

*** APPROVALS ***

File SUB-20004

EXAMINED AND APPROVED this 1st day of November, 20 22.

Stephanie Holley
Central Point Planning Department

EXAMINED AND APPROVED this 7 day of November, 20 22.

Matt Sauer
Central Point Public Works Department

EXAMINED AND APPROVED this 8th day of November, 20 22.

U2
Rogue Valley Sewer Services

EXAMINED AND APPROVED as required by ORS 92.100 as of November 10, 20 22.

Justin Fea
Jackson County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of NOVEMBER 14th, 20 22.

W.A. AGENT
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of November 14th, 20 22.

Kenia Johnson
Tax Collector

*** DECLARATION ***

Know all men by these presents that we, JASON ARTNER and CORI ARTNER, are the owners in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate and have subdivided the same into the Lots as shown on Sheet 2 and do hereby dedicate to the City of Central Point the Right of Way dedication together with the Public Utility Easement (PUE) and Storm Drainage Easement (SDE) and do hereby make and establish the Private Utility Easement for the benefit of Lot 5 (UE(5)) as shown on Sheet 2 and do hereby designate said Subdivision as COVINGTON VILLAGE..

J
JASON ARTNER

C
CORI ARTNER

State of Oregon)
) ss
County of Jackson)

Personally appeared the above named Jason Artner and Cori Artner and acknowledged the foregoing instrument to be their voluntary act and deed.

Bradley C. Hubert
Notary Public of Oregon
Commission No. 982711
My Commission Expires January 07, 2023

*** AFFIDAVIT OF CONSENT ***

EVERGREEN FEDERAL BANK ---> Doc. No. 2022 - 032868, ORJCO.

COVINGTON VILLAGE

A Subdivision

In Lot 19, PITVIEW SUBDIVISION AMENDED & in the S.E. 1/4 of Sec. 11, T.37S., R.2W., W.M. City of Central Point Jackson County, Oregon (City File No. SUB-20004)

SURVEY FOR:

JASON ARTNER
721 PITVIEW AVE.
CENTRAL POINT, OR 97502

SURVEY BY:

L.J. Friar & Associates, P.C.
Consulting Land Surveyors
P.O. Box 1947
Phoenix, Oregon 97535
Phone: (541) 772-2782
ljfriarandassociates@charter.net

DATE:

SEPTEMBER 30, 2022

*** RECORDER'S CERTIFICATE ***

Filed for record this 14th day of November, 20 22, at 2:51 o'clock P.M., and recorded in Volume 48 of Plats at Page 14 of the records of Jackson County, Oregon and recorded as Document No. 2022-032869. Official Records of Jackson County, Oregon.

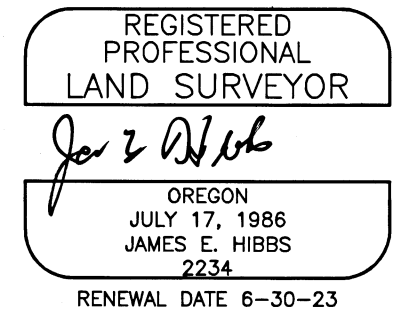
Christine D. Walker
County Clerk

Louisa S. Morgan
Deputy

*** 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:

All that property set forth in Document No. 2012-017022, Official Records of Jackson County, Oregon being described as follows: Beginning at the Southeast corner of Lot 1 of BORIAN ESTATES, according to the official plat thereof, now of record, in Volume 31, Page 78 of plats of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the East line of said BORIAN ESTATES, North 00°06'52" East, 69.09 feet (record North 00°02'34" West, 69.01 feet) to the Northeast corner of said Lot 1; thence continue along said East line, North 00°05'41" West, 349.89 feet (record North 00°02'34" West, 349.84 feet) to the South line of Pittview Avenue; thence along said South line, South 89°56'56" East, 103.80 feet to the Northwest corner of Parcel 3 per Partition Plat No. P-1-1995, according to the official plat thereof, now of record, in Volume 6, Page 1 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 14351 in the Office of the Jackson County Surveyor; thence along the West line of said Partition, South 00°04'30" East, 418.92 feet (record South 00°04'05" East, 419.11 feet) to the North line of FOREST GLEN, PHASE IV, according to the official plat thereof, now of record, in Volume 19, Page 33 of plats of Jackson County, Oregon; thence along said North line, North 89°58'51" West (record North 89°55'16" West) 103.91 feet to the initial point of beginning.



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

PURPOSE: To survey and monument the Lots and Street right of way of COVINGTON VILLAGE, a subdivision of that property set forth in Doc. 2012-017022, ORJCO and approved under City File SUB-20004.

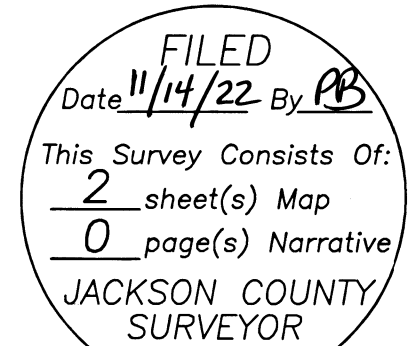
PROCEDURE: Using Trimble R10 GPS receivers and Trimble S8 Robotic Total Station, made ties to monuments of record as shown hereon to control the exterior of the subject tract as well as the right of way of Pittview Avenue. Computed the interior lot and street right of way corner positions and set monuments as shown on Sheet 2.

APPROVED FOR RECORDING.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

James E. Hibbs
COUNTY COMMISSIONER/ADMINISTRATOR

11/14/22
DATE



SHEET 1 OF 2

23760

SURVEY FOR:
JASON ARTNER
721 PITVIEW AVE.
CENTRAL POINT, OR 97502

SURVEY BY:
L.J. Friar & Associates, P.C.
Consulting Land Surveyors
P.O. Box 1947
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COVINGTON VILLAGE

A Subdivision
In Lot 19, PITVIEW SUBDIVISION AMENDED & in the S.E. 1/4 of Sec. 11, T.37S., R.2W., W.M. City of Central Point Jackson County, Oregon (City File No. SUB-20004)

DATE:
SEPTEMBER 30, 2022

LEGEND:

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- () = RECORD DATA PER BE.
- FG4 = FOREST GLEN, PHASE IV (FS14120).
- FS = FILED SURVEY #.
- PUE = 10' WIDE PUBLIC UTILITY EASEMENT PER THIS PLAT.
- SDE = STORM DRAIN EASEMENT PER THIS PLAT.
- C1/L1 = SEE COURSE DATA TABLE.
- BE = BORIAN ESTATES (FS19012).
- [] = RECORD DATA PER FS14351.
- < > = RECORD DATA PER FG4.
- UE(5) = 5' WIDE PRIVATE UTILITY EASEMENT FOR LOT 5 PER THIS PLAT.
- PP# = PARTITION PLAT NO.
- RSM = FD. MONUMENT REPLACED WITH 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC & 4' MAG SPIKE IN ASPHALT.
- PUE1 = 5' WIDE PUBLIC UTILITY EASEMENT PER APPVS.
- APPVS = AMENDED PLAT OF PITVIEW SUBDIVISION.

LEGEND:

- ⊙ = FD. BRASS CAP MKD. LS2189 PER FS14098.
- = FD. BRASS CAP MKD. LS1913 PER FS12224.
- ⊗ = FD. BRASS CAP MKD. L.J. FRIAR & ASSOC PER BE.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER BE.
- ⦿ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. FARBER PLS2189 PER FS14351.
- = 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 TAG MKD. L.J. FRIAR & ASSOC. & MAG NAIL IN CONCRETE STORM DRAIN STRUCTURE.

COURSE DATA TABLE

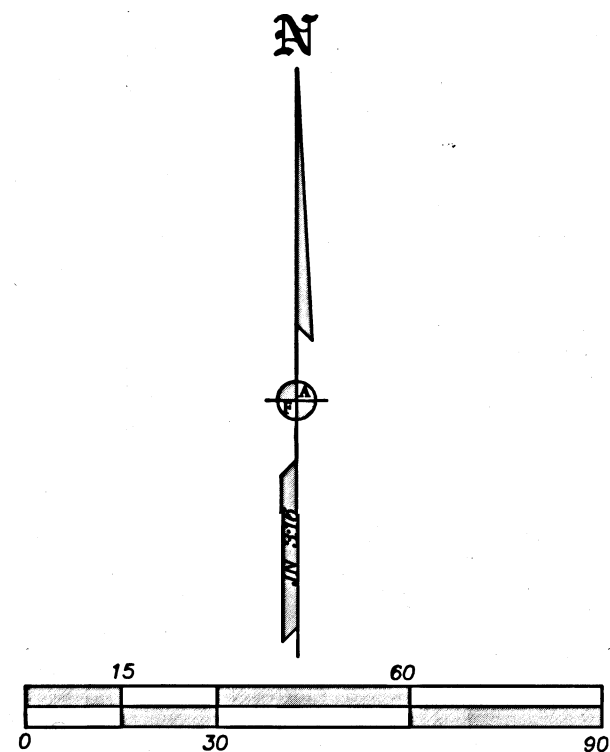
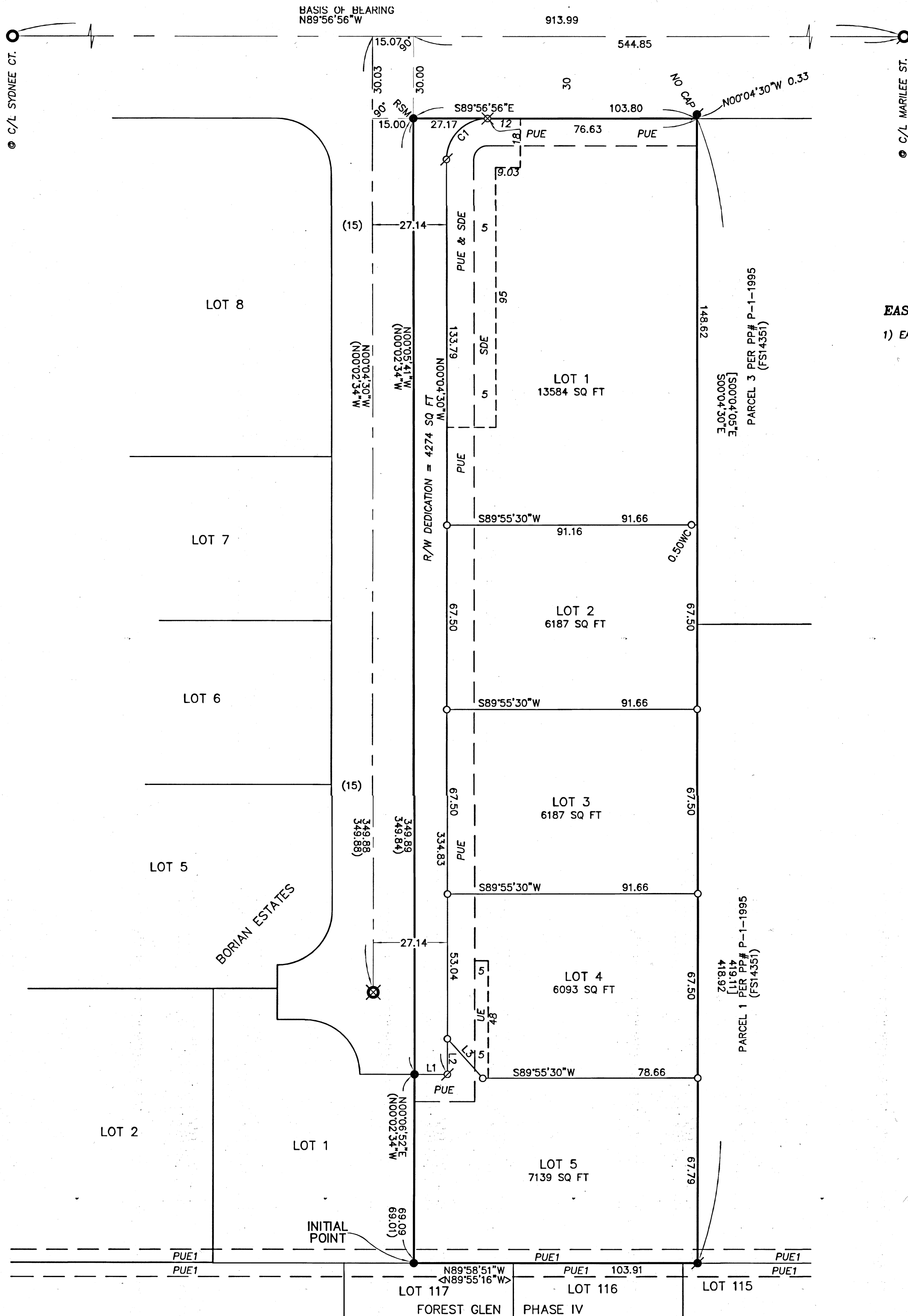
NUM	DELTA	ARC	RADIUS	CHORD
C1	90°07'34"	23.59	15.00	S44°59'17"W 21.24
NUM	BEARING	DISTANCE		
L1	N89°55'30"E	12.02		
L2	S00°04'30"E	13.00		
L3	S42°01'25"E	19.45		

BASIS OF BEARINGS:

CENTERLINE OF PITVIEW AVENUE PER FS17019 AS SHOWN.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

EASEMENTS PER FIRST AMERICAN PRRS 7169-4001772

1) EASEMENT FOR PUBLIC UTILITIES PER APPVS. SHOWN.



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

Jason Artner
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-23

FILED
Date 11/14/22 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 2 OF 2

20142PM

23760

23760
17R/46