

Surveyor's Certificate

I, Sean P. Metzger, 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 tracts of land shown hereon, this plat being a correct representation of the same, and the following is an accurate description of the exterior boundary lines:

A part of Tract 64, TOKAY HEIGHTS in Josephine County, Oregon, described as follows: Commencing at the Southeast corner of Fairview Estates P.U.D., thence N 89°42'30" E a distance of 286.67 feet to a point 150 feet westerly of the east line of said Tract 64 and the INITIAL POINT; thence N 89°42'30" E a distance of 75.00 feet; thence N 00°19'48" W a distance of 270.85 feet to the South line of a strip deeded to Emma O. Clarke by deed recorded in Volume 60, Page 241, Josephine County Deed Records; thence S 89°42'30" W along the line of said Clarke property a distance of 75.00 feet; thence S 00°19'48" E a distance of 270.85 feet to the INITIAL POINT.

SP Metzger 4-8-21

Sean P. Metzger, PLS 82769

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Daniel R. Lyon, Jr. and Bianca D. Lyon, Trustees, of the Lyon Family Trust dated 12/4/17, are the owners in fee of the lands shown on this Partition Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be partitioned and platted into two parcels as shown hereon, and do hereby dedicate to the City of Grants Pass that area shown on sheet 1 labeled City Utility Easement (CUE) and do hereby create that 26 foot wide access easement over and across parcels 1 and 2 for the benefit of parcels 1 and 2.

Daniel R. Lyon, Jr.
Daniel R. Lyon, Jr.

Bianca D. Lyon
Bianca D. Lyon

State of Oregon)
ss
County of Josephine)

Personally appeared before me the above named Daniel R. Lyon, Jr. on this the 8th day of April, 2021 and acknowledged the foregoing instrument to be HIS voluntary act and deed.

(Signature) *Kira Sedivy*
(Printed Name) Kira Sedivy

Notary Public - Oregon Commission No. 1000981
My Commission Expires: June 16, 2024

State of Oregon)
ss
County of Josephine)

Personally appeared before me the above named Bianca D. Lyon, Jr. on this the 8th day of April, 2021 and acknowledged the foregoing instrument to be HER voluntary act and deed.

(Signature) *Kira Sedivy*
(Printed Name) Kira Sedivy

Notary Public - Oregon Commission No. 1000981
My Commission Expires: June 16, 2024

Recorder:

Filed for record this 14th day of April, 2021 at 12:00 o'clock P.M.
and recorded as Partition Plat Number 2021-27 in County Records
in Josephine County, Oregon, Index Volume Page 2021-6855

County Clerk
or Deputy

PARTITION PLAT

LOCATED IN
THE SOUTHWEST 1/4 OF SECTION 16
TOWNSHIP 36 SOUTH, RANGE 5 WEST,
WILLAMETTE MERIDIAN, JOSEPHINE COUNTY, OREGON

PARTITION PLAT NO. 2021-27

SURVEY NARRATIVE TO COMPLY WITH O.R.S 209.250

SURVEY FOR: Lyon Family Trust, 415 Cedar Springs Drive, Grants Pass, OR 97527

DATE FINAL MONUMENT SET: February 15, 2021

BASIS OF BEARING: Per Survey Number 25-86, as filed in the County Surveyor's Office, Josephine County, Oregon

PURPOSE OF SURVEY: To partition the property described in Document Number 2019-004046 and divide said property into two parcels as tentatively approved by planning action Project Number 103-00134-20

PROCEDURE USED DURING SURVEY: This survey began with a diligent search of available records including-

- County Survey Numbers 25-86 and 20-94 and Partition Plat 1994-57
- Clients current deed 2019-004046 and deeds for surrounding properties

Monuments found from Survey 25-86 were held for the west property line, which was extended southerly to the intersection of the North right of way of Fairview Ave. Monuments found along said Fairview Ave were held as shown for the South property line. The North property line is parallel to the South line holding the found monument at the northwest corner per Survey 25-86. The East line is parallel and 75.00 feet east per the deed.

All found monuments were measured via static GPS observations, redundant RTK measurements and/or closed loop traverse.

Approvals:

Examined and Approved by the City of Grants Pass Community Development-Planning Division this 13th day of April, 2021

Bradley Clark
Grants Pass Director of Community Development

Examined and approved this 9th day of April, 2021

Nicholas R. Statil
Grants Pass City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of this 12th day of April, 2021

John Smith 4/12/2021
Finance Director Date

Examined and approved as required by O.R.S. 92.100 this 14th day of April, 2021

Kate Smith 4-14-21
Assessor Date

Examined and approved this 14th day of April, 2021

Donald E. Miller
Grants Pass Irrigation District
Secretary or Manager

FOUND 5/8" REBAR W/RPC MARKED "REESE PLS 864"
PER FAIRVIEW ESTATES PUD

149.91' [150.00'] 136.76' N 89°42'30" E 438.35'
BASIS OF BEARING PER C.S. 25-86
FAIRVIEW AVENUE

JOSEPHINE COUNTY OFFICIAL RECORDS
RHIANNON HENKELS, COUNTY CLERK 2021-006855
DEE-PPT 04/14/2021 12:02 PM
Cnt=1 Pgs=1 Stn=4 LBOSS
\$5.00 \$20.00 \$11.00 \$60.00 \$10.00 \$5.00 Total \$111.00



I, Rhiannon Henkels, County Clerk, certify that the within document was received and duly recorded in the official records of Josephine County.

PREPARED BY: METZGER LAND SURVEYING, LLC
P.O. BOX 3521
CENTRAL POINT, OR 97502
PHONE: 541-727-2749

LEGEND

- FOUND 5/8" REBAR W/YPC MARKED "D. EDWARDS" PER C.S. 25-86
- FOUND 5/8" REBAR W/RPC MARKED "REESE PLS 864" PER C.S. 20-94 UNLESS OTHERWISE NOTED
- SET 30"x5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "METZGER LS 82769"
- PROPERTY LINE
- EASEMENT LINE
- FENCE LINE
- [] = RECORD PER C.S. 20-94
- () = RECORD PER C.S. 25-86
- RPC = RED PLASTIC CAP
- YPC = YELLOW PLASTIC CAP
- CUE = CITY UTILITY EASEMENT
- AE = ACCESS EASEMENT

