

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

FILE 439-20-00060-SUB

EXAMINED AND APPROVED this 2nd day of December, 20 21

Shandel Clark  
Jackson County Development Services

EXAMINED AND APPROVED this 29 day of November, 20 21

Scott  
Jackson County Surveyor

EXAMINED AND APPROVED this 7th day of December, 20 21

Mike Kent  
Jackson County Engineer

PARTITION PLAT NO. P-36-2021

Located in the S.E. 1/4 of Section 17,  
T.36S., R.3W., W.M. Jackson County, Oregon  
(JCDS File No. 439-20-00060-SUB)

SURVEY FOR:

ALAN & ROBIN MULLINS  
2027 S. CHURCHILL DR.  
NAMPA, ID 83686-1345

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
P.O. BOX 1947  
PHOENIX, OR 97535  
PHONE: (541) 772-2782  
EMAIL: LJFRIAR@CHARTER.NET  
WWW.FRIARANDASSOCIATES.COM

DATE:

SEPTEMBER 30, 2021

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

Filed for record this 9th day of DECEMBER, 20 21 at  
1:58 o'clock P.m., and recorded as Partition Plat No. P-36-2021

in "Record of Partition Plats" of Jackson County, Oregon.  
Index Volume V32, Page P36, Document No. 2021-050382, ORJCO.

Christine D Walker Heather SIMPSON  
County Clerk Deputy

County Surveyor File No. 23512

\*\*\*\*\* SURVEYOR'S CERTIFICATE \*\*\*\*\*

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY 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 DESCRIBED AS FOLLOWS:

Commencing at the corner common to Sections 16, 17, 20 & 21, Township 36 South, Range 3 West, Willamette Meridian, Jackson County, Oregon; thence along the South line of said Section 17, North 89°55'50" West (record WEST), 1200.00 feet to the Southeast corner of that tract set forth in Document No. 2012-001232, Official Records of Jackson County, Oregon; thence along the East line thereof, NORTH, 60.00 feet to a 5/8 inch iron pin and the INITIAL POINT OF BEGINNING; thence along continue along said East line, NORTH, 704.51 feet, more or less, to the Southerly bank of the Rogue River; thence along said Southerly bank, North 71°50'42" West, 105.24 feet, more or less, to the Northwest corner of said tract; thence along the West line thereof, SOUTH, 797.18 feet, more or less, to the South line of said Section 17; thence along said South line, South 89°55'50" East (record EAST), 100.00 feet to the Southeast corner of said tract; thence along the East line thereof, NORTH, 60.00 feet to the initial point of beginning.



ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of December 7, 20 21.

Adelly Thompson, agent  
Assessor, Department of Assessment

Wainwright  
Tax Collector

\*\*\*\*\* DECLARATION \*\*\*\*\*

Know all men by these presents that ALAN R. MULLINS, is the owner in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate and has partitioned the same into the Parcels as shown on Sheet 2 and (1) do hereby dedicate to the public for public use under the jurisdiction of Jackson County, the Right of Way dedication shown on Sheet 2 and (2) do hereby make and establish the Private Shared Well Easement (SWE(1&2)) for Parcels 1 & 2, the Private Water Line Easement (WLE(1)) for Parcel 1, Road Slope Easement (RSE(2)) for Parcel 2 and Fuelbreak Easement (FE(1)) for Parcel 1 as shown on Sheet 2.

AFFIDAVIT OF CONSENT FROM ALAN R. MULLINS RECORDED AS DOC. #2021-050381, ORJCO

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO PARCELS CREATED THROUGH A LAND PARTITION OF THAT TRACT SET FORTH IN DOC. 2012-001232, ORJCO. SEE JCDS FILES NO. 439-20-00060-SUB.

PROCEDURE: USING TRIMBLE R10 G.P.S. RECEIVERS AND TRIMBLE S6 ROBOTIC TOTAL STATION, MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE R/W AND THE SUBJECT TRACT. HELD THE FOUND MONUMENTS ON THE EAST AND WEST LINES AS THE BEST EVIDENCE OF THESE LINES. COMPUTED THE INTERIOR PARCEL CORNERS PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AT THE LOCATIONS AS SHOWN HEREON. WITH THE PERMISSION OF THE COUNTY SURVEYOR, THE SOUTHERLY LINE OF THE SUBJECT TRACT WAS NOT MONUMENTED AS IT IS BEING DEDICATED AS PUBLIC RIGHT OF WAY. THIS DEDICATION WAS REQUESTED BY COUNTY ROAD DEPARTMENT TO CLEAR UP ANY ISSUE AS TO THE RIGHT OF WAY ACROSS THIS TRACT.

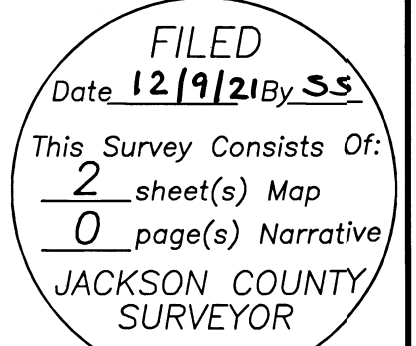
I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

J. Hibbs  
SURVEYOR

APPROVED BY A MAJORITY FOR RECORDING:

C. [Signature]  
COUNTY COMMISSIONERS

12/9/21  
DATE



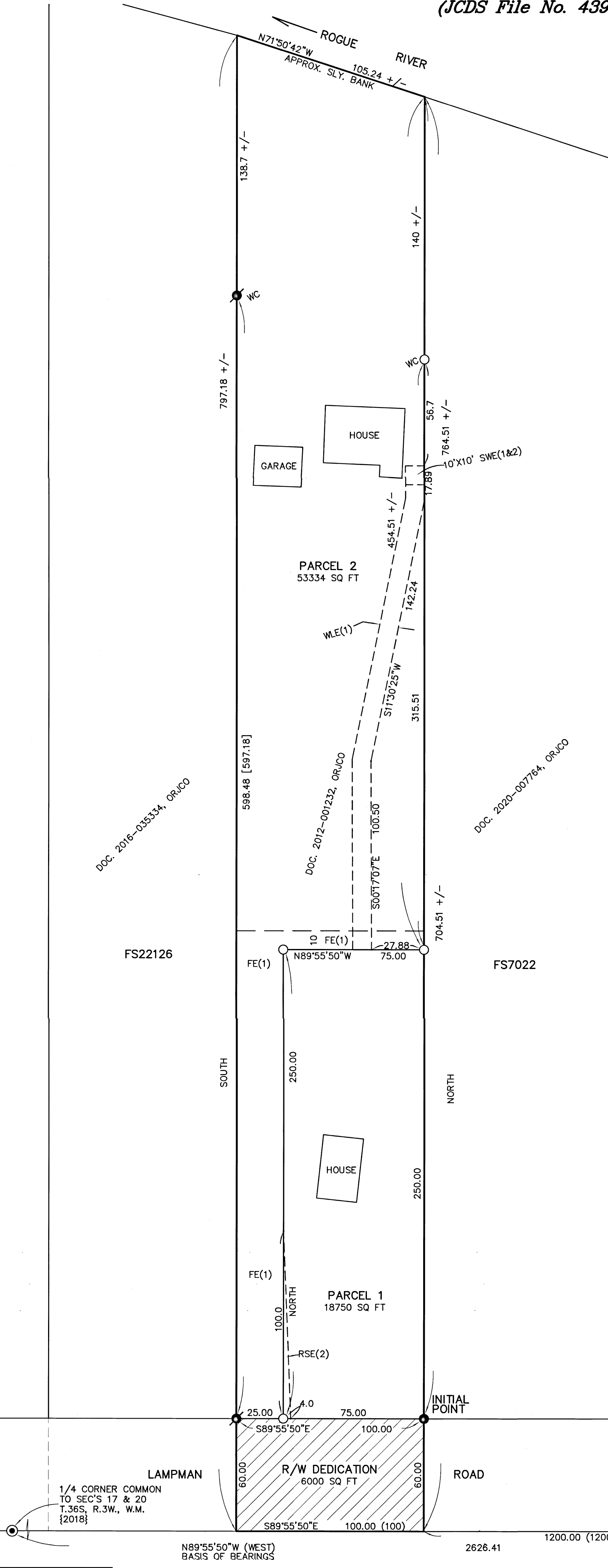
SHEET 1 OF 2  
20196FM

**SURVEY FOR:**  
ALAN & ROBIN MULLINS  
2027 S. CHURCHILL DR.  
NAMPA, ID 83686-1345

**DATE:**  
SEPTEMBER 30, 2021

**PARTITION PLAT NO. P-36-2021**  
Located in the S.E. 1/4 of Section 17,  
T.36S., R.3W., W.M. Jackson County, Oregon  
(JCDS File No. 439-20-00060-SUB)

**SURVEY BY:**  
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PHOENIX, OR 97535  
PHONE: (541) 772-2782  
EMAIL: LJFRIAR@CHARTER.NET  
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**LEGEND:**

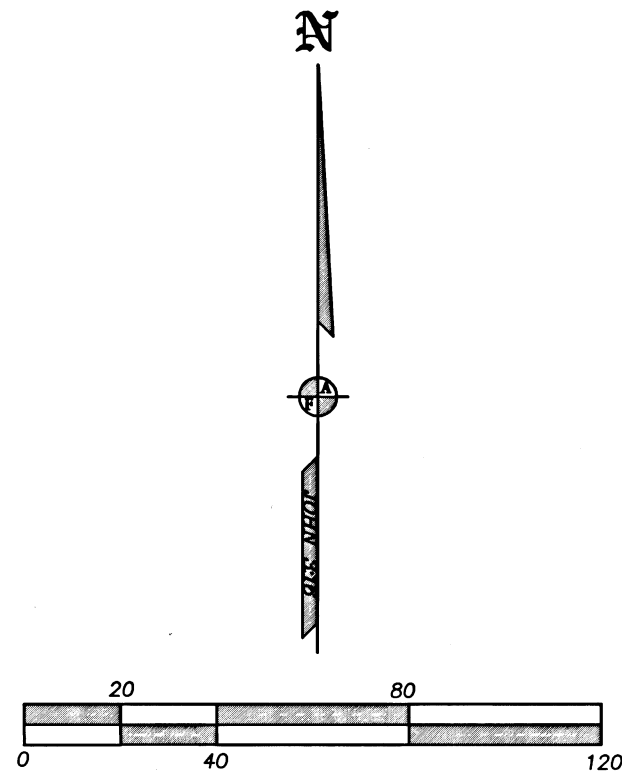
- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. FRIAR PLS961 PER FS7022.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. ROBERT LS1656 PER FS22126.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER MONUMENT.
- ( ) = RECORD DATA PER DOC. 2012-001232, ORJCO.
- FS = FILED SURVEY #.
- X- = FENCE LINE.
- FB(1) = FUELBREAK EASEMENT FOR PARCEL 1 PER THIS PLAT.
- WLE(1) = 10' WIDE WATER LINE EASEMENT FOR PARCEL 1 PER THIS PLAT.
- RSE(2) = ROAD SLOPE EASEMENT FOR PARCEL 2 PER THIS PLAT.
- SWE(1&2) = SHARED WELL EASEMENT FOR PARCELS 1 & 2 PER THIS PLAT.
- [ ] = RECORD DATA PER FS22126.

**BASIS OF BEARINGS:**

SOUTH LINE SECTION 17 PER FS7022 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'



**EASEMENTS PER SUBDIVISION REPORT**

- 1) EASEMENT FOR COMMUNICATION FACILITIES PER V.114, P.572, JCDR NO SPECIFIC LOCATION GIVEN.
- 2) EASEMENT FOR ELECTRICAL FACILITIES PER V.459, P.190, JCDR NO SPECIFIC LOCATION GIVEN.
- 3) EASEMENT FOR ELECTRICAL FACILITIES PER V.540, P.416, JCDR NO SPECIFIC LOCATION GIVEN.

REGISTERED PROFESSIONAL LAND SURVEYOR

*J. Friar*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE: 6-30-23

FILED  
Date 12/9/21 By SS  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

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

*J. Friar*  
SURVEYOR

SHEET 2 OF 2  
201967M