

***** APPROVALS *****

BARNUM ORCHARD SUBDIVISION
A Subdivision of Lot 10, Block 5 of BARNUM SUBDIVISION
Located in the N.W. 1/4 of Section 9,
T.38S., R.1W., W.M. City of Phoenix
Jackson County, Oregon
(Phoenix File No. SUB21-01)

***** RECORDER'S CERTIFICATE *****

Zachary
PHOENIX PLANNING DEPARTMENT
(FILE NO. SUB21-01) SUBDIVISION
July 8, 2022
DATE

Filed for record this 28th day of July, 2022 at

2:08 o'clock P.M., and recorded in Volume 48 of Plats

at Page 07 of the records of Jackson County, Oregon and recorded as

Document No. 2022-023683, Official Records of Jackson County, Oregon.

Christine D Walker County Clerk
Sonya L Morgan Deputy

EXAMINED AND APPROVED as required by ORS 92.100 as of July 5, 2022.

Scottie
Jackson County Surveyor

SURVEY FOR:
MIKE SULLIVAN
PO BOX 357
JACKSONVILLE, OR 97530

EXAMINED AND APPROVED this 8 day of July, 2022.

Mario mendoza
Phoenix Public Works

DATE:
JUNE 23, 2022

EXAMINED AND APPROVED this 30th day of July, 2022.

W
Rogue Valley Sewer Services

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OREGON 97535
PH: (541) 772-2782
ljfriarandassociates@charter.net

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96
as of JULY 28th, 2022.

WMS AGENT
Assessor, Department of Assessment

Private Access Maintenance Agreement --> Doc. No. 2022-023682, ORJCO.

Declaration of Covenants for the Operation & Maintenance of Stormwater Facilities
For Barnum Subdivision --> Doc. No. 2021-044870, ORJCO.

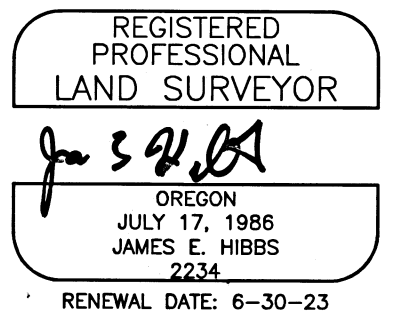
***** SURVEYOR'S CERTIFICATE *****

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED, WITH PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Lot 10, Block 5 of BARNUM SUBDIVISION, according to the official plat thereof, now of record, in Volume 14, Page 17 of plats of Jackson County, Oregon being that property set forth in Document No. 2018-023843, Official Records of Jackson County, Oregon.

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have
been paid as of 7/28, 2022.

Jason Dodd
Tax Collector



***** DECLARATION *****

Know all men by these presents that we, JOSEPH R. HUNKINS and KATHRYN A. HOLDEN, are the owners in fee of the lands (via Document No. 2018-023843, Official Records of Jackson County, Oregon) shown on Sheet 2, more particularly described in the Surveyor's Certificate and have subdivided the same into the Lots as shown on Sheet 2 and (1) do hereby dedicate to the public for public use under the jurisdiction of the City of Phoenix, the Public Utility Easements (PUE) and (2) do hereby make and establish the Private Access & Utility Easement (PAE) for Lots 1-5, the Private Storm Drainage Easement (PSDE) for Lots 1-6 and the Sanitary Sewer Facilities Easement for Rogue Valley Sewer Services (RVSSE) as shown on Sheet 2 and (3) do hereby designate said Subdivision as BARNUM ORCHARD SUBDIVISION.

EXCEPTIONS PER FIRST AMERICAN PRRS DATED MAY 10, 2022

CITY LIENS, IF ANY, OF THE CITY OF PHOENIX.

THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.

THESE PREMISES ARE SITUATED IN THE TALENT IRRIGATION DISTRICT, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.

THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.

EASEMENT FOR IRRIGATION CANAL PER V. 110, P. 119, JCDR. NOT LOCATED ON SUBJECT TRACT.

EASEMENT FOR TELECOMMUNICATION FACILITIES PER V. 133, P. 77, JCDR. SPECIFIC LOCATION NOT GIVEN.

EASEMENT FOR ELECTRICAL FACILITIES PER V. 149, P. 60 & 71, V. 326, P. 187. V. 340, P. 117, V. 375, P. 365, JCDR. NO SPECIFIC LOCATION GIVEN.

AGREEMENT PER DOC. 79-03796, DOC. 79-22297 AND DOC. 82-14759, ORJCO. BLANKET.

EASEMENT FOR PUBLIC UTILITIES PER BARNUM SUBDIVISION. SHOWN.

COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER DOC. 80-03961, ORJCO. BLANKET.

DECLARATION OF COVENANTS FOR THE OPERATION & MAINTENANCE OF STORMWATER FACILITIES FOR BARNUM ORCHARD SUBDIVISION PER DOC. 2021-044870, ORJCO. BLANKET.

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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS CREATED THROUGH BARNUM ORCHARD SUBDIVISION AS REQUESTED BY THE CLIENT. THE PARENT PROPERTY IS LOT 10, BLOCK 5 OF BARNUM SUBDIVISION BEING THAT PROPERTY SET FORTH IN Document No. 2018-023843, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. SEE PHOENIX FILE #SUB21-01.

PROCEDURE: THIS SURVEY, AS ARE FS23240, 23334, 23401, 23416, 23442, 23480, 23521, 23602, ET. AL. COMPLETED BY THIS OFFICE AFTER THE 2020 ALMEDA FIRE, IS HORIZONTALLY BASED ON GPS TIES TO MONUMENTS ESTABLISHED BY FS22790 AS SHOWN ON SHEET 2. USING TRIMBLE R10 GPS RECEIVERS AND TRIMBLE S6 ROBOTIC TOTAL STATION MADE TIES TO ADDITIONAL MONUMENTS AS SHOWN ON SHEET 2. COMPUTED THE N.W. CORNER BY PROPORTIONATE METHOD. THE N.E. MONUMENT WAS DESTROYED DURING CONSTRUCTION OF IMPROVEMENTS AND A NEW MONUMENT WAS SET AS SHOWN ON SHEET 2. COMPUTED THE S.W. CORNER USING PLAT RECORD DATA AS SHOWN. THIS WEST LINE FIT THE OVERALL PLAT DISTANCE VERY WELL AS DID THE FOUND MONUMENT AT THE COMMON CORNER OF LOTS 12 & 13. THE FOUND MONUMENT NEAR THE COMMON CORNER CORNER OF LOTS 11 & 12 APPEARS TO HAVE BEEN DISTURBED AND/OR MOVED AS IT DOES NOT FIT PLAT DISTANCE AND IS JUST SHORT OF ONE FOOT OFF OF LINE. THEREFORE I DID NOT USE IT IN THE BOUNDARY RESOLUTION. WITH THE BOUNDARY RESOLVED, I COMPUTED THE LOT CORNER LOCATIONS PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AS SHOWN ON SHEET 2. THE S.W. CORNER POSITION FELL IN A FENCE CORNER. SETTING OF A CLOSE WITNESS CORNER TO THE NORTH WAS IMPRACTICAL DUE TO FENCES AND TREES. A REFERENCE MONUMENT WAS SET ON THE PROLONGATION OF THE WEST LINE OF THE SUBDIVISION AS SHOWN ON SHEET 2. THIS POSITION WAS ESTABLISHED SO THIS MONUMENT WOULD BE READILY ACCESSIBLE TO OWNERS & FUTURE SURVEYORS. AS ANY MONUMENT IS SUBJECT TO DESTRUCTION BY ANYONE, IT IS MY OPINION THIS MONUMENT WOULD BE LESS LIKELY TO BE DESTROYED.

JRH JOSEPH R. HUNKINS
KAH KATHRYN A. HOLDEN

Dated this 29th day of JUNE, 2022.

Em Vineyard Notary Public - Oregon

Commission No. 5993925

My Commission Expires 11/20/23.

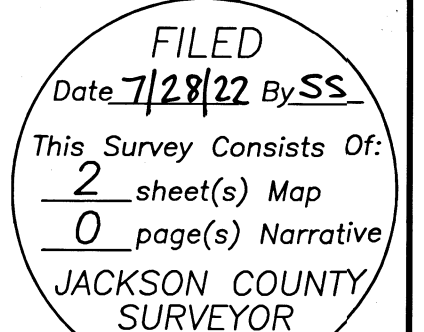
I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

JRH
SURVEYOR

APPROVED FOR RECORDING:

Carlynn
COUNTY COMMISSIONER/ADMINISTRATOR

7/28/22
DATE



SHEET 1 OF 2

BARNUM ORCHARD SUBDIVISION

A Subdivision of Lot 10, Block 5 of BARNUM SUBDIVISION
 Located in the N.W. 1/4 of Section 9,
 T.38S., R.1W., W.M. City of Phoenix
 Jackson County, Oregon
 (Phoenix File No. SUB21-01)

SURVEY FOR:
 MIKE SULLIVAN
 PO BOX 357
 JACKSONVILLE, OR 97530

SURVEY BY:
 L.J. FRIAR & ASSOCIATES, P.C.
 CONSULTING LAND SURVEYORS
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 PHOENIX, OREGON 97535
 PH: (541) 772-2782
 lfriarandassociates@charter.net

DATE:
 JUNE 23, 2022

LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
- = FD. BRASS CAP IN CONCRETE PER BS.
- = FD. 5/8" IRON PIN PER BS.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER PRS.
- ⊗ = FD. 1" IRON PIPE PER FS937.
- = 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 2" BERNSTEN COPPER PLUG MKD. L.J. FRIAR & ASSOC. IN CONCRETE.
- △ = SET 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & 4" MAG SPIKE IN ASPHALT.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER MONUMENT.
- [] = RECORD DATA PER BS.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- X- = FENCE LINE.
- BS = BARNUM SUBDIVISION.
- L1 = SEE COURSE DATA TABLE.
- PRS = PARK ROSE SUBDIVISION.
- PAE = PRIVATE ACCESS & UTILITY EASEMENT PER THIS PLAT.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT PER THIS PLAT.
- PUE1 = PUBLIC UTILITY EASEMENT PER BS.
- RSL = RIPARIAN SETBACK PER CITY CODE.
- RS = RESET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. IN PLACE OF FOUND MONUMENT.
- RVSSE = SANITARY SEWER FACILITIES EASEMENT FOR ROGUE VALLEY SEWER SERVICES PER THIS PLAT.
- RM = REFERENCE MONUMENT.

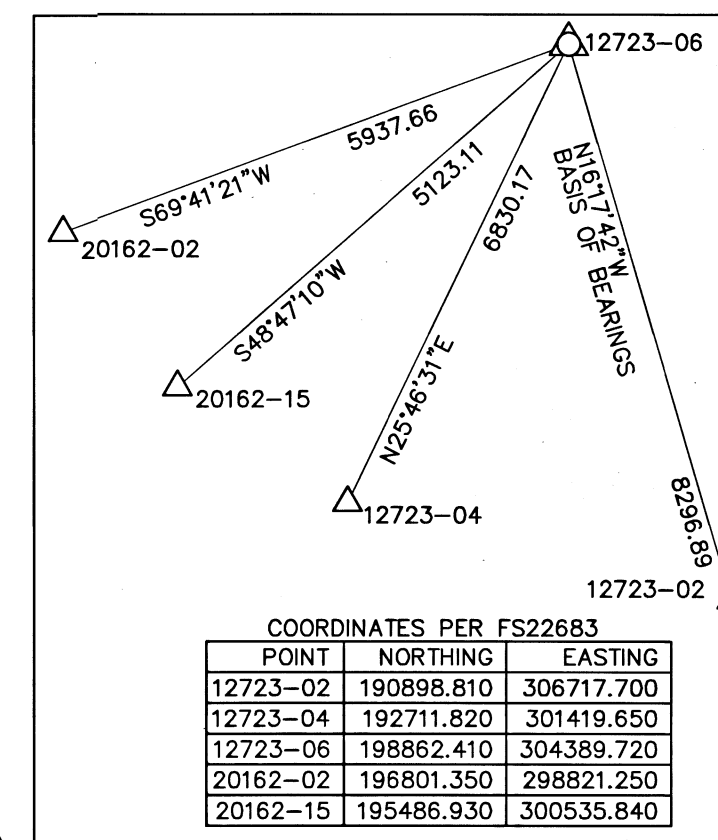
BASIS OF BEARINGS:

SURVEY NO. 22683 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 30'

NUM	BEARING	DISTANCE
E1	S12°46'12"W	34.51
E2	S34°44'48"W	55.48
E3	S63°01'02"W	44.71
E4	S72°21'09"W	86.11



POINT	NORTHING	EASTING
12723-02	190898.810	306717.700
12723-04	192711.820	301419.650
12723-06	198862.410	304389.720
20162-02	196801.350	298821.250
20162-15	195486.930	300535.840

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

FILED
 Date 7/28/22 By SS
 This Survey Consists Of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

