

East Barton Subdivision, Phase 2
A replat of Lot 14, 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

RECEIVED
DATE 11/22/22 BY PB
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 and public utility easements as shown on Sheet 2 of this Plat.

The dedications and grants are further described thus:

- Nottingham Terrace, a 50.00 foot wide right of way
Snyder Drive, a variable width portion of right of way, as shown on sheet 2 of this plat.
10 foot wide Public Utility Easements as shown on sheet 2 of this plat.

I hereby designate said subdivision as East Barton Subdivision, Phase 2.

In witness whereof, I have set our hand and seal this 14 day of November, 2022.

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 97502

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 located in the northeast quarter of Section 34, Township 35 South, Range 1 West, W.M., City of Eagle Point, Jackson County, Oregon and 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:

Lot 14, East Barton Subdivision, Phase 1 in the City of Eagle Point, Jackson County, Oregon according to the official plat thereof, recorded November 16, 2021 in Volume 47, Page 22, Plat Records.

John R. Pariani
John R. Pariani, PLS

SURVEY NARRATIVE: to comply with ORS 209.250 & ORS 92

The purpose of this survey is to subdivide and monument the above said Lot 14, East Barton Subdivision, Phase 1 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 boundary of this Phase 2 was determined by the found monuments per Lot 14 of East Barton Subdivision, Phase 1.

The center line monuments, set by Kaiser per filed survey 19797, on the easterly section of Nottingham Terrace, were held for the alignment and extending westerly to the east line of Lot 14. There was a 5' witness corner on that center line that was destroyed during construction. The position of that monument was held and a new center line monument was set at the actual center line intersection angle point, not as a witness corner. The center line of Nottingham Terrace was determined by drawing a line between the west end of center line as shown on filed survey 19797 and the east line of the center line intersection on filed survey 23489 as depicted on sheet 2 of this plat.

The center line of Snyder Drive was determined by found monuments per filed survey 22811 and 23270. The east line of Snyder Drive along Lot 23, was determined by offsetting the center line 18.16 feet to the East resulting in an overall 50.00 foot wide right of way.

Much of the lot corner monumentation from East Barton Subdivision, Phase 1, was destroyed during construction. Fences were constructed on the property lines of Lots 6, 7 and 8. Due to the Lot configuration and the fence construction being coincident with the lot lines, 2.00 foot reference monuments were set as shown. Where we could, witness monuments were set along the new lot lines, as noted and shown on sheet 2 of this plat. To control the north-south running lines of Lots 15, 16 & 17, we tied monuments along the south lines of Lots 6, 7 & 8 as shown on sheet 2 of this plat. The southeast corner of Lot 8 was disturbed by others and subsequently not held. A monument was set in the record position per East Barton Subdivision, Phase 1. The set and disturbed monuments are shown and labeled on sheet 2 of the plat.

The basis of bearing is the center line of Snyder Drive, extending to the north to the Initial Point, also being the northwest corner of Lot 14, East Barton Subdivision, Phase 1, with an applied bearing of North 00°14'38" East per filed survey 22811 and as shown on sheet 2 of this plat.

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

Monuments were set as of November 2, 2022.

APPROVALS:

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

the 22 day of November, 2022.

M. M... Tax Collector

Examined and approved as required by ORS 92.100 this 22 day of November, 2022.

Assessor, Department of Assessment

Approved by Rogue Valley Sewer Services.

District Engineer 11/15/2022

County Commissioner/Administrator 11/22/22

Examined and approved by the City of Eagle Point, Jackson County, Oregon. Dated this 14 day of November, 2022.

City Administrator Aram Pruty Planning Director Mike Weston

Examined and recommended for approval this 14 day of November, 2022.

City Engineer

Examined and approved in accordance with ORS 92.100 on this 14 day of November, 2022.

Scott Fen Jackson County Surveyor

RECORDER'S CERTIFICATE:

Filed for record this 22 day of November, 2022, at 11:08 A.M., and recorded in Volume 48, of Plats on page 112 of the Records of Jackson County, Oregon.

Christine D Walker By: County Clerk Egan Hall Deputy

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

ACKNOWLEDGEMENT:

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

This certifies that on this 14 day of November, 2022, that before me, a Notary Public, personally appeared Travis Snyder and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Signature Commission No. 982625

Notary Public - Oregon My Commission Expires 01-07-2023

TITLE REPORT

The following are encumbrances noted in Tigor Title order number 470322083546, with a date of September 30, 2022.

- Item 1: Property taxes in an undetermined amount for the fiscal year 2022-2023.
Item 2: As disclosed by the assessment and tax roll, the premises herein were once specially assessed for farmland, forest land later disqualified. Per ORS 308A.700 to 308A.733, additional taxes were imposed.
Item 3: City liens, if any, in favor of the City of Eagle Point.
Item 4: Regulations, levies, liens, assessments, rights of way and easements of Rogue Valley Sewer Service.
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: Overflow of Irrigation and Drainage water Easement per instrument no. 85-14392.
Item 7: Intentionally Deleted
Item 8: Terms provisions and conditions per instrument no. 2019-027303/2019-035228.
Item 9: Easement conditions and restriction per East Barton Subdivision Phase 1.

35 1W 34AC Tax Lot 7500

Pariani Land Surveying
PHONE: (541) 890-1131 EMAIL: JOHN@PARIANILS.COM

REGISTERED PROFESSIONAL LAND SURVEYOR
John R. Pariani
OREGON July 18, 2009 JOHN R. PARIANI 95392
Renews December 31, 2022

351W34ac Tax Lot 7500

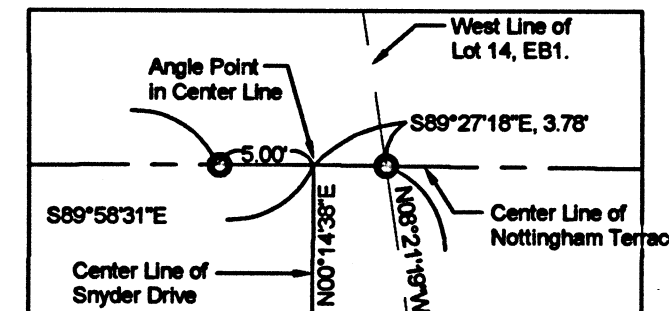
East Barton Subdivision Phase 2

Snyder Ck Develop., LLC
13540 Table Rock Road
Central Point, OR 97502

Table with 2 columns: Field Name and Value. Fields include PROJECT NO. (2019-473), DATE (November 3, 2022), DRAWN BY (JRP), REVIEWED BY (CJP/MB/TJA), APPROVED BY (JRP), HORZ SCALE, VERT SCALE, SHEET (1 of 2), DRAWING NO. (V-1), REV. NO.

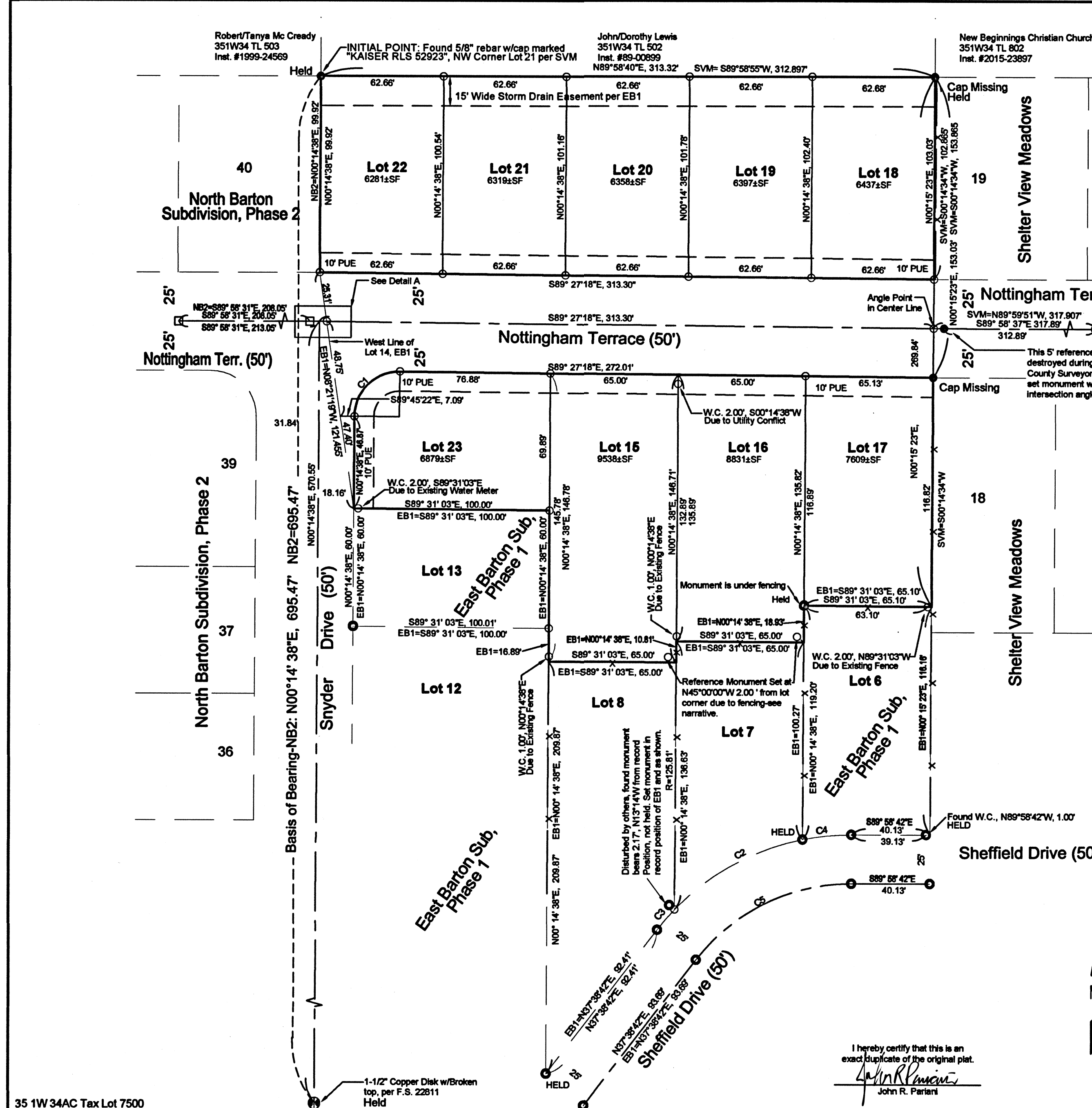
RECEIVED
 DATE 11/22/22 BY JRP
 This survey consists of:
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 8 page(s) Narrative
 JACKSON COUNTY SURVEYOR

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 A replat of Lot 14, 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



Curve #	Radius	Length	Long Chord	Delta (d)
C1	23.00'	36.25'	N45°23'40"E, 32.61'	90°18'04"
C2=EB1	125.00'	75.49'	S61°12'23"W, 74.345'	34°36'02"
C3=EB1	125.00'	13.66'	S40°46'32"W, 13.65'	06°15'39"
C4=EB1	125.00'	25.12'	S84°15'51"W, 25.08'	11°30'54"
C5=EB1	100.00'	91.41'	N63°50'00"E, 88.26'	52°22'35"

- LEGEND:**
- F.S. Filed Survey Number Jackson County Surveyor's Office
 - PUE 10' Wide Public Utility Easement
 - SVM Record data per Shelter View Meadows, F.S. 19797
 - NB2 Record data per North Barton Subdivision, Phase 2, F.S. 23270
 - EB1 Record Data per East Barton Subdivision, Phase 1, F.S. 23489
 - W.C. Witness Corner
 - X Existing Wood Fencing
 - Boundary Lines
 - Right of Way / Property Lines
 - Center Lines
 - Approximate Tax Lot Lines
 - Found 5/8" Rebar w/Cap Marked "B. KAISER RLS 52923" per F.S. 19797, or as noted
 - 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/Cap Marked "PARIANI LS 51382" per F.S. 23489
 - Found 5/8" Rebar w/Cap Marked "PARIANI LS 51382" per F.S. 23270



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

35 1W 34AC Tax Lot 7500

Pariani Land Surveying
 PHONE: (541) 890-1131 EMAIL: JOHN@PARIANILS.COM

REGISTERED PROFESSIONAL LAND SURVEYOR
 JOHN R. PARIANI
 OREGON
 JOHN R. PARIANI
 Renewed December 31, 2022

351W34ac
 Tax Lot 7500
East Barton Subdivision
Phase 2

Snyder Ck Develop., LLC
 13540 Table Rock Road
 Central Point, OR 97502

PROJECT NO.	2019-473	SHEET	2 of 2
DATE:	November 3, 2022	DRAWN BY:	JRP
REVIEWED BY:	CJP/MB/TJA	APPROVED BY:	JRP
HORZ SCALE: 1" = 40'	VERT SCALE:	DRAWING NO.	V-1
		REV. NO.	