th, 2021.

Tax Collector/Deputy

Examined and approved as required by O.R.S. 92.100 this 8th day of September, 2021.

Assessor/Agent

RECORDING

FILED FOR RECORD THIS 8th DAY OF September, 2021 AT 10:24 O'CLOCK A.M. AND RECORDED IN VOLUME 32 OF PLATS AT PAGE 28 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker, County Clerk; James J. Morgan, Deputy

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 23443

PREPARED BY: Neathamer Surveying, Inc. 3126 State St, Suite 203 P.O. Box 1584 Medford, Oregon 97501 Phone (541) 732-2869 FAX (541) 732-1382

PLOT DATE: August 20, 2021 PROJECT NUMBER: 16047

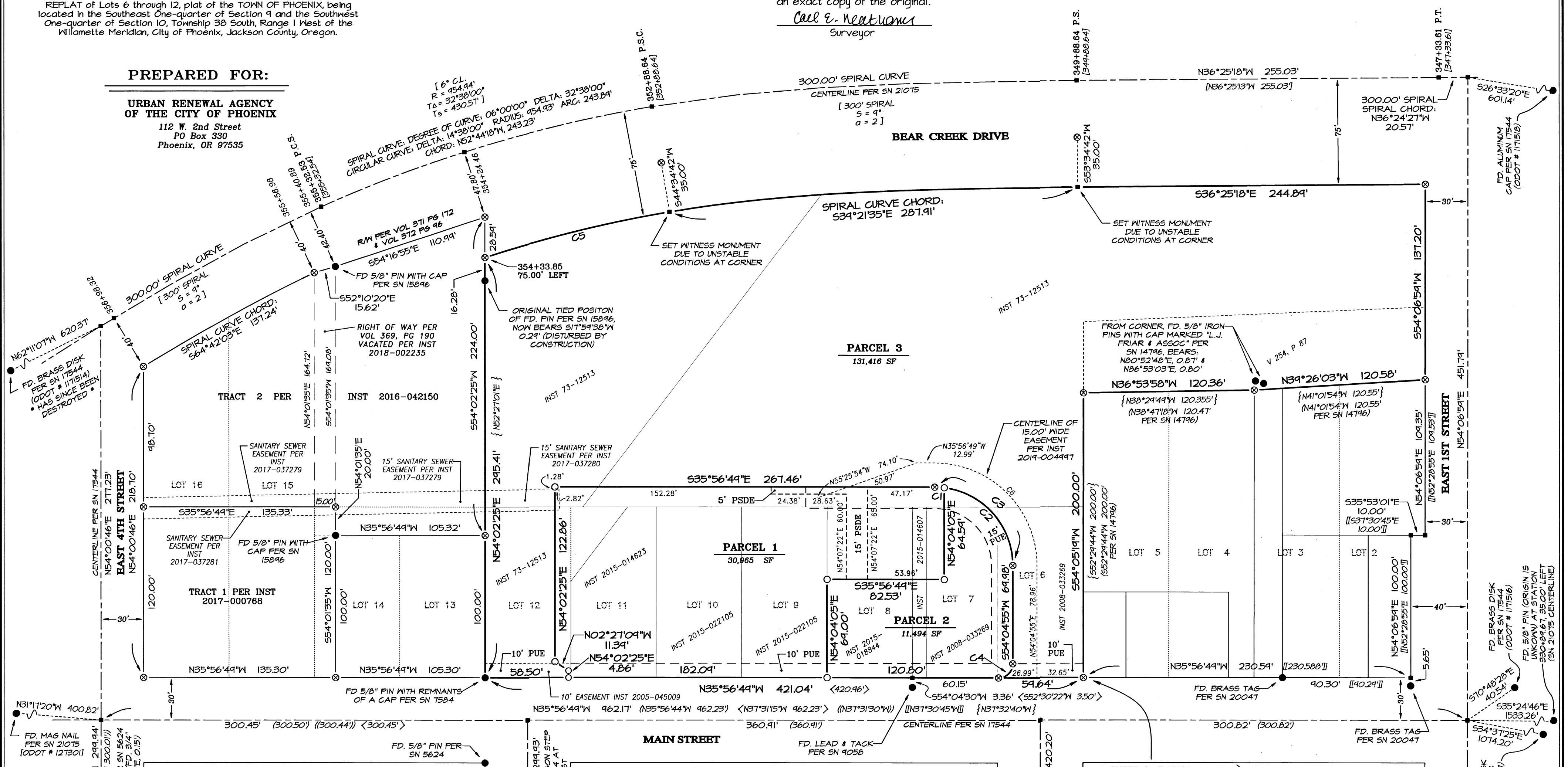
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I hereby certify that this is an exact copy of the original.
Carl E. Neathamer
 Surveyor

PREPARED FOR:

URBAN RENEWAL AGENCY OF THE CITY OF PHOENIX
 112 W. 2nd Street
 PO Box 330
 Phoenix, OR 97535



BASIS OF BEARINGS:

Geodetic North referenced to the NAD83 CORS46 (Epoch 2002) datum. Refer to Survey Narrative on Sheet 1, for description.

LEGEND:

- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a found monument as noted.
- Indicates a computed position, nothing found or set.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- PSDE Indicates a Private Storm Drain Easement, being created hereon.
- PUE Indicates a Public Utility Easement, being created hereon.

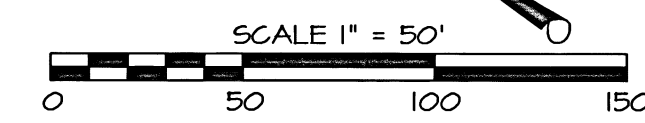
- SF Indicates the number of square feet within a closed area.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- (()) Indicates record data per SN 5624.
- { } Indicates record data per SN 7584.
- < > Indicates record data per SN 9058.
- () Indicates record data per SN 17544, or as noted.
- [] Indicates record data per SN 20047.
- [] Indicates record data per SN 21075.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	07°01'31"	55.00'	6.74'	S32°26'04"E	6.74'
C2	83°00'13"	55.00'	79.68'	S12°34'48"W	72.89'
C3	90°01'44"	55.00'	86.42'	S09°04'03"W	77.80'
C4	89°58'16"	10.00'	15.70'	N80°55'57"W	14.14'
C5	08°42'45"	879.93'	133.80'	S49°46'41"E	133.68'
C6	90°01'44"	72.00'	113.13'	N09°04'03"E	101.85'

INITIAL POINT

BEARS N12°28'13"E, 619.44'
 FROM S.W. COR. SEC. 10
 (FD. 3" BRASS CAP)



COMPUTED & MEASURED BEARINGS & DISTANCES TO SN 17544 ON SHEET 2

**** RECEIVED ****
 DATE 9/8/21 BY PB
 This survey consists of:
 2 sheet(s) Map
 2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Carl E. Neathamer
OREGON
 JULY 9, 2001
CAEL E. NEATHAMER
 56545
 Renewal Date 12/31/22

PREPARED BY: Neathamer Surveying, Inc.
 3126 State St, Suite 203
 P.O. Box 1584
 Medford, Oregon 97501
 Phone (541) 732-2869
 FAX (541) 732-1382

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