

REPLAT of Parcels 1 through 3, Partition Plat Number P-28-2021 and a portion of the properties described in Instrument Number 2008-033269, being located in the Southeast One-quarter of Section 9 and in the Southwest One-quarter of Section 10, Township 38 South, Range 1 West of the Willamette Meridian, in the City of Phoenix, Jackson County, Oregon.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENT, that the CITY OF PHOENIX, a municipal corporation, and PHOENIX URBAN RENEWAL AGENCY, hereinafter referred to as the DECLARANTS are the owners in fee simple of the lands as described in the "Surveyor's Certificate" herewith. Declarant has caused these tracts of land to be surveyed, platted and replated into Parcels 1, 2 and 3, and as depicted on Sheet 2 hereof, vacates the 10.00 foot wide Public Utility Easement along the frontage of Main Street and 10.00 feet of those portions of the 15.00 feet wide easement as created on the plat recorded September 8, 2021, as Partition Plat Number P-28-2021, in Volume 32 of Plats at Page 28 of the Records of Jackson County, Oregon.

Terry Baker, Mayor, City of Phoenix; Krista Peterson, Chair, Phoenix Urban Renewal Agency.

STATE OF OREGON
County of Jackson

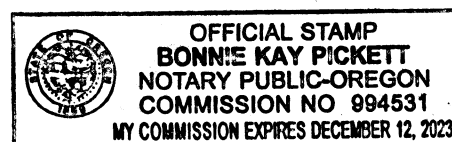
Signed or attested before me on April 04, 2023, by TERRY BAKER.

Bonnie Kay Pickett, Notary Public-Oregon

STATE OF OREGON
County of Jackson

Signed or attested before me on April 04, 2023, by KRISTA PETERSON.

Bonnie Kay Pickett, Notary Public-Oregon



TITLE RELATED NOTES:

FURSUANT TO THE PROVIDED TITLE REPORT FROM FIRST AMERICAN TITLE, ORDER NUMBER 7165-3926978, DATED FEBRUARY 8, 2023, THIS PARTITION PLAT MAY BE SUBJECT TO THE FOLLOWING MATTERS OF RECORD PER THE RECEIVED TITLE REPORT:

Taxes assessed, including the current fiscal year, not assessed because of City/Government Exemption. If the exempt status is terminated an additional tax may be levied.

City liens, if any, of the City of Phoenix.

The property lies within the boundaries of Rogue Valley Sewer Services and is subject to any charges or assessments levied by said District and pipeline easements in connection therewith.

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Medford and Talent Irrigation Districts.

Easement per Volume 254 at Page 87 of the Deed Records of Jackson County, Oregon. Depicted within Parcel 3.

Limited access provisions per Volume 364 at Page 53 and Volume 371 at Page 335, both of the Deed Records of Jackson County, Oregon.

Easement per Volume 371 at Page 335, of the Deed Records of Jackson County, Oregon.

Covenants, conditions and restrictions per Instrument Number 73-12513 of the Official Records of Jackson County, Oregon.

Easement per Instrument Number 2005-045009 of the Official Records of Jackson County, Oregon. Depicted within Parcels 1 and 3 of Partition Plat P-28-2021.

Stormwater Quality Feature Operation and Maintenance Agreement per Instrument Number 2015-039556 of the Official Records of Jackson County, Oregon. Located within Parcel 3.

Sewer easement per Instrument Number 2017-037280 of the Official Records of Jackson County, Oregon. Located within Parcel 3 of Partition Plat P-28-2021.

Easement per Instruments Numbered 2019-004993 and 2019-004997 of the Official Records of Jackson County, Oregon. Located within Parcels 1, 2 and 3, of Partition Plat P-28-2021.

SURVEYOR'S CERTIFICATE

I, Cael E. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments, as provided by law, the tract of land depicted hereon, that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

Those tracts of land as described in Instruments Numbered 2008-033269, 2015-018844 and 2015-022105 (PHOENIX URBAN RENEWAL AGENCY) all of the Official Records of Jackson County, Oregon, which contain Water Lots 4 through 12 of the plat named the TOWN OF PHOENIX, recorded January 4, 1879, with the Jackson County Clerk, and Parcels 1, 2 and 3 of the plat recorded on September 8, 2021, as Partition Plat P-28-2021, in Volume 32 of Plats at page 28 of the records of Jackson County, Oregon. The following are the exterior boundaries of said tracts, as now surveyed:

Parcels 1, 2 and 3 of the plat recorded on September 8, 2021, as Partition Plat P-28-2021, in Volume 32 of Plats at page 28 of the records of Jackson County, Oregon.

ALSO: Commencing at the corner common to Sections 9, 10, 15 and 16 of said township and range; thence North 21°56'12" East, 547.11 feet to the southeast corner of Lot 4 of said Town of Phoenix plat, being a point on the easterly right-of-way of Main Street and being the Initial Point (POINT OF BEGINNING); thence North 35°56'49" West, along said easterly right-of-way and the westerly boundaries of Lots 4 and 5 of said plat, 120.30 feet to the northwest corner of said Lot 5, being common with an angle point of Parcel 3 of said P-28-2021; thence leaving said right-of-way, North 54°05'19" East, along the common boundary of said Lot 5 and Parcel 3, 200.00 feet to the northeast corner of said Lot 5 and an angle point of said Parcel 3; thence South 36°53'58" East, along the common boundaries of said Lots 4 and 5, and the westerly boundary of said Parcel 3, 120.36 feet to the southeasterly corner of said Lot 4; thence leaving said common boundaries, South 54°06'04" West, along the southerly boundary of said Lot 4, 202.00 feet to the Point of Beginning.

Cael E. Neathamer, Surveyor

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Perform a boundary survey and prepare a Partition Plat pursuant to the Client's instructions and as approved by the City of Phoenix Planning Department (File Number MP22-04).

PROCEDURE: Records utilized: Instruments Numbered 2008-033269, 2015-018844 and 2015-022105, all of the Official Records of Jackson County, Oregon; the plat named the TOWN OF PHOENIX, recorded January 4th, 1879, with the Jackson County Clerk; a plat recorded September 8th, 2021, as Partition Plat P-28-2021, in Volume 32 of Plats at Page 28 of the Records of Jackson County, Oregon (also being filed as Survey Number 23443 in the office of the Jackson County Surveyor); and, Surveys Numbered 5624, 7584, 9058, 17544, 20047 and 21075, all on file in the office of the Jackson County Surveyor. Equipment/Software utilized: Trimble RIO GNSS equipment, Trimble TSC1 data collector with Trimble Access Software; Trimble S7 and SX10 robotic instruments, Trimble Business Center and Trimble Terramodel. Linear unit (horizontal) is International Foot (ft); Linear unit (vertical) is U.S. Survey Foot (usft); Vertical datum is the North American Datum of 1988 (NAVD88); Geodetic Information: Datum is the North American Datum (NAD) of 1983 CORS96 (Epoch 2002); System is the Oregon State Plane Coordinate System, South Zone 3602 (refer to ORS, Chapter 93.312(b)), and projected to ground at the elevation of 1500 feet.

Verified previous control, found and set monuments per said Survey Number 23443. From which, utilized previous boundary resolutions in conjunction with record data listed herein and above to resolve the exterior boundaries of Parcels 1, 2 and 3 per said Survey Number 23443, and those tracts described in said Instrument Number 2008-033269. From which, utilized the approval and conditions contained therein, per said City of Phoenix Planning File Number MP22-04.

Completed field work and establishing monuments, as depicted on Sheet 1 hereof, on February 7, 2023.

I hereby certify that this is an exact copy of the original.

Cael E. Neathamer, Surveyor

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 23866

SHEET INDEX table with 3 rows: SHEET 1: TITLE SHEET (THIS SHEET), SHEET 2: PLAT SHEET, SHEET 3: LEGEND, NOTES, DETAIL A, LINE AND CURVE TABLES

RECEIVED stamp: DATE 4/13/23 BY PB, This survey consists of: 3 sheet(s) Map, 0 page(s) Narrative, JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR stamp: OREGON JULY 9, 2001 CAEL E. NEATHAMER 56545, Renewal Date 12/31/24

PREPARED FOR:

TAYLORED ELEMENTS CONSTRUCTION, 1679 Jackson Rd, Ashland, OR 97520

APPROVALS:

CITY OF PHOENIX PLANNING FILE NUMBER: MP22-04

I certify that, pursuant to the authority granted in to me, that this plat is hereby approved.

Signature of Planning Director, Date 4/7/23

Examined and approved this 13th day of April, 2023.

Signature of City Engineer

Examined and approved this 10 day of April, 2023.

Signature of Jackson County Surveyor, File Number 23866

All taxes, fees, assessments, or other charges as required by O.R.S. 92.045 have been paid as of 13th of April, 2023.

Signature of Tax Collector/Deputy (Joel Diaz)

Examined and approved as required by O.R.S. 92.100 this 4-13-23 day of April, 2023.

Signature of Assessor/Agent

RECORDING

FILED FOR RECORD THIS 13 DAY OF April, 2023 AT 1:58 O'CLOCK P.M. AND RECORDED IN VOLUME 34 OF PLATS AT PAGE 13 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Signature of County Clerk: Christine D Walker, Deputy: Rebecca Ward

PREPARED BY: Neathamer Surveying, Inc., 3126 State St, Suite 203, P.O. Box 1584, Medford, Oregon 97501, Phone (541) 732-2869, FAX (541) 732-1382

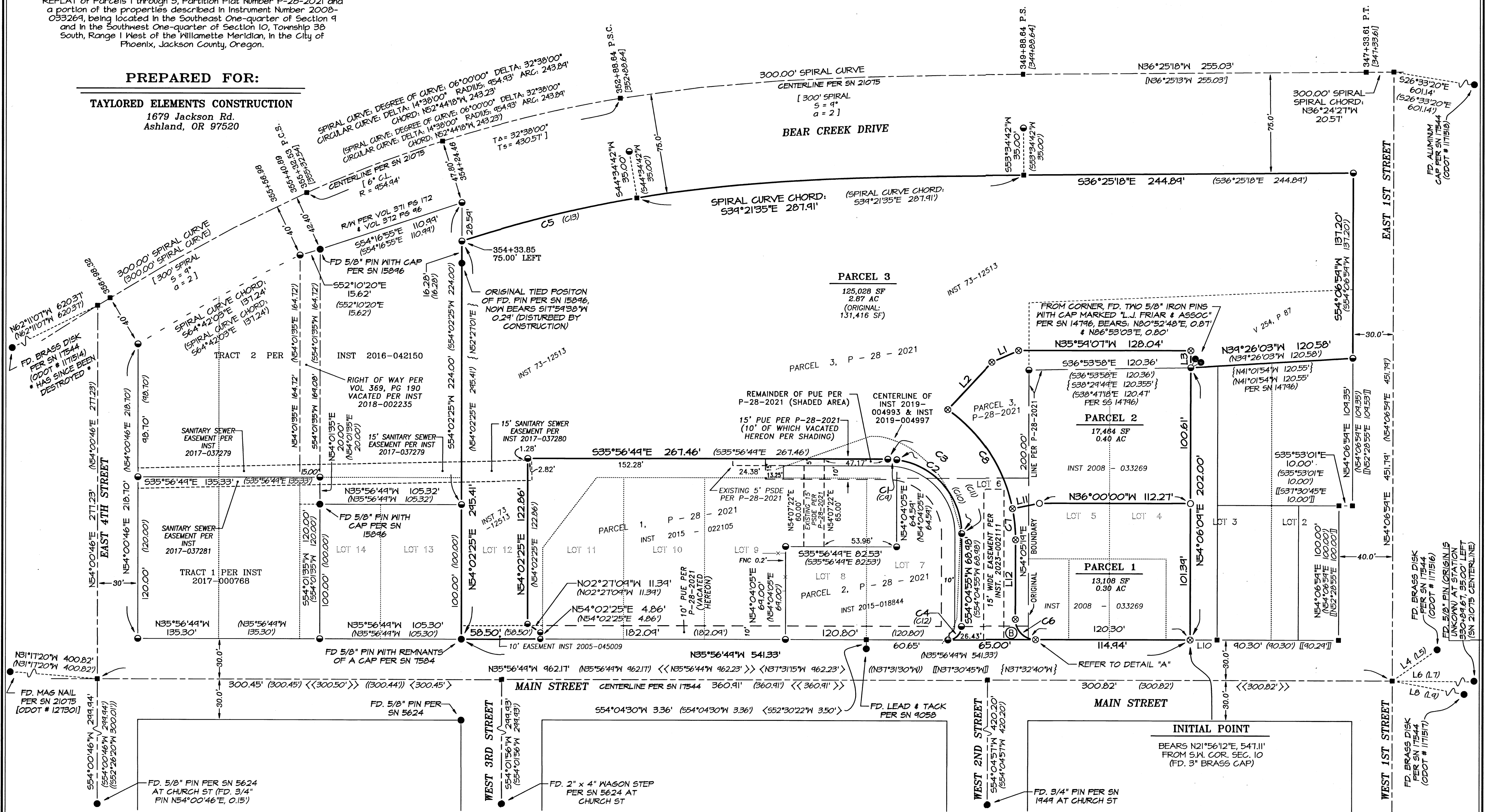
PLOT DATE: April 6, 2023 PROJECT NUMBER: 22048

PARTITION PLAT NUMBER: P-13-2023

REPLAT of Parcels 1 through 3, Partition Plat Number P-28-2021 and a portion of the properties described in Instrument Number 2008-033269, being located in the Southeast One-quarter of Section 4 and in the Southwest One-quarter of Section 10, Township 38 South, Range 1 West of the Willamette Meridian, in the City of Phoenix, Jackson County, Oregon.

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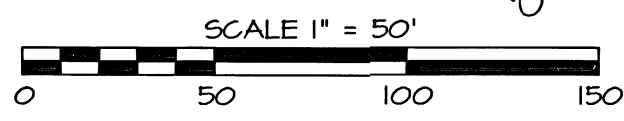
TAYLORED ELEMENTS CONSTRUCTION  
1679 Jackson Rd.  
Ashland, OR 97520



BASIS OF BEARINGS:

Geodetic North referenced to the NAD83 CORS96 (Epoch 2002) datum. Refer to Survey Narrative on Sheet 1, for description.

COMPUTED & MEASURED BEARINGS & DISTANCES TO SN 17544 ON SHEET 3



I hereby certify that this is an exact copy of the original.  
*Carl E. Neathamer*  
Surveyor

RECEIVED  
DATE 4/13/23 BY PB  
This survey consists of:  
3 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Carl E. Neathamer*  
OREGON  
JULY 9, 2001  
CAEL E. NEATHAMER  
56545  
Renewal Date 12/31/24

PREPARED BY: Neathamer Surveying, Inc.  
3126 State St, Suite 203  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

PLOT DATE: April 6, 2023 PROJECT NUMBER: 22048  
Sheet 2 of 3

**PARTITION PLAT NUMBER: P-13-2023**

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**PREPARED FOR:**

**TAYLORED ELEMENTS CONSTRUCTION**  
1679 Jackson Rd.  
Ashland, OR 97520

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	07°01'31"	55.00'	6.74'	S32°26'04"E	6.74'
C2	83°00'13"	55.00'	79.68'	S12°34'48"W	72.89'
C3	90°01'44"	55.00'	86.42'	S09°04'03"W	77.80'
C4	89°58'16"	10.00'	15.70'	N80°55'57"W	14.14'
C5	08°42'45"	879.93'	133.80'	S49°46'41"E	133.68'
C6	90°01'44"	15.00'	23.57'	S09°04'03"W	21.22'
C7	11°20'32"	118.00'	23.36'	S48°24'39"W	23.32'
C8	43°45'36"	118.00'	90.12'	S20°51'35"W	87.95'
C9	07°01'31"	55.00'	6.74'	S32°26'04"E	6.74'
C10	83°00'13"	55.00'	79.68'	S12°34'48"W	72.89'
C11	90°01'44"	55.00'	86.42'	S09°04'03"W	77.80'
C12	89°58'16"	10.00'	15.70'	N80°55'57"W	14.14'
C13	08°42'45"	879.93'	133.80'	S49°46'41"E	133.68'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N59°37'41"W	21.68'
L2	N82°55'56"W	47.85'
L3	N54°06'09"E	12.66'
L4	S70°48'28"E	40.54'
L5	S70°48'28"E	40.54'
L6	S35°24'46"E	1533.26'
L7	S35°24'46"E	1533.26'
L8	S34°37'25"E	1074.20'
L9	S34°37'25"E	1074.20'
L10	N35°56'49"W	20.00'
L11	N47°15'37"W	20.42'
L12	S54°04'55"W	59.06'

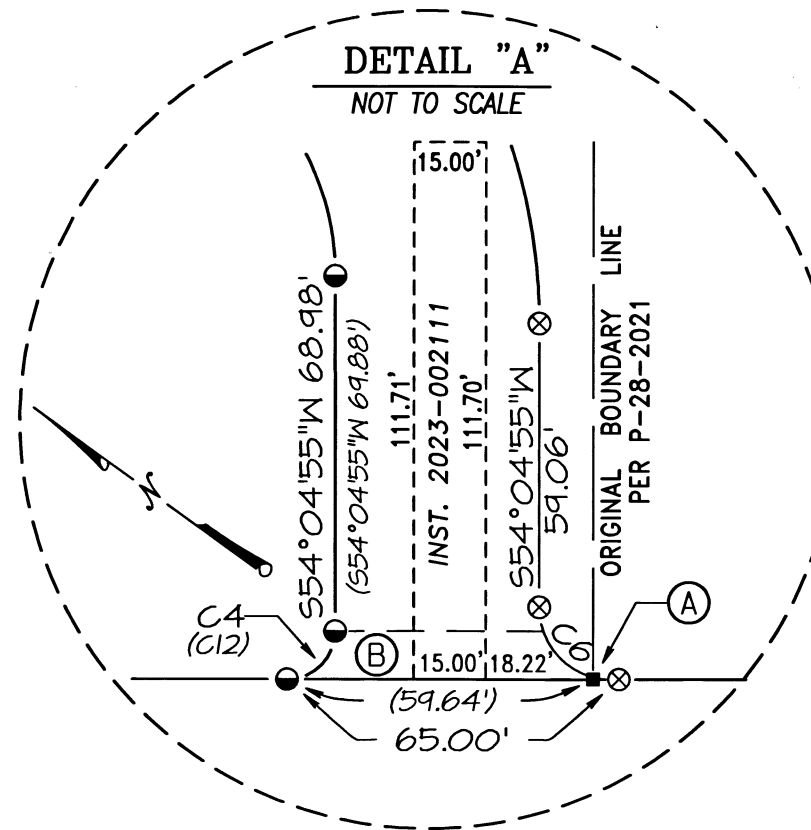
**MEASUREMENTS TO SN 17544 CONTROL:**

1171514 TO 1171516:  
SN 17544 = S36°41'29"E, 1552.24'  
MEASURED = S36°41'35"E, 1552.21'

1171516 TO 1171517:  
SN 17544 = S33°18'23"E, 1041.73'  
MEASURED = S33°18'26"E, 1041.73'

1171517 TO 1171518:  
SN 17544 = N02°17'47"E, 611.56'  
MEASURED = N02°17'29"E, 611.54'

1171518 TO 1171514:  
SN 17544 = N45°22'27"W, 2141.33'  
MEASURED = N45°22'27"W, 2141.31'



**LEGEND:**

- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a found monument 5/8-inch diameter pin with an orange plastic cap marked "NEATHAMER SURVEYING", per SN 23443.
- Indicates a found monument as noted.
- Indicates a computed position, nothing found or set.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- PSDE Indicates an existing Private Storm Drain Easement.
- PUE Indicates an existing Public Utility Easement.
- SF Indicates the number of square feet within a closed area.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- (( )) Indicates record data per SN 5624.
- { } Indicates record data per SN 7584.
- < > Indicates record data per SN 9058.
- << >> Indicates record data per SN 17544.
- [ ] Indicates record data per SN 20047.
- [ ] Indicates record data per SN 21075.
- ( ) Indicates record data per Partition Plat P-28-2021, SN 23443, or as noted.
- x— Indicates centerline of an existing fence line as noted hereon.
- 0.2'- Indicates the distance and which side from the boundary line that the centerline of an existing fence line is located.

**NOTES:**

- (A) MONUMENT SET PER SN 23443, DESTROYED DURING CONSTRUCTION AND NOT REPLACED ON THIS SURVEY.
- (B) 10' PUE PER P-28-2021 BEING VACATED HEREON.

**BASIS OF BEARINGS:**

Geodetic North referenced to the NAD83 CORS96 (Epoch 2002) datum. Refer to Survey Narrative on Sheet 1, for description.

**PREPARED BY:** Neathamer Surveying, Inc.  
3126 State St, Suite 203  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
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**PLOT DATE:** April 6, 2023 **PROJECT NUMBER:** 22048

Sheet 3 of 3 © MN

I hereby certify that this is an exact copy of the original.

Carl E. Neathamer  
Surveyor

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Renewal Date 12/31/24