

East Barton Subdivision, Phase 1

Located in:
Northeast Quarter of Section 34,
Township 35 South, Range 1 West,
Willamette Meridian,
City of Eagle Point, Jackson County, Oregon

**** RECEIVED ****
DATE 11/16/21 BY JB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that Snyder Creek Development, LLC, an Oregon limited liability company is the owner of the lands hereon described and has caused the same to be subdivided into lots and streets as shown on Sheet 2 of this Plat and the number and size of the lots and course and lengths of all lines are plainly set forth and this map is a correct representation of the subdivision. We hereby dedicate to the City of Eagle Point for public use the streets, public utility easements and street plug as shown on Sheet 2 of this Plat.

By its approval of this Plat, the City of Eagle Point declares that upon the extension of the affected streets, it thereby dedicates the street plugs for public street purposes. We also hereby grant the public and private easements as shown on Sheet 2 of this Plat. The dedications and grants are further described thus:

- * Access Easement (variable in width), over Lot 4 for the benefit of the City of Eagle Point as a fire department turn around.
- * Storm Drain Easement (15' wide) over the Reserve Acreage parcel, for the benefit of the City of Eagle Point.
- * Private Utility Easement, over Lot 5, for the benefit of Lot 4 and Lot 5.
- * Landscaping Easement (3' wide) over the south end of Lot 1, Lot 2, Lot 3 & Lot 4, for the benefit of the City of Eagle Point.

I hereby designate said subdivision as East Barton Subdivision, Phase 1.

In witness whereof, I have set our hand and seal this 4th day of November, 2021

Travis Snyder
Travis Snyder, member Snyder Creek Development, LLC

SURVEY FOR:

Snyder Creek Development, LLC
13540 Table Rock Road
Central Point, OR 97502

SURVEY BY:

Pariani Land Surveying
P.O. Box 551
Shady Cove, Oregon 97539

SURVEYOR'S CERTIFICATE:

I, John R. Pariani, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and marked with the proper monuments as provided by law. The parcel of land is shown on Sheet 2 of this plat, of which is a correct representation of the same and the following is an accurate description of the parent parcel, as set forth hereon:

The most easterly lot numbered 23 of Eagle Point Meadows, in Jackson County, Oregon.

John R. Pariani
John R. Pariani, PLS

SURVEY NARRATIVE: to comply with ORS 209.250 & ORS 92

The purpose of this survey is to survey and monument a subdivision of that tract of land described in Statutory Warranty Deed to Snyder Creek Development, LLC and recorded on September 6, 2017, as Instrument Number 2017-030553 of the Official Records of Jackson County, Oregon and as approved in tentative plat for East Barton Subdivision.

Utilizing a Trimble S6, fully robotic total station for establishing the control network and monument ties, I surveyed this tract of land and set corners as depicted on Sheet 2 of this plat. The west boundary of this subdivision was determined by the found Kaiser monuments set per Shelter View Meadows (SVM). The southwest corner thereof was previously destroyed and reset per filed survey 22811. The west line is also coincident with the east line of the North Barton Subdivision, Phase 2 abutting to the west. The north and east line of this subject property was resolved per the found Kaiser monuments per SVM. The Kaiser monument located at the southeast corner of this parcel was tied in and then subsequently destroyed during recent construction activities and we reset the corner in the original, as-tied location. The south line of the subject parcel, also being the north line of Barton Road, was resolved per the originally found and reset monument hereon and the said and reset monument per filed survey 22811.

The basis of this monumented parcel, shown on SVM calls out the northwest corner of the subject parcel to be the northwest corner of Lot 21, of which lot does not actually exist. It is my understanding that the call to said Lot 21, is in error, as the original plat of Eagle Point Meadows, does not have a Lot 21. Eagle Point Meadows (EPM) errantly labeled the apparent Lot 21, as Lot 23, thus creating two Lot 23's. My research found that since June, 1952, the subject Lot has been uniquely identified as "The most easterly lot numbered 23" of EPM.

The center line of Sheffield Drive (west portion) was determined by locating center line monuments per F.S. 22811 and extending to the east 15.00 feet to intersect the subject property.

The center line of Sheffield Drive (east portion) was determined by locating center line monuments per F.S. 19797 and extending to the west to intersect the new alignment for Sheffield Drive. The easterly center line monument of Sheffield Drive was set as a 5' witness corner and was tied in prior to construction. This 5' witness corner was destroyed in construction activities. The witness corner was not reset, however the actual center line monument was set on the line common between SVM and East Barton Subdivision.

Snyder Drive was determined by offsetting the west line of the subject property, to the east, varying distances, as depicted on Sheet 2 of this plat, resulting in an overall 50 foot wide right of way.

Lot 14 shown on Sheet 2 of this plat, is intended to be used for a planned Phase 2 of this subdivision.

Surveying equipment used: Trimble S6, fully robotic, total station.

Monuments were set in September, 2021.

APPROVALS:

All taxes, fees, assessments or other charges as required by ORS 92.095 have been paid in full as of

the 10th day of November, 2021

Nader Deras
Tax Collector

Examined and approved as required by ORS 92.100 this 16th day of November, 2021

Andy Thom, agent
Assessor, Department of Assessment

Approved by Rogue Valley Sewer Services.

WZ 11/9/2021
District Engineer Date

County Commissioner/Administrator 11/12/21
Date

Examined and approved by the Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 9th day of November, 2021

Planning Director

Examined and recommended for approval this 9th day of November, 2021

City Engineer

Examined and approved this 8 day of November, 2021.

Jackson County Surveyor

RECORDER'S CERTIFICATE:

Filed for record this 16 day of November, 2021

at 1:50 p.m., and recorded in Volume 47, of Plats on page 22 of the Records of Jackson County, Oregon.

Chris Walker
By: County Clerk

Rebecca Ward
Deputy

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

John R. Pariani
John R. Pariani

ACKNOWLEDGEMENT:

State of Oregon)
)S.S.
County of Jackson)

This certifies that on this 4th day of NOVEMBER, 2021 that before me, a Notary Public, personally appeared Travis Snyder and acknowledged the foregoing instrument to be their voluntary act and deed.

Karen Lynn Whitehead 982-625
Notary Signature Commission No.
KAREN LYNN WHITEHEAD JAN. 07, 2023
Notary Public - Oregon My Commission Expires

TITLE REPORT

The following are encumbrances noted in AmeriTitle, Title Number 342972AM, Update #2, dated of October 22, 2021.

- Item 1: Taxes assessed for Account #1-023579-7.
- Item 2: Taxes deferred, as disclosed by tax roll, the premises herein described have been zoned or classified for farm use.
- Item 3: Potential additional tax liability, due to removal from Special Use assessment.
- Item 4: City liens, if any, in favor of the City of Eagle Point.
- Item 5: Regulations, including levies, liens, assessments, water and irrigation rights and easements for ditches and canals of the City of Eagle Point Irrigation District.
- Item 6: Regulations, levies, liens, assessments, rights of way and easements of Rogue Valley Sewer Service.
- Item 7: Rights to the public for property lying within public roads.
- Item 8: Overflow of Irrigation and Drainage water Easement per instrument no. 85-14392.
- Item 9: Removed intentionally
- Item 10: Terms provisions and conditions per instrument no. 2019-027303/2019-035228.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

John R. Pariani
OREGON
JULY 25, 2009
JOHN R. PARIANI
#51322
Renews: December 31, 2022

Pariani Land Surveying

17 South Platt Avenue, Suite C
Eagle Point, Oregon 97524
541-890-1131

ParianiLS@yahoo.com

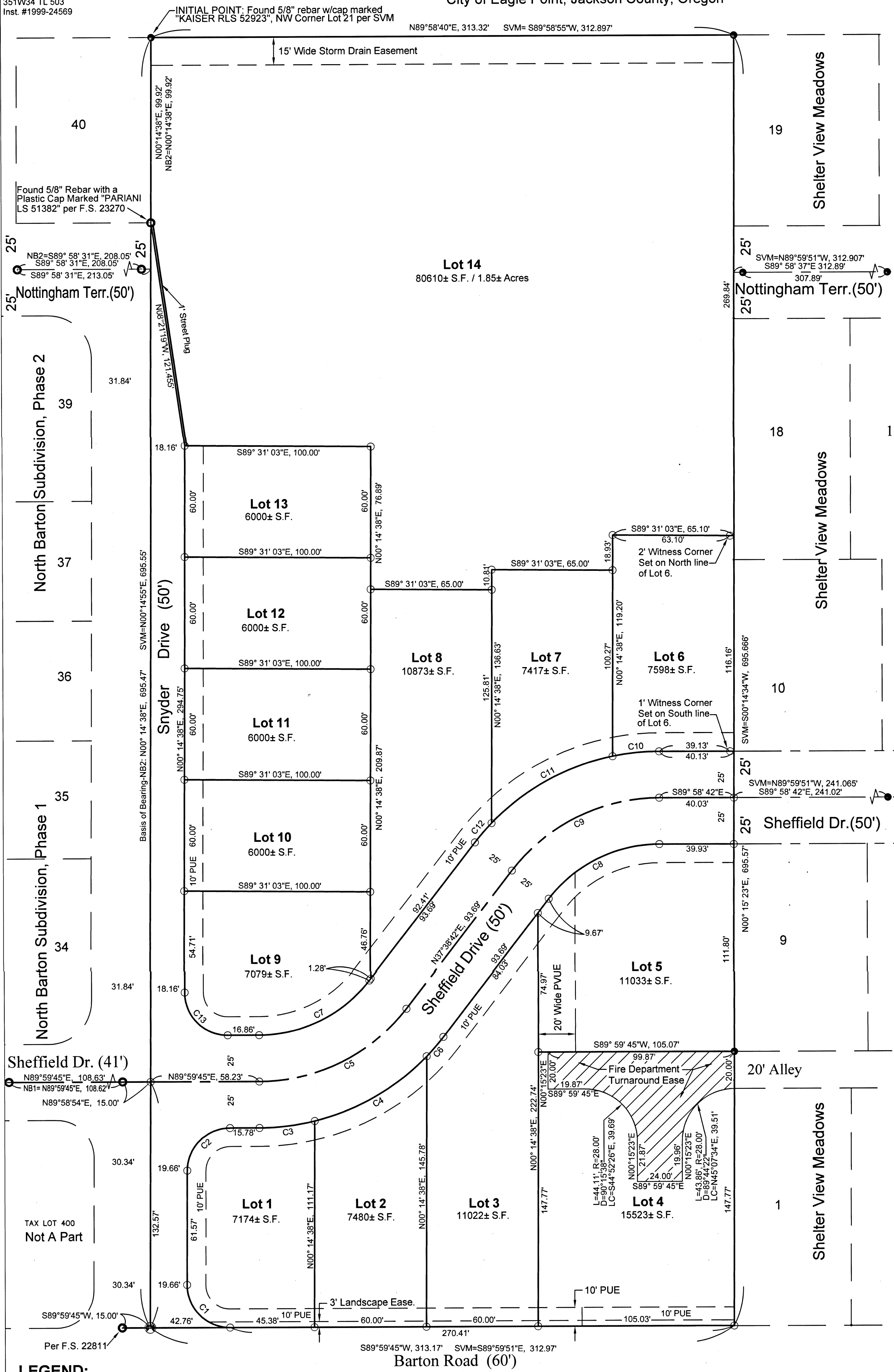
Date:	Scale:	Job No.:	Sheet:
November 3, 2021	None	2019-473	1 of 2

East Barton Subdivision, Phase 1

SW 1/4, NE 1/4 Section 34,
Township 35 South, Range 1 West,
Willamette Meridian,
City of Eagle Point, Jackson County, Oregon

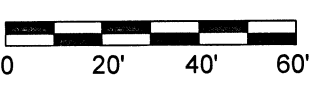
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JACKSON COUNTY
SURVEYOR

Robert/Tanya Mc Cready
351W34 TL 503
Inst. #1999-24569



Curve #	Radius	Length	Long Chord	Delta (d)
C1	23.00'	36.23'	N44°52'49"W, 32.60'	90°14'53"
C2	23.00'	36.03'	N45°07'11"E, 32.46'	89°45'07"
C3	125.00'	30.10'	N83°05'50"E, 30.03'	13°47'51"
C4	125.00'	70.32'	N60°04'57"E, 69.40'	32°13'54"
C5	100.00'	91.37'	N63°49'14"E, 88.22'	52°21'03"
C6	125.00'	13.79'	N40°48'21"E, 13.78'	06°19'17"
C7	75.00'	68.53'	S63°49'14"W, 66.17'	52°21'03"
C8	75.00'	68.56'	N63°50'00"E, 66.20'	52°22'35"
C9	100.00'	91.41'	N63°50'00"E, 88.26'	52°22'35"
C10	125.00'	25.12'	S84°15'51"W, 25.08'	11°30'54"
C11	125.00'	75.49'	S61°12'23"W, 74.345'	34°36'02"
C12	125.00'	13.66'	S40°46'32"W, 13.65'	06°15'39"
C13	23.00'	36.23'	N44°52'49"W, 32.60'	90°14'53"

I hereby certify that this is an exact duplicate of the original plat.
John R. Pariani
John R. Pariani



LEGEND:

- F.S. Filed Survey Number Jackson County Surveyor's Office
- PVUE Private Utility Easement
- PUE 10' Wide Public Utility Easement
- SVM Record data per Shelter View Meadows, F.S. 19797
- NB1 Record data per North Barton Subdivision, Phase 1, F.S. 22811
- NB2 Record data per North Barton Subdivision, Phase 2, F.S. 23270
- Boundary Lines
- Right of Way / Property Lines
- Centerlines
- Approximate Tax Lot Lines
- Found 5/8" Rebar w/Cap Marked "B. KAISER RLS 52923" per F.S. 19797.
- Set 5/8"x30" Rebar w/Cap Marked "PARIANI LS 51382".
- Found 1-1/2" Copper Disk in Concrete Marked "PARIANI LS 51382" per F.S. 22811
- Found 5/8" Rebar w/Aluminum Cap Marked "PARIANI LS 51382" per F.S. 23270, or as noted

REGISTERED PROFESSIONAL LAND SURVEYOR

John R. Pariani

OREGON
July 19, 1999
JOHN R. PARIANI
#51382
Renews December 31, 2022

Pariani Land Surveying

17 South Platt Avenue, Suite C
Eagle Point, Oregon 97524
541-890-1131
ParianiLS@yahoo.com

Date:	Scale:	Job No.:	Sheet:
November 3, 2021	1" = 40'	2019-473	2 of 2

23489
17R/24