

***** APPROVALS *****

FILE 439-22-00079-SUB

EXAMINED AND APPROVED this 6th day of November, 2023.

Ted Zuk, JCDS Director OR DESIGNER

EXAMINED AND APPROVED this 1 day of November, 2023.

Scott Fein, County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96

as of JANUARY 23rd, 2024.

County Assessment signature

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of January 23, 2024.

(Joel Diaz) Deputy County Tax Collection

***** DECLARATION *****

Know all men by these presents that we, JAMES W. FRAZIER, JR and KIM FRAZIER, are the owners in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate and (1) has partitioned the same into the Parcels as shown on Sheet 2 and (2) does hereby make and establish the Private Water Facilities Easement (PWFE) for Parcel 1 and the Easement for Public & Private Utilities (UE) as shown on Sheet 2.

James W. Frazier, Jr. JAMES W. FRAZIER, JR.

Kim Frazier KIM FRAZIER

STATE OF OREGON) ss COUNTY OF JACKSON)

PERSONALLY appeared the above named James W. Frazier, Jr. and Kim Frazier and acknowledged the foregoing instrument to their voluntary act and deed.

Dated this 21st day of October, 2023.

Notary Public signature

Monica B. Ludwick Notary Public - Oregon

Commission No. 1006380

My Commission Expires: 11/23/2024

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

James E. Hibbs, PLS2234

PARTITION PLAT NO. P-02-2024

(Partially Surveyed)

Located in the N. 1/2 of Section 28, T.34S., R.2W., W.M. Jackson County, OR (JCDS File #439-22-00079-SUB)

SURVEY FOR:

KIM & JIM FRAZIER 20285 ANTIOCH RD. 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:

AUGUST 25, 2023

***** RECORDING *****

Filed for record this 23rd day of JANUARY, 2024 at 1:50 o'clock P.M., and recorded as Partition Plat No. P-02-2024

in "Record of Partition Plats" of Jackson County, Oregon. Index Volume 35, Page 02. Document No. 2024-001406, ORJCO.

Christine D Walker County Clerk Heather Simpson Deputy

County Surveyor File No. 24064

***** 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:

The Southeast quarter of the Northwest quarter AND the South one-half of the Northeast quarter of Section 28, Township 34 South, Range 2 West, Willamette Meridian, Jackson County, Oregon.



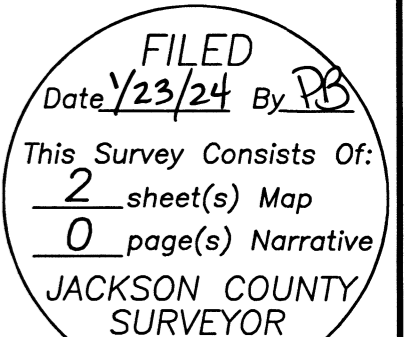
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THE CORNER OF ONE PARCEL AND PARTIALLY SURVEY ONE PARCEL OVER 10 ACRES IN SIZE CREATED THROUGH A LAND PARTITION OF THE PARENT TRACT SET FORTH IN DOC. 2022-016205, ORJCO. SEE JCDS FILE 439-22-00079-SUB & ODLCD ORDER #E132824.

PROCEDURE: USING R10 G.P.S. RECEIVERS MADE TIES TO EXISTING MONUMENTS TO DEFINE THE EAST LINE OF SECTION 28 AND THE NORTH & SOUTH LINES OF THE S. 1/2 OF THE N.E. 1/4 OF SECTION 28. IN ADDITION MADE TIES TO THE PHYSICAL CENTER OF THE EXISTING ANTIOCH ROAD TRAVEL SURFACE AS THE BEST AVAILABLE EVIDENCE TO DETERMINE THE R/W OF ANTIOCH ROAD. COMPUTED THE POSITION OF CORNERS OF PARCEL 1 TO CREATE A 5 ACRE PARCEL EXCLUDING THE R/W OF ANTIOCH ROAD. COUNTY ROAD RECORDS SET FORTH A 60' R/W FOR ANTIOCH ROAD THROUGH SECTION 28. I OFFSET THE AFOREMENTIONED PHYSICAL CENTER 30' ON EACH SIDE TO POSITION THE R/W OF ANTIOCH ROAD. SET MONUMENTS AT THE LOCATIONS AS SHOWN HEREON.

MEASURE 49 STATEMENT:

THIS LAND DIVISION IS PURSUANT TO 2007 STATE BALLOT MEASURE 49 AND OREGON DLCD FINAL ORDER #E132824 SIGNED APRIL 7, 2010.



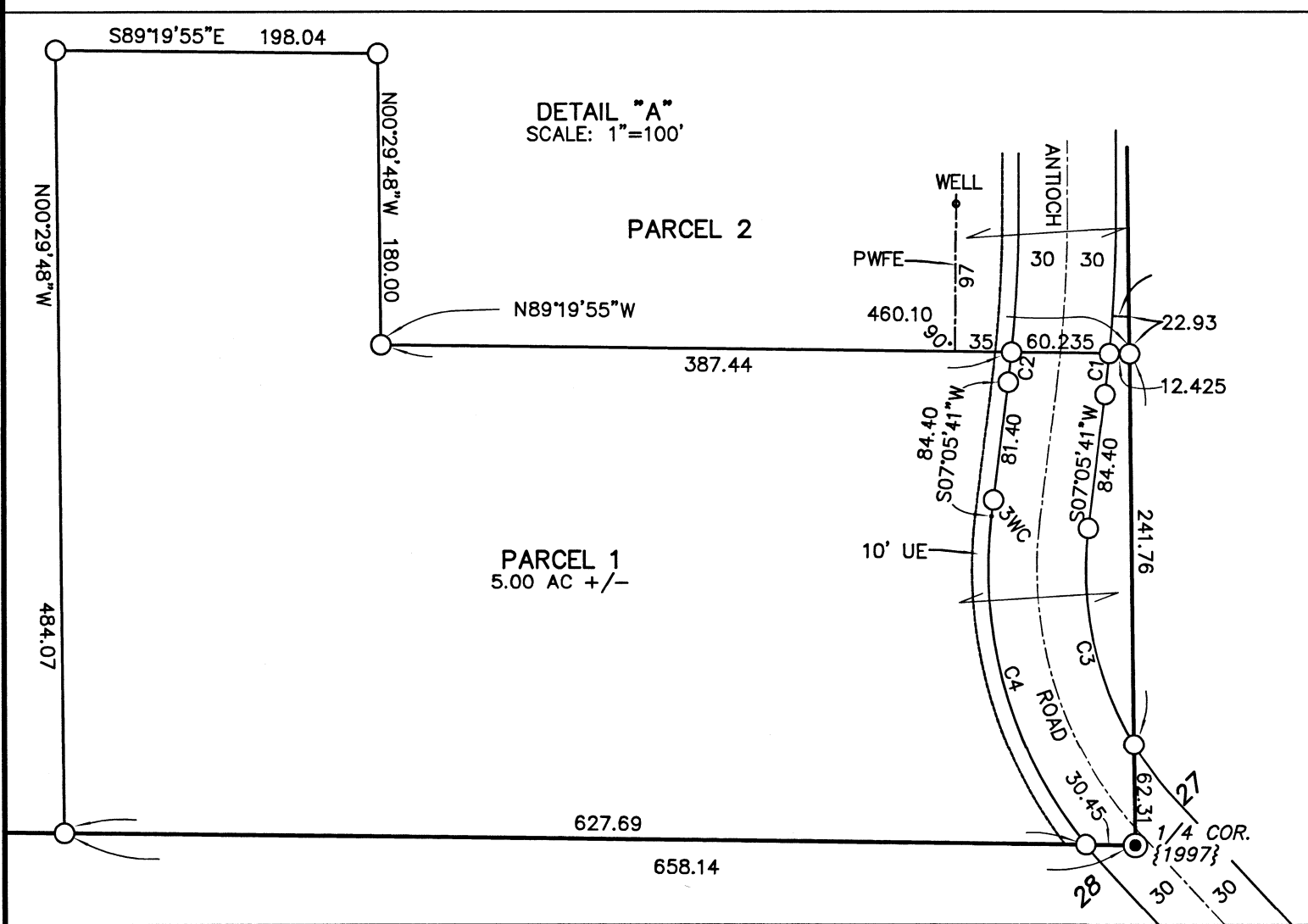
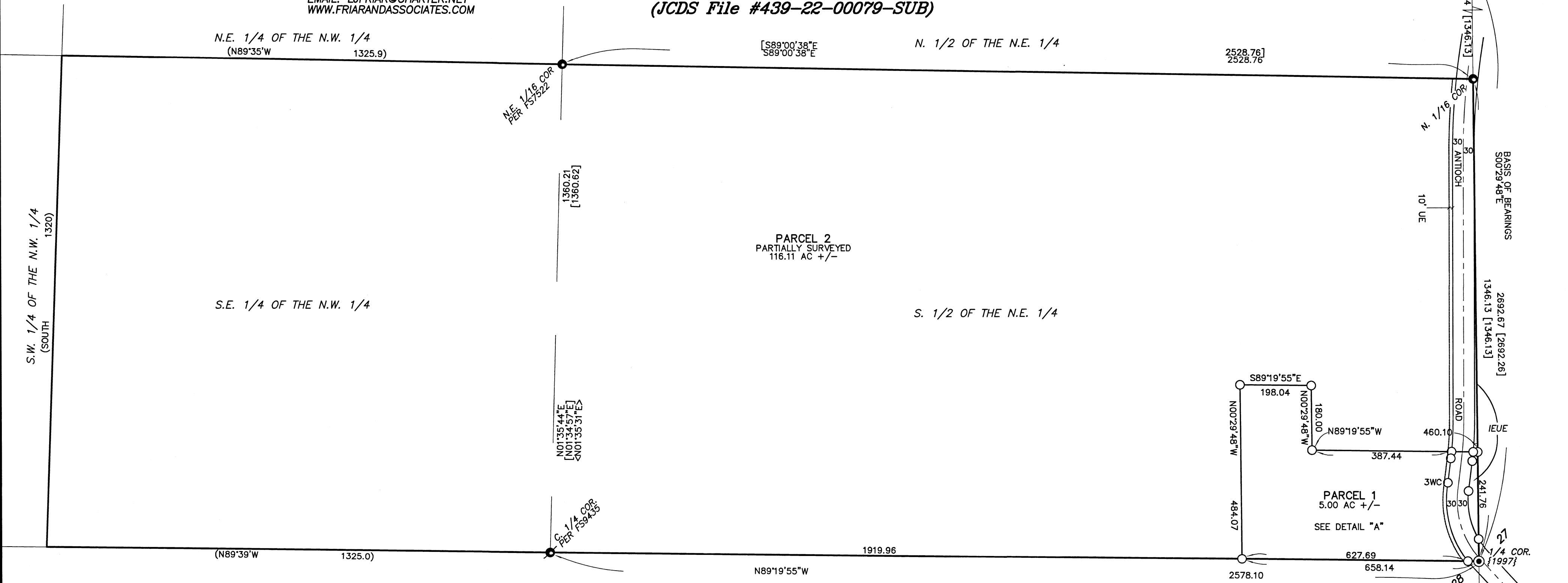
SURVEY FOR:
KIM & JIM FRAZIER
20285 ANTIOCH RD.
WHITE CITY, OR 97503

DATE:
AUGUST 25, 2023

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

PARTITION PLAT NO. P-02-2024
(Partially Surveyed)
Located in the N. 1/2 of Section 28,
T.34S., R.2W., W.M. Jackson County, OR
(JCDS File #439-22-00079-SUB)

BASIS OF BEARINGS:
EAST LINE OF SECTION 28 PER FS7522 AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 200'



EXCEPTIONS PER FIRST AM PRRS 7169-4074854 DATED 2023-06-21

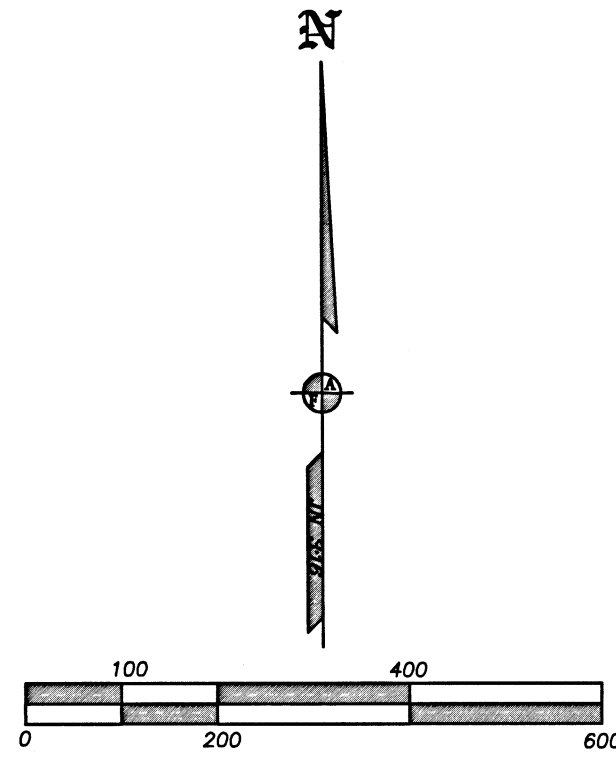
- 2) RESTRICTIVE COVENANTS PER DOC. 87-11919, ORJCO. BLANKET.
- 3) EASEMENT PER DOC. 2015-014625, ORJCO. SHOWN.
- 4) EASEMENT FOR ELECTRICAL FACILITIES PER DOC. 2015-031593, ORJCO. SHOWN.
- 5) EASEMENT FOR ELECTRICAL FACILITIES PER DOC. 2017-032279, ORJCO. NOT ON SUBJECT PROPERTY.
- 6) THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS. APPROX R/W OF ANTIOCH ROAD SHOWN.

LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
- = FD. 5/8" IRON PIN PER FS7522.
- ⊙ = FD. 5/8" IRON PIN PER FS9435.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PC.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 3WC = 3.00' WITNESS CORNER MONUMENT.
- [] = RECORD DATA PER FS7522.
- [FS] = FILED SURVEY #.
- C1/L1 = SEE COURSE DATA TABLE.
- < > = RECORD DATA PER FS9435.
- PWFE = CENTERLINE 10' PRIVATE WATER FACILITIES EASEMENT FOR PARCEL 1 PER THIS PLAT.
- IEUE = INGRESS-EGRESS & UTILITY EASEMENT PER DOC. 2015-014265, ORJCO.
- EFE = CENTERLINE OF 5' WIDE ELECTRICAL FACILITIES EASEMENT PER DOC. 2015-031593, ORJCO.
- () = COMPUTED DATA PER 1857 C.L.O. NOTES.
- UE = EASEMENT FOR PRIVATE & PUBLIC UTILITIES PER THIS PLAT.

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

J. E. Hibbs
JAMES E. HIBBS, PLS2234



COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	01°33'34"	25.31	930.00	N06°18'53"E 25.31
C2	01°13'23"	18.57	870.00	N06°28'59"E 18.57
C3	37°44'33"	138.33	210.00	S11°46'36"E 135.85
C4	45°50'40"	216.04	270.00	S15°49'40"E 210.32
NUM	BEARING	DISTANCE		
L1	S07°05'41"W	84.40		

MEASURE 49 STATEMENT:

THIS LAND DIVISION IS PURSUANT TO 2007 STATE BALLOT MEASURE 49 AND OREGON DLCD FINAL ORDER #E132824 SIGNED APRIL 7, 2010.

342W28 TL1000

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON MILANO JPC4M2 POLYESTER FILM.

REGISTERED PROFESSIONAL LAND SURVEYOR
J. E. Hibbs
OREGON JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE: 6-30-25

FILED
Date 1/23/24 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR