

PARTITION PLAT No. P-11-2024

Located in the N.E. 1/4 of Section 21, T.36S., R.1W., W.M., Jackson County, Oregon

SURVEY FOR:
Janakes Family LLC
P.O. Box 5468
Central Point, OR. 97502

DATE:
February 7, 2024

SURVEY BY:
Kaiser Surveying
2178 Butte Falls Highway
Eagle Point, OR. 97524

I HEREBY CERTIFY THAT THIS IS A
EXACT COPY OF THE ORIGINAL PLAT
Bary D Kaiser
SURVEYOR

*** SURVEYOR'S CERTIFICATE ***

I, Bary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the attached partition plat shown on Sheet 2, said plat being a correct representation of the same, the boundaries being described as follows:

Commencing at a 5/8" iron pin found set for the Northwest corner of Lot 3, Block 11 of AGATE SUBDIVISION EXTENSION NO. 2, recorded in Volume 8, Page 20 of Plat Records of Jackson County, Oregon; Thence along the Southerly right-of-way line of Antelope Road, South 89' 48' 00" East, 270.30 feet to a 5/8" iron pin found set for the Northeasterly corner of tract described in Instrument No. 2024-001930 of the Official Records of said County for THE INITIAL POINT OF BEGINNING; Thence leaving said Road line along the Easterly boundary of said tract, South 0' 12' 00" West, 87.00 feet to a 5/8" rebar with plastic cap found set for the Southeasterly corner of said tract; Thence along the Southerly Boundary of said tract, North 89' 48' 00" West, 135.17 feet to the Southwest corner of said tract, also being the Southeasterly corner of Parcel No. 2 of Partition Plat recorded August 12, 2015 as Partition Plat No. P-31-2015 of the "Records of Partition Plats" in Jackson County, Oregon and filed as Survey No. 21784 in the Office of the County Surveyor, from which a 5/8" rebar with plastic cap found set as a reference monument bears South 89' 48' 00" East, 0.50 feet; Thence North 0' 12' 00" East, 87.00 feet to intersect the said Southerly right-of-way line of Avenue "A" at the Northwest corner of said tract; Thence along said Avenue "A" line, South 89' 48' 00" East, 135.17 feet to THE INITIAL POINT OF BEGINNING.

*** APPROVALS ***

Examined and approved this 14 day of March, 20 24.

Scott Fein
JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Development Services. (439-23-00026-SUB).

2nd day of April, 20 24.

Jim M
JACKSON COUNTY PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 10 day of April, 20 24.

By and for Chad Hollister
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 10th day of April, 20 24.

M. Merritt, deputy
TAX COLLECTOR Monissa Merritt

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 12 DAY, OF MARCH, 20 24.

JON S. JANAKES
(Member/Manager, Janakes Family LLC, an Oregon Limited Liability Company)

STATE OF OREGON)
COUNTY OF JACKSON)ss

Personally appeared the above named JON S. JANAKES acting as Vice President of JANAKES FAMILY LLC, an Oregon Limited Liability Company, acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of JANAKES FAMILY LLC, an Oregon Limited Liability Company.

Subscribed and sworn to before me this 13 day of March, 20 24.

(SIGN) Harold Bebeau
Harold Bebeau NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 1015150
MY COMMISSION EXPIRES 8-1-25

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bary D Kaiser

OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-25

** RECEIVED **
Date 4/11/24 By SS
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

*** RECORDER'S CERTIFICATE ***

Filed for record, this 11th day of April, 20 24, at 11:03 O'clock A.m, and recorded as Partition Plat No. P-11-2024 of the Records of Jackson County, Oregon Index Volume 35, Page 11.

By: Christine D. Walker COUNTY CLERK Loraya S. Morgan DEPUTY

COUNTY SURVEYOR FILE No. 24113

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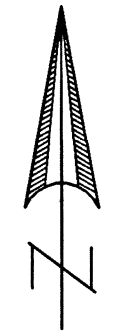
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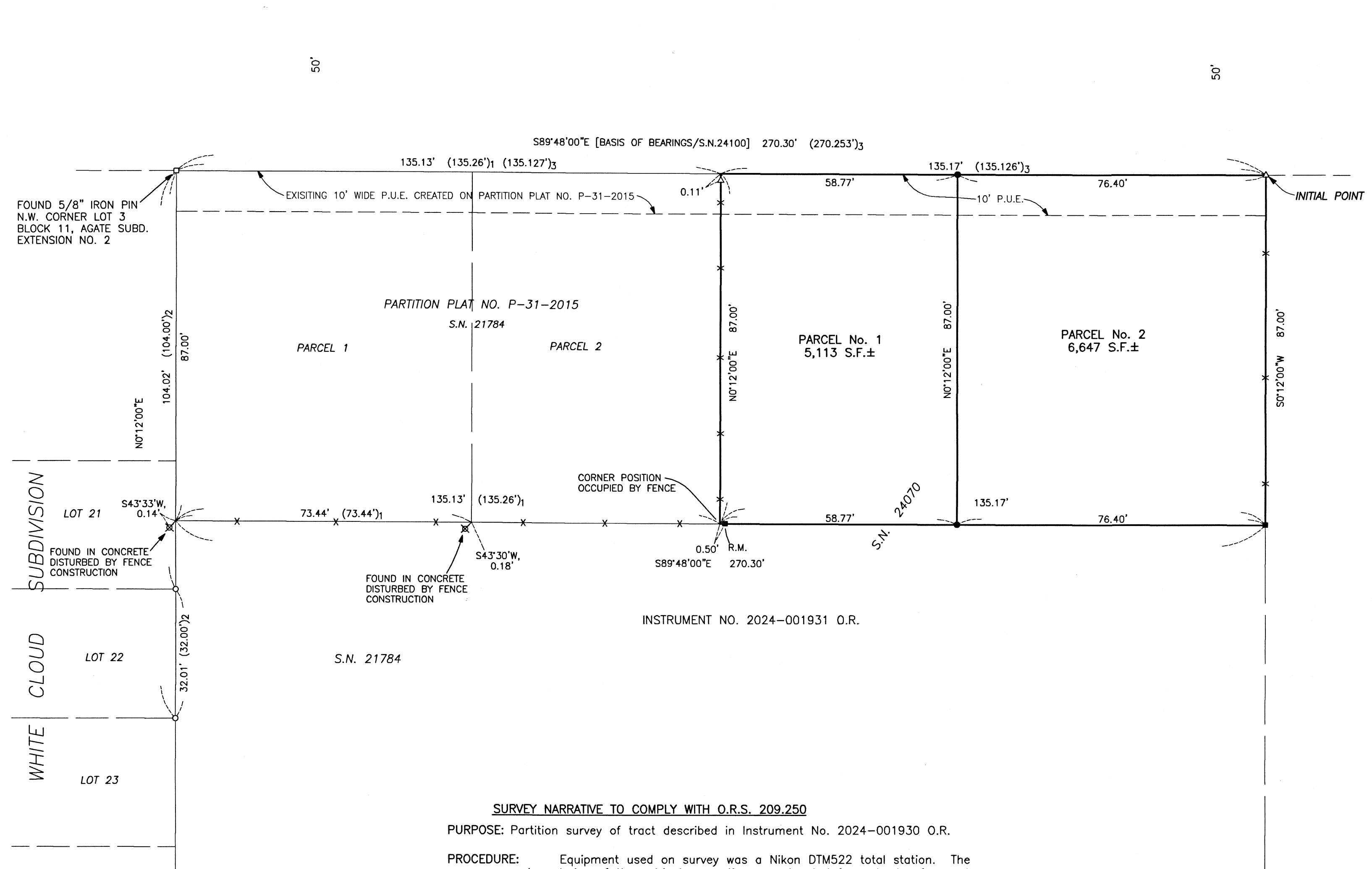
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Bary D. Kaiser
SURVEYOR



SCALE: 1" = 20'

⊖ ANTELOPE ROAD



- EASEMENTS**
- Property could be subject to reservations for utility lines, easements and right-of-ways by U.S.A.. See Vol. 325, Page 83 D.R. and Vol. 326, Page 135 D.R..
 - Property could be subject to covenants, easements and restrictions imposed by Instrument Nos. 72-14653 O.R..
 - Property could be or could have been subject to a Notice of Improvement Assessment recorded in Instrument No. 74-13879 O.R..

- LEGEND**
- = Found 5/8" Rebar with Orange Plastic Cap marked "NEATHAMER SURVEYING" see WCS
 - △ = Found 5/8" Iron Pin S.N. 7579
 - ⊗ = Found 5/8" Rebar with Yellow Plastic Cap marked "TEMPLIN LS2359" S.N. 21784
 - = Found Monument as Indicated
 - = Found 5/8" Rebar with Orange Plastic Cap marked "B KAISER LS 52923" see S.N. 24070
 - = Set 5/8" x 24" Rebar with Orange Plastic Cap marked "B KAISER LS 52923"
- S.N. = Filed Survey Number
County Surveyors Office
WCS = WHITE CLOUD SUBDIVISION
R.M. = Reference Monument
()₁ = Record/S.N. 21784
()₂ = Record/WCS
()₃ = Record/S.N. 7579
-x-x- = Fence

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

PURPOSE: Partition survey of tract described in Instrument No. 2024-001930 O.R.

PROCEDURE: Equipment used on survey was a Nikon DTM522 total station. The boundaries of the subject properties were located from deeds of record and information on Filed Survey Nos. 24070, 7579, 21784 and the plat of WHITE CLOUD SUBDIVISION. Filed Survey No. 24070 was a property line adjustment survey conducted by this office creating the subject property in it's current configuration. Monuments were found and held from said recorded survey's as shown hereon.
The Parcel boundaries were located per the clients direction and the County Approval with monuments set at the corners of the Parcels as shown hereon.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bary D. Kaiser
OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-25

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JACKSON COUNTY
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