

LAND PARTITION SURVEY

PARTITION PLAT No. P-22-2023

A Replat of Lots 5 & 6, Block 5 of BARNUM SUBDIVISION

Located in:

the S.W. 1/4 of Section 9 (9CA) in Township 38S., R1W., W.M., City of Phoenix, Jackson County, Oregon Tax Lot 3200, 3300, 3301

For:

Michael & Celia Ashby Tom Malot Construction, Inc. 895 N. 5th St. Apt. 101B PO Box 5384 Jacksonville, Oregon 97530 Central Point, Oregon 97502

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF TAX LOTS DESCRIBED IN DOC. NOS. 92-25262, 2021-034926 AND 2022-003169. (CITY OF PHOENIX FILE NO. MP22-01).

PROCEDURE: I RECOVERED MONUMENTS SET PREVIOUSLY ON THE PLAT OF BARNUM SUBDIVISION (SURVEY NO. 8254) AND ANALYZED THEIR POSITIONING TO DETERMINE THE EXTERIOR BOUNDARY OF LOTS 5 AND 6. I HELD THE LOCATION OF THE FOUND MONUMENTS AT THE NORTHEAST & SOUTHEAST CORNERS OF LOT 5 AND THE NORTHWEST AND SOUTHEAST CORNERS OF LOT 6. BY USING THE POSITIONING OF THE NORTHEAST AND SOUTHEAST CORNERS OF LOT 8 AND THE RECORD BEARING AND DISTANCE OF THE SOUTHERLY LINE OF LOTS 5 AND 6, I DETERMINED THE FOUND PIN AT THE SOUTHWEST CORNER OF LOT 6 TO BE UNACCEPTABLE. THERE IS A WATER METER AT THE NORTHEAST CORNER OF LOT 6 SO I CHOOSE TO SET A WITNESS MONUMENT.

EQUIPMENT USED: TRIMBLE S6 ROBOTIC INSTRUMENT & TRIMBLE R8 GNSS.

TITLE EXCEPTION NOTES:

- 1.) THESE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
2.) THE EFFECT OF BEING WITHIN THE CHARLOTTE ANN WATER DISTRICT, A MUNICIPAL CORPORATION, ORGANIZED UNDER AND PURSUANT TO CHAPTER 346, GENERAL LAWS OF OREGON.
3.) EASEMENTS RECORDED AS VOL. 149, PG. 60 AND VOL. 375, PG. 365 GRANTED CALIFORNIA OREGON POWER COMPANY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY. (NO SPECIFIC LOCATION NOT GIVEN)
4.) EASEMENT RECORDED AS VOL. 138, PG. 77 GRANTED PACIFIC TELEPHONE AND TELEGRAPH FOR TELEPHONE, TELEGRAPH AND COMMUNICATION LINES. (NO SPECIFIC LOCATION NOT GIVEN)
5.) EASEMENTS RECORDED AS VOL. 326, PG. 187, VOL. 340, PG. 117 AND VOL. 375, PG. 365 GRANTED CALIFORNIA OREGON POWER COMPANY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY. (NO SPECIFIC LOCATION NOT GIVEN)
6.) EASEMENTS RECORDED AS DOC. NO. 71-01540 GRANTED PACIFIC POWER AND LIGHT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY. (SPECIFIC LOCATION NOT GIVEN)
7.) AN AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, WITH THE CITY OF PHOENIX, A MUNICIPAL CORPORATION, DATED NOVEMBER 20, 1978, RECORDED FEBRUARY 23, 1979 AS DOC. NO. 79-03796 AND AMENDED BY INSTRUMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, DATED OCTOBER 1, 1979 AND RECORDED OCTOBER 8, 1979 AS DOC. NO. 79-22297 AND ADDENDUM NO. 2 RECORDED AS DOC. NO. 82-14758.
8.) EASEMENT AS SHOWN ON THE RECORDED PLAT/PARTITION FOR PUBLIC UTILITY. (SHOWN)
9.) EASEMENT AS SHOWN ON THE RECORDED PLAT/PARTITION FOR STORM DRAINAGE. (SHOWN)
10.) COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, BUT NOT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C) OF THE UNITED STATES CODES. RECORDED FEBRUARY 29, 1980 AS DOCUMENT NO. 80-03961.

APPROVAL:

FILE NO. MP22-01

EXAMINED AND APPROVED THIS 7th DAY OF June, 2023.

JEFF WILCOX CITY OF PHOENIX DEVELOPMENT SERVICES

APPROVAL:

EXAMINED AND APPROVED IN ACCORDANCE WITH ORS 92.100 THIS 7 DAY OF June, 2023.

Scott Fein JACKSON COUNTY SURVEYOR

DECLARATION - PARCEL 1

KNOW ALL MEN BY THESE PRESENTS, THAT TOM MALOT CONSTRUCTION CO., INC. IS THE OWNER OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON.

SURVEYORS CERTIFICATE:

I DAVID M. MINNECI, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HERBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

LOT 5, BLOCK 5 OF BARNUM SUBDIVISION IN THE CITY OF PHOENIX, OREGON, FILED FOR RECORD FEBRUARY 29, 1980 AND RECORDED IN VOLUME 14 OF PLATS AT PAGE 17 OF RECORDS IN JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF

David M. Minnici SURVEYOR

TOM MALOT CONSTRUCTION CO., INC.

IN WITNESS HEREOF SIGNED THIS 17 DAY OF April, 2023

STATE OF OREGON ) SS. BY: Tom Malot COUNTY OF Jackson TITLE: President

ON THIS 17 DAY OF April, 2023, PERSONALLY APPEARED THE ABOVE NAMED Tom C. Malot, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF TOM MALOT CONSTRUCTION CO., INC.

Kristin Whisman NOTARY

NOTARY PUBLIC FOR THE STATE OF Oregon

COMMISSION NO.: 995628 MY COMMISSION EXPIRES: 01/07/2024

DECLARATION - PARCEL 2

KNOW ALL MEN BY THESE PRESENTS, THAT MICHAEL AND CELIA ASHBY, TRUSTEES, OR THEIR SUCCESSORS IN TRUST UNDER THE ASHBY LOVING TRUST DATED FEBRUARY 3, 1992 ARE THE OWNERS OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON.

SURVEYORS CERTIFICATE:

I DAVID M. MINNECI, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HERBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

LOT 6, BLOCK 5 OF BARNUM SUBDIVISION IN THE CITY OF PHOENIX, OREGON, FILED FOR RECORD FEBRUARY 29, 1980 AND RECORDED IN VOLUME 14 OF PLATS AT PAGE 17 OF RECORDS IN JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF

David M. Minnici SURVEYOR

IN WITNESS HEREOF SIGNED THIS 17 DAY OF April, 2023

STATE OF OREGON ) SS. Michael Ashby TRUSTEE COUNTY OF Jackson MICHAEL ASHBY, TRUSTEE

ON THIS 17 DAY OF April, 2023, PERSONALLY APPEARED THE ABOVE NAMED MICHAEL ASHBY, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF THE ASHBY LOVING TRUST DATED FEBRUARY 3, 1992.

Kristin Whisman NOTARY

NOTARY PUBLIC FOR THE STATE OF Oregon

COMMISSION NO.: 995628 MY COMMISSION EXPIRES: 01/07/2024

IN WITNESS HEREOF SIGNED THIS 17 DAY OF April, 2023

STATE OF OREGON ) SS. Celia Ashby Trustee COUNTY OF Jackson CELIA ASHBY, TRUSTEE

ON THIS 17 DAY OF April, 2023, PERSONALLY APPEARED THE ABOVE NAMED CELIA ASHBY, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF THE ASHBY LOVING TRUST DATED FEBRUARY 3, 1992.

Kristin Whisman NOTARY

NOTARY PUBLIC FOR THE STATE OF Oregon

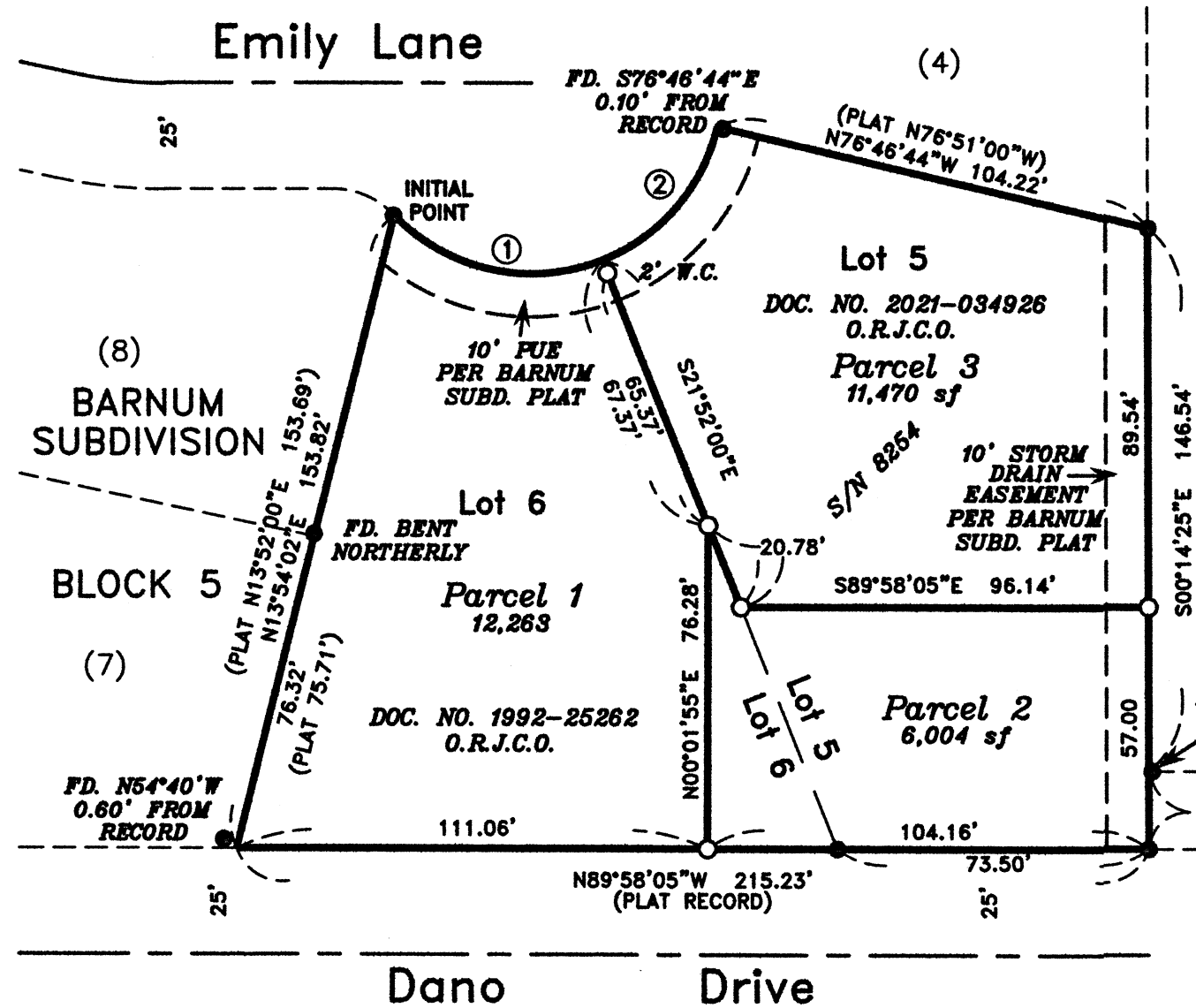
COMMISSION NO.: 995628 MY COMMISSION EXPIRES: 01/07/2024

I certify this plat to be an exact copy of the original David M. Minnici SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 29, 1980 DAVID M. MINNECI 2349

EXPIRES 12/31/24



HOFFBUHR & ASSOCIATES, INC. 880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON (541) 779-4641 BY: DAVID M. MINNECI RPLS NO. 2349 SCALE: 1 INCH = 40' NOVEMBER 4, 2022 BASIS OF BEARING: SURVEY NUMBER 8254 EAST LINE

FILED Date 6/8/23 By SS This Survey Consist Of: 1 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

RECORDING

FILED FOR RECORD THIS THE 8th DAY OF June, 2023 AT 3:13 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-22-2023 IN "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. INDEX VOLUME 34, PAGE 22

Christine D. Walker County Clerk, Jonathan Morgan Deputy

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 23911

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 06/08/2023, 2023.

Chad Hollister ASSESSOR DATE 6/08/2023 M. Minnici, deputy TAX COLLECTOR DATE 6/08/23

(C:\dwg\2021\21185PartS1.dwg) SHEET 1 OF 1