

23520

***** APPROVALS *****

FILE NO. MIP 20-01
EXAMINED AND APPROVED by City of Shady Cove Planning

this 26th day of October, 20 21.

Attest: Thyana Nolan
Planning Director

EXAMINED AND APPROVED as required by ORS 92.100 as of October 5, 20 20 and December 9, 2021 ~~for CS.~~

[Signature]
County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of December 14th, 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 December 15th, 20 21.

[Signature]
Tax Collector

***** DECLARATION *****

Know all men by these presents that I, DENNIS BRUCE HAMMONS, am the owner in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate and have partitioned the same into the Parcels and do hereby dedicate to the public under the jurisdiction and control of the City of Shady Cove the Public Utility Easement (PUE) and do hereby make and establish the Shared Driveway & Utility Easement (SDUE) for Parcels 1 & 2 all as shown on Sheet 2.

[Signature]
DENNIS BRUCE HAMMONS

STATE OF OREGON)
)ss
COUNTY OF JACKSON)

PERSONALLY appeared the above named Dennis Bruce Hammons and acknowledged the foregoing instrument to their voluntary act and deed.

Dated this 5th day of October, 20 20.

Linda Raye Daniels

[Signature] Notary Public - Oregon
Commission No. 986971

My Commission Expires: May 13, 2023

AFFIDAVIT OF CONSENT

FROM DONALD R. COLLINS AND GARY L. GRIMES RECORDED AS DOC. #2021-051238, ORJCO.

PARTITION PLAT NO. P-37-2021
LAND PARTITION (File MIP 20-01)
Of Parcel No. 2 per Partition Plat No. P-19-1999
& in the S.E. 1/4 of Sec. 16, T.34S., R.1W. W.M.
City of Shady Cove Jackson County, Oregon

SURVEY FOR:

BRUCE HAMMONS
525 YEW WOOD DR.
SHADY COVE, OR 97539

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
PO BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
LJFRIARANDASSOCIATES@CHARTER.NET

DATE:
SEPTEMBER 30, 2020

*** RECORDER'S CERTIFICATE ***

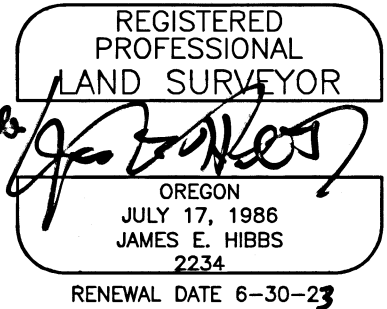
Filed for record this 16 day of December, 20 21, at 2:10 o'clock P.M., and recorded as Partition Plat No. P-37-2021 of "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 32 Page 37. Document No. 2021-51239, ORJCO.

Christine D Walker County Clerk
Uma Hall Deputy
County Surveyor File No. 23520

*** 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:

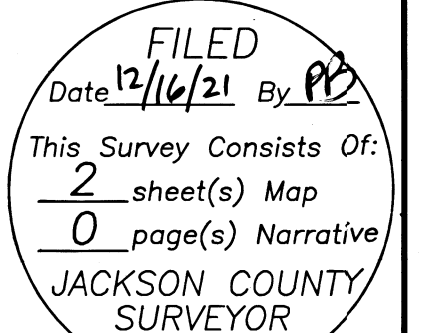
Parcel No. 2 per Partition Plat No. P-19-1999, according to the official plat thereof, now of record, in Volume 10, Page 19 of Record of Partition Plats of Jackson County, Oregon and filed as Survey No. 16088 in the Office of the Jackson County Surveyor.



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 property set forth in Doc. 2020-011680, ORJCO (being Parcel No. 2 per PP# P-19-1999). See City of Shady Cove File MIP 20-01.

PROCEDURE: Using Trimble R8 & R10 G.P.S. receivers and a Trimble S6 Robotic Total Station, made ties to monuments of record as shown on Sheet 2 to control the R/W and the subject tract exterior. Held plat record distances per PP# P-19-1999 as shown on Sheet 2 to position the two parcel corner monuments that have been destroyed sometime in the past years. Computed the interior parcel corner positions and set monuments as shown on Sheet 2.



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

SURVEY FOR:

BRUCE HAMMONS
525 YEW WOOD DR.
SHADY COVE, OR 97539

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
PO BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
LJFRIARANDASSOCIATES@CHARTER.NET

DATE:

SEPTEMBER 30, 2020

PARTITION PLAT NO. P-37-2021

LAND PARTITION (File MIP 20-01)
Of Parcel 2 per Partition Plat No. P-19-1999
& in the S.E. 1/4 of Sec. 16, T.34S, R.1W. W.M.
City of Shady Cove Jackson County, Oregon

EXCEPTIONS PER AMERITITLE LAND PARTITION REPORT #399271AM

CC&R'S PER V.177, P.213, JCDR. BLANKET.

EASEMENT FOR ELECTRICAL FACILITIES PER V.267, P.469, JCDR. NON SPECIFIC LOCATION.

EASEMENT FOR ELECTRICAL FACILITIES PER V.483, P.388, JCDR. NON SPECIFIC LOCATION.

EASEMENT FOR SEWER LINE PER DOC. 82-03403, ORJCO. DOES NOT LIE WITHIN SUBJECT PROPERTY.

EASEMENT FOR ELECTRICAL FACILITIES PER DOC. 88-25116, ORJCO. DOES NOT LIE WITHIN SUBJECT PROPERTY.

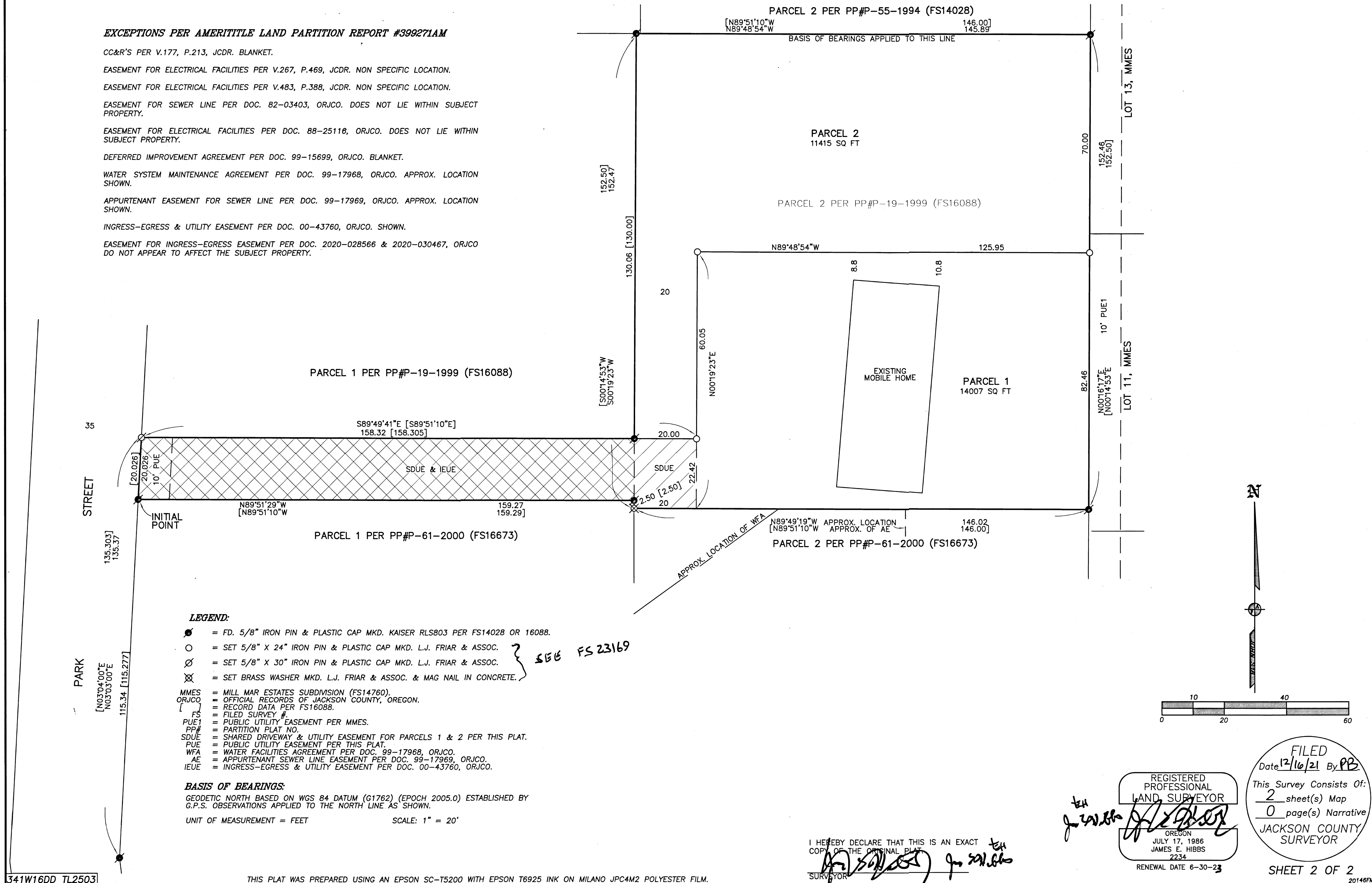
DEFERRED IMPROVEMENT AGREEMENT PER DOC. 99-15699, ORJCO. BLANKET.

WATER SYSTEM MAINTENANCE AGREEMENT PER DOC. 99-17968, ORJCO. APPROX. LOCATION SHOWN.

APPURTENANT EASEMENT FOR SEWER LINE PER DOC. 99-17969, ORJCO. APPROX. LOCATION SHOWN.

INGRESS-EGRESS & UTILITY EASEMENT PER DOC. 00-43760, ORJCO. SHOWN.

EASEMENT FOR INGRESS-EGRESS EASEMENT PER DOC. 2020-028566 & 2020-030467, ORJCO DO NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.



LEGEND:

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAISER RLS803 PER FS14028 OR 16088.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET BRASS WASHER MKD. L.J. FRIAR & ASSOC. & MAG NAIL IN CONCRETE.
- MMES = MILL MAR ESTATES SUBDIVISION (FS14760).
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- [] = RECORD DATA PER FS16088.
- FS = FILED SURVEY #.
- PUE1 = PUBLIC UTILITY EASEMENT PER MMES.
- PP# = PARTITION PLAT NO.
- SDUE = SHARED DRIVEWAY & UTILITY EASEMENT FOR PARCELS 1 & 2 PER THIS PLAT.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- WFA = WATER FACILITIES AGREEMENT PER DOC. 99-17968, ORJCO.
- AE = APPURTENANT SEWER LINE EASEMENT PER DOC. 99-17969, ORJCO.
- IEUE = INGRESS-EGRESS & UTILITY EASEMENT PER DOC. 00-43760, ORJCO.

BASIS OF BEARINGS:

GEODETIC NORTH BASED ON WGS 84 DATUM (G1762) (EPOCH 2005.0) ESTABLISHED BY G.P.S. OBSERVATIONS APPLIED TO THE NORTH LINE AS SHOWN.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 20'

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

SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-23

FILED
 Date 12/16/21 By PB
 This Survey Consists Of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

SHEET 2 OF 2