

***** APPROVALS *****

FILE 439-22-00005-SUB

EXAMINED AND APPROVED this 1 day of March, 20 23

Shanell Clark (SHANELL CLARK) Jackson County Development Services

EXAMINED AND APPROVED this 7 day of February, 20 23 as required by ORS 92.100.

Scott Feih Jackson County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of 3-15-23 20 23

David Arrasmith Assessor, Department of Assessment DAVID ARRASMITH

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of March 15th, 20 23

Joel Diaz Deputy Tax Collector

***** DECLARATION *****

Know all men by these presents that RAY EDWARD KNIFFEN JR. and DEBRA JO KNIFFEN, Trustees of Ray Edward Kniffen Jr. and Debra Jo Kniffen Joint Revocable Living Trust Executed March 16, 2017, are the owners 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 we do hereby make and establish the Public Utility Easement (PUE) as shown on Sheet 2.

Ray Edward Kniffen Jr. RAY EDWARD KNIFFEN, JR., Trustee Debra Jo Kniffen DEBRA JO KNIFFEN, Trustee Ray Edward Kniffen, Jr. and Debra Jo Kniffen Joint Living Trust Executed March 16, 2017

STATE OF OREGON) COUNTY OF JACKSON)

Dated this 3rd day of February, 20 23

Joshua Daniel Hamilton Notary Public - Oregon

Commission No. 1032149

My Commission Expires December 28, 2026

PARTITION PLAT NO. P-9-2023

Located in the S.E. 1/4 of Sec. 16, T.36S., R.1W., W.M. Jackson County, Oregon (JCDS File #439-22-00005-SUB)

***** RECORDING *****

Filed for record this 15th day of March, 20 23 at 2:22 o'clock P.M., and recorded as Partition Plat No. P-09-2023 in "Record of Partition Plats" of Jackson County, Oregon. Index Volume 34, Page 09. Document No. 2023-004764, ORJCO.

Christine D. Walker County Clerk Sonya S. Morgan Deputy County Surveyor File No. 23840

SURVEY FOR: RAY & DEBRA KNIFFEN 7922 WILSON WAY WHITE CITY, OR 97503

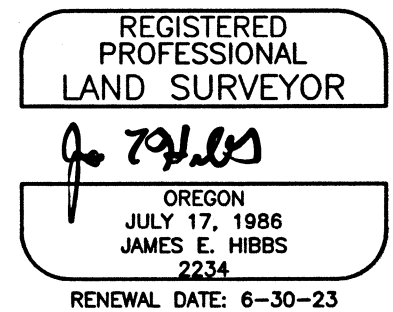
SURVEY BY: L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS P.O. BOX 1947 PHOENIX, OR 97535 PHONE: (541) 772-2782 EMAIL: LJFRIAR@CHARTER.NET WWW.FRIARANDASSOCIATES.COM

DATE: NOVEMBER 29, 2022

***** 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:

Beginning at the Northwest corner of Lot 1 of MCGLOUGHLIN ESTATES SUBDIVISION, according to the official plat thereof, now of record, in Volume 31, Page 60 of plats of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the North line of said SUBDIVISION, South 89°47'51" East, 235.41 feet (record South 89°48'00" East, 235.33 feet) to the Northeast corner of said SUBDIVISION, also being the Southeast corner of that tract set forth in Document No. 2017-009454, Official Records of Jackson County, Oregon; thence along said East line, North 00°09'09" East (record NORTH), 309.52 feet; thence North 00°19'33" East (record NORTH), 129.96 feet to the Northeast corner of said tract also being the Southeast corner of Parcel 3 per Partition Plat No. P-23-2001, according to the official plat thereof, now of record, in Volume 22, Page 23 of "Record of Partition Plats" of Jackson County, Oregon and Document No. 2011-030731, Official Records of Jackson County, Oregon and filed as Survey No. 20947 in the Office of the Jackson County Surveyor; thence along the South line of said Partition Plat, North 89°43'30" West, 238.71 feet (record North 89°47'53" West, 238.82 feet) to the Southwest corner of Parcel 2 per said Partition Plat also being on the East line of Wilson Way; thence along said East line, South 00°13'31" East, 439.80 feet to the initial point of beginning.

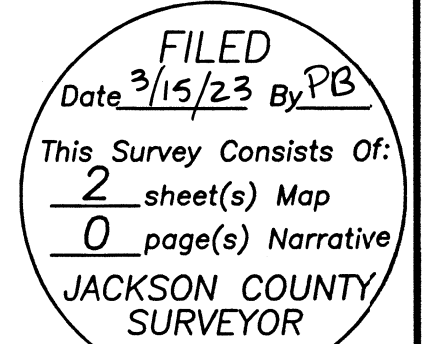


EXCEPTIONS PER TICOR TITLE PRRS 470322084510 DATED 2022-11-29

- 2. THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
3. RESTRICTIVE COVENANTS PER V.325, P.83, JCDR. BLANKET.
4. RESTRICTIVE COVENANTS PER DOC. 71-01515, ORJCO. BLANKET.

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

Surveyor signature and name



PARTITION PLAT NO. P-9-2023
 Located in the S.E. 1/4 of Sec. 16, T.36S., R.1W., W.M.
 Jackson County, Oregon
 (JCDS File #439-22-00005-SUB)

SURVEY FOR: RAY & DEBRA KNIFFEN
 7922 WILSON WAY
 WHITE CITY, OR 97503
DATE: NOVEMBER 29, 2022

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

BASIS OF BEARINGS:
 CENTERLINE OF GOUGH WAY PER MES AS SHOWN HEREON.
 UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

LEGEND:

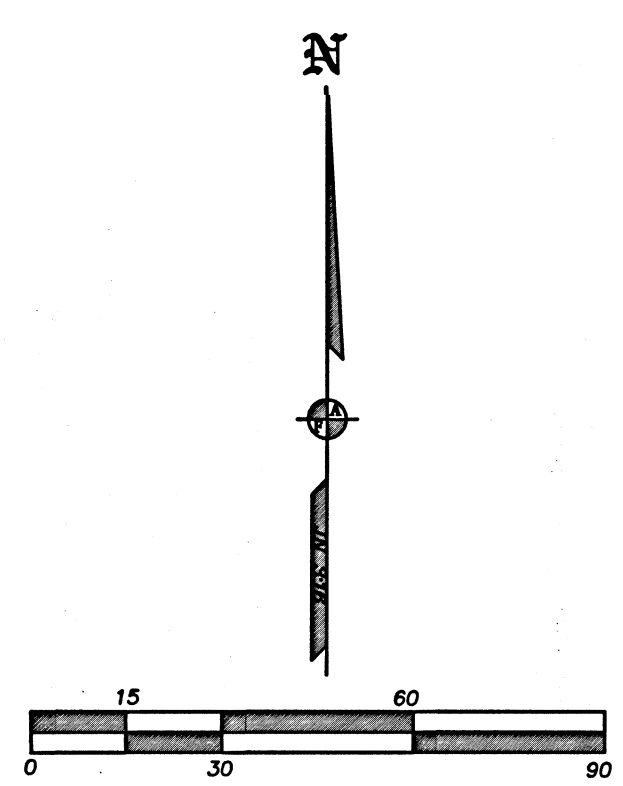
- ⊙ = FD. 5/8" IRON PIN PER FS1964.
- ⊙ = FD. 5/8" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC PER MES.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER MES.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. LS2023 PER FS15959.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. PLS741 PER FS12040.
- ⊙ = 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.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- () = DEED RECORD DATA PER DOC. 2017-009454, ORJCO.
- FS = FILED SURVEY #.
- MES = MCGLOUGHLIN ESTATES SUBDIVISION (FS18954).
- [] = RECORD DATA PER MES.
- { } = RECORD DATA PER PP# P-23-2011.
- PP# = PARTITION PLAT NO.
- { } = RECORD DATA PER FS15959.

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO PARCELS CREATED THROUGH A PARTITION OF THE PARENT TRACT SET FORTH IN DOC. 2017-009454, ORJCO. SEE JCDS FILE 439-22-00005-SUB.

PROCEDURE: USING TRIMBLE R10 G.P.S. RECEIVERS MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON. THE SOUTH LINE WAS HELD AS FOUND MONUMENTED PER MCGLOUGHLIN ESTATES. THE NORTH LINE WAS HELD AS FOUND MONUMENTED PER FS12040. THE WEST LINE WAS HELD AS FOUND MONUMENTED BY MCGLOUGHLIN ESTATES AND FS12040. THE EAST LINE WAS HELD AS FOUND MONUMENTED BY FS12040 AND FS15959. HOLDING THESE MONUMENTS CREATED AN SLIGHT ANGLE POINT IN THE EAST LINE. AS I FIND NO REASON TO REJECT THE MONUMENTS BASED ON POSITION OR THE PROCEDURE ON WHICH THEY WERE POSITIONED, I HELD THESE MONUMENTS, AS WELL AS THE OTHERS, IN THEIR FOUND POSITIONS AS THE BEST AVAILABLE EVIDENCE OF THE EXTERIOR PROPERTY LINES OF THE SUBJECT PROEPRTY. COMPUTED THE POSITION OF THE NEW PARCEL CORNERS AS REQUESTED AND SET MONUMENTS AS SHOWN HEREON.



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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

FILED
 Date 3/15/23 By PB
 This Survey Consists Of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

