

FILED  
 Date 4/26/23 By RB  
 This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

# PARTITION PLAT NO. P-17-2023

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,  
 TOWNSHIP 38 SOUTH, RANGE 1 WEST,  
 WILLAMETTE MERIDIAN,  
 CITY OF PHOENIX, JACKSON COUNTY, OREGON

### RECORDING:

FILED FOR RECORD THIS 26<sup>th</sup> DAY OF April 2023,  
 AT 8:32 O'CLOCK, A.M. AND RECORDED AS  
 PARTITION PLAT NO. P-17-2023 OF THE RECORDS  
 OF PARTITION PLATS IN JACKSON COUNTY, OREGON,  
 INDEX VOLUME 34, PAGE 17

Christine D Walker COUNTY CLERK  
Senay J. Morgan DEPUTY

COUNTY SURVEYOR FILE NO. 23879

### TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY  
 O.R.S. 92.095 HAVE BEEN PAID AS OF 04.25.2023

ASSESSOR David C. ... DATE 4.25.23  
 TAX COLLECTOR ROBERT CRAWFORD DATE 04.25.2023  
 Deputy

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

PURPOSE: TO SURVEY AND MONUMENT A PARTITION OF THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2018-031753 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AS APPROVED BY THE CITY OF PHOENIX PLANNING IN MP22-03.

PROCEDURE: USING A TRIMBLE S6 TOTAL STATION AND TRIMBLE R-10 GPS RECEIVERS, I RECOVERED AND TIED THE EXISTING MONUMENTS OF RECORD AS SHOWN HEREIN. THE RIGHT-OF-WAY FOR BOLZ ROAD WAS CREATED IN VOLUME 432, PAGE 147 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON. I HOLD THE TWO RECOVERED IRON PIPES AS HELD AND REFERENCED ON MULTIPLE SURVEYS AS BEING SET BY L.E. AGER ON AN UNRECORDED SUBDIVISION TO ESTABLISH THE RIGHT-OF-WAY OF NORTH ROSE STREET. THESE WERE BOTH HELD ON SURVEY NUMBER (S/N) 20485. THERE IS A ONE FOOT DISCREPANCY AS NOTED ON SAID S/N AND ON S/N 6022, THUS TO PLACE THE BOLZ ROAD DESCRIPTION, I HOLD THE RECORD DISTANCE OF 10.00 FEET FROM THE RECOVERED INITIAL POINTS AS SET BY MARK BOYDON ON THE FREEDOM AND GEMINI ESTATES SUBDIVISIONS, FILED AS S/N 6983 AND 7358 RESPECTIVELY, AND ROTATE SAID VOL., PG. DESCRIPTION TO SAID INITIAL POINTS. THIS SOLUTION BEST HOLDS THE OTHER RECOVERED AND RELIED UPON MONUMENTATION IN THE AREA. THE SOUTHWEST LINE WAS ESTABLISHED BY HOLDING THE RECORD DISTANCE FROM THE SSE COR. OF DLC NO. 41 AS SHOWN ON S/N 6854, AND THE RECOVERED MONUMENTS AS SHOWN HEREIN. THE NORTHWEST LINE WAS ESTABLISHED BY HOLDING THE RECOVERED MONUMENTS AS SHOWN HEREIN AND EXTENDING SAID LINE NORTHEASTERLY. THE NORTHEAST LINE WAS ESTABLISHED BY HOLDING THE RECOVERED OREGON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MONUMENTS.

### EASEMENTS OF RECORD

- EASEMENTS SHOWN IN FIRST AMERICAN PUBLIC RECORD REPORT ORDER NO. 7169-3970628, EFFECTIVE DATE JANUARY 23, 2023 ARE NOT LOCATABLE, BLANKET IN NATURE, AND/OR ARE NOT SHOWN GRAPHICALLY ON THIS PARTITION PLAT.
- #5. EASEMENT TO ERECT AND MAINTAIN ONE ANCHOR. RECORDED JANUARY 27, 1921 IN VOLUME 133, PAGE 77 OF THE DEEDS RECORDS, JACKSON COUNTY, OREGON.
  - #6. EASEMENT FOR DISTRIBUTION OF ELECTRICITY. RECORDED MARCH 6, 1924 IN VOLUME 149, PAGE 71 OF THE DEEDS RECORDS, JACKSON COUNTY, OREGON.
  - #7. EASEMENT FOR COMMUNICATION FACILITIES. RECORDED JULY 10, 1979 IN INSTRUMENT NUMBER 79-14202 OFFICIAL RECORDS JACKSON COUNTY, OREGON.
  - #8 AND #9. EASEMENT FOR SLOPES, T.V., TELEPHONE AND ELECTRIC POWERLINE FACILITIES, AND SIGN IN INSTRUMENT NUMBER 86-19666.

### APPROVAL:

EXAMINED AND APPROVED THIS 12 DAY OF April, 2023  
 IN ACCORDANCE WITH O.R.S. 92.100

Scott ...  
 JACKSON COUNTY SURVEYOR

### APPROVAL:

Jeff Wilcox 4/21/2023  
 PHOENIX PLANNING DEPARTMENT DATE

PLANNING FILE NO. MP22-03  
 (MAP 38 1W 09 DB, TAX LOT 2900 AND 2901)

### DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **JERRY JARVIS AND TERESA JARVIS, AS TENANTS BY THE ENTIRETY** ARE THE OWNERS OF THE LANDS SHOWN ON THIS PARTITION PLAT, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED SAID LANDS TO BE PARTITIONED INTO THE PARCELS AS SHOWN HEREIN.

### BY AFFIDAVIT OF CONSENT

JERRY JARVIS TERESA JARVIS

### AFFIDAVIT OF CONSENT:

FROM **JERRY JARVIS AND TERESA JARVIS, AS TENANTS BY THE ENTIRETY** AS  
 INSTRUMENT NUMBER 2023-007832 OFFICIAL  
 RECORDS JACKSON COUNTY, OREGON.

### SURVEY FOR: JERRY AND TERESA JARVIS

1070 TIMBERLINE TERRACE  
 ASHLAND, OREGON 97520

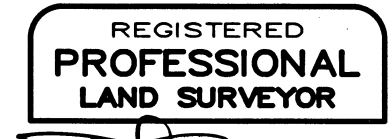
### SURVEYOR'S CERTIFICATE

I, PHILIP J. DROSSOS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 90718, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREIN AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

COMMENCING AT THE SOUTHERLY SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 41 IN TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 61°09'58" EAST, A DISTANCE OF 876.24 FEET (RECORD NORTH 61°12' EAST, 876.38 FEET); THENCE SOUTH 43°28'50" EAST, A DISTANCE OF 534.98 FEET (RECORD SOUTH 43°28', 535.0 FEET) TO A FOUND 5/8" REBAR; THENCE NORTH 45°40'20" EAST, A DISTANCE OF 224.21 FEET TO A SET 5/8" REBAR AND BEING THE INITIAL POINT OF BEGINNING; THENCE CONTINUE NORTH 45°40'20" EAST, A DISTANCE OF 73.58 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF THE RELOCATED ROGUE VALLEY HIGHWAY (HIGHWAY 99); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 43°30'45" EAST, A DISTANCE OF 89.10 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 05°25'35" WEST, A DISTANCE OF 54.16 FEET TO POINT FROM WHICH A FOUND 1" COPPER PLUG BEARS SOUTH 05°25'35" WEST, 1.46 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG THE NORTHERLY RIGHT-OF-WAY OF WEST BOLZ ROAD AS DESCRIBED IN VOLUME 432, PAGE 147, DEED RECORDS, JACKSON COUNTY OREGON, SOUTH 45°41'24" WEST (RECORD SOUTH 45°42' WEST), A DISTANCE OF 257.02 FEET TO A SET LEAD PLUG WITH BRASS TACK; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, NORTH 43°28'50" WEST, A DISTANCE OF 124.02 FEET TO THE AFOREMENTIONED 5/8" REBAR; THENCE NORTH 45°40'20" EAST, A DISTANCE OF 224.21 FEET TO THE INITIAL POINT OF BEGINNING.

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

Philip J. Drossos  
 PHILIP J. DROSSOS, PLS 90718



OREGON  
 JULY 12, 2016  
 PHILIP J. DROSSOS  
 No. 90718

Renewal 12-31-23

## TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS  
 274 FOURTH STREET  
 ASHLAND, OREGON 97520  
 (541) 482-6474  
 terrain@bisp.net  
 JOB NO. 1631-22

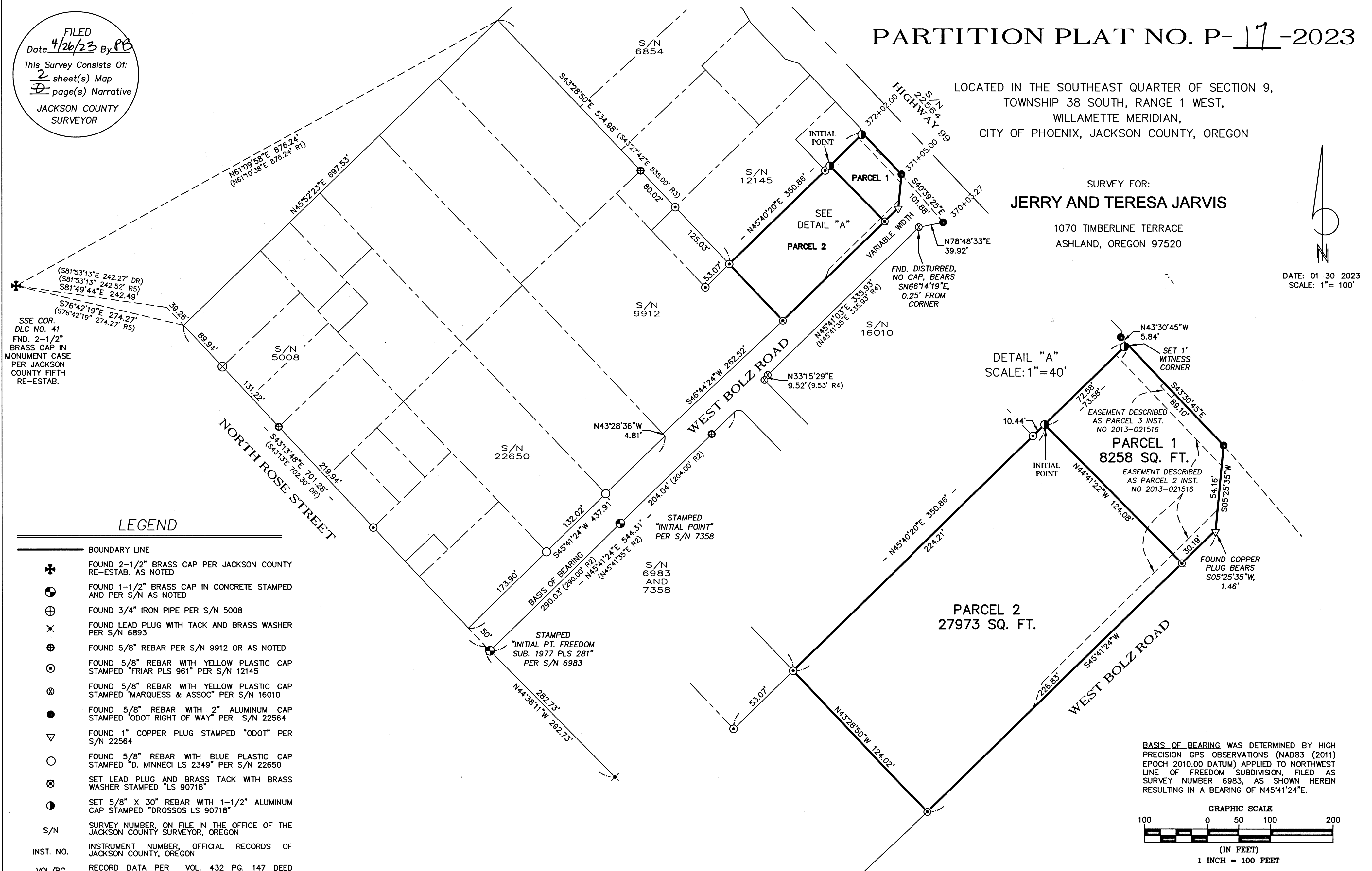
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LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9,  
 TOWNSHIP 38 SOUTH, RANGE 1 WEST,  
 WILLAMETTE MERIDIAN,  
 CITY OF PHOENIX, JACKSON COUNTY, OREGON

SURVEY FOR:  
**JERRY AND TERESA JARVIS**  
 1070 TIMBERLINE TERRACE  
 ASHLAND, OREGON 97520

DATE: 01-30-2023  
 SCALE: 1" = 100'

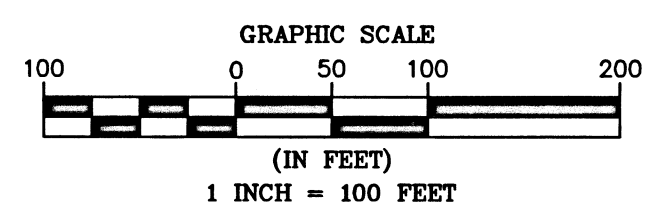


### LEGEND

- BOUNDARY LINE
- ✦ FOUND 2-1/2" BRASS CAP PER JACKSON COUNTY RE-ESTAB. AS NOTED
- ⊕ FOUND 1-1/2" BRASS CAP IN CONCRETE STAMPED AND PER S/N AS NOTED
- ⊕ FOUND 3/4" IRON PIPE PER S/N 5008
- ✕ FOUND LEAD PLUG WITH TACK AND BRASS WASHER PER S/N 6893
- ⊕ FOUND 5/8" REBAR PER S/N 9912 OR AS NOTED
- ⊕ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "FRIAR PLS 961" PER S/N 12145
- ⊕ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "MARQUESS & ASSOC" PER S/N 16010
- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "ODOT RIGHT OF WAY" PER S/N 22564
- ▽ FOUND 1" COPPER PLUG STAMPED "ODOT" PER S/N 22564
- FOUND 5/8" REBAR WITH BLUE PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 22650
- ⊕ SET LEAD PLUG AND BRASS TACK WITH BRASS WASHER STAMPED "LS 90718"
- SET 5/8" X 30" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "DROSSOS LS 90718"
- S/N SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, OREGON
- INST. NO. INSTRUMENT NUMBER, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- VOL/PG RECORD DATA PER VOL. 432 PG. 147 DEED RECORDS, JACKSON COUNTY, OREGON
- (R1) RECORD DATA PER S/N 6854
- (R2) RECORD DATA PER S/N 6983 OR 7358
- (R3) RECORD DATA PER S/N 7374
- (R4) RECORD DATA PER S/N 16010
- (R5) RECORD DATA PER S/N 20485

DETAIL "A"  
 SCALE: 1" = 40'

BASIS OF BEARING WAS DETERMINED BY HIGH PRECISION GPS OBSERVATIONS (NAD83 (2011) EPOCH 2010.00 DATUM) APPLIED TO NORTHWEST LINE OF FREEDOM SUBDIVISION, FILED AS SURVEY NUMBER 6983, AS SHOWN HEREIN RESULTING IN A BEARING OF N45°41'24"E.



I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.  
 PHILIP J. DROSSOS, PLS 90718

REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**  
 PHILIP J. DROSSOS  
 JULY 12, 2016  
 No. 90718

**TERRASURVEY, INC.**  
 PROFESSIONAL LAND SURVEYORS  
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Renewal 12-31-23