

# MINOR LAND PARTITION

NW 1/4, SECTION 10, T.37S., R.2W., WILL. MER.

CITY OF CENTRAL POINT  
JACKSON COUNTY, OREGON

FOR:

LARRY REGESTER

APPROVAL:

THIS PARTITION WAS APPROVED BY PLANNING COMMISSION RESOLUTION NO. 96 ON THE 2nd DAY OF APRIL, 1985 AND RATIFIED BY THE CITY COUNCIL ON THE 18th DAY OF APRIL, 1985.

*Orrin K. Frederick*  
CHAIRMAN, PLANNING COMMISSION

*Don Jones*  
MAYOR

April 27, 1985  
DATE

4-30-85  
DATE

DATE:

APRIL 26, 1985

BY:

ORRIN K. FREDERICK  
613 CHERRY ST.  
CENTRAL POINT, ORE.  
(503) 664-6041

RECORDING:

FILED FOR RECORD THIS 1 DAY OF May, 1985 AT 1:27 O'CLOCK P. M. AND RECORDED IN VOLUME 6, PAGE 41 OF "MINOR LAND PARTITIONS" IN JACKSON COUNTY, OREGON.

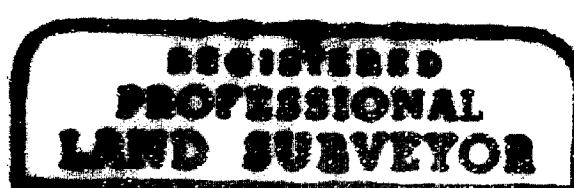
*Kathleen S. Beckett*  
COUNTY CLERK

*Angela Lemiter*  
DEPUTY

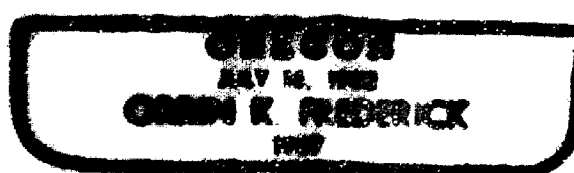
BLOCK 2,  
FLAGSTONE SUBDIVISION

SURVEYOR'S CERTIFICATE:

I, ORRIN K. FREDERICK, REGISTERED PROFESSIONAL LAND SURVEYOR OF STATE OF OREGON, CERTIFY THAT MAP CORRECTLY REPRESENTS THE SURVEY MADE BY ME IN CONFORMANCE WITH THE REGULATIONS OF THE STATE OF OREGON.



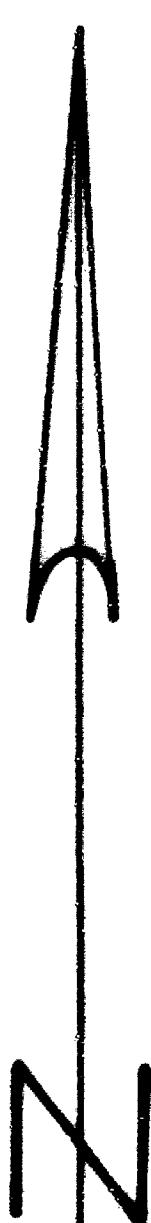
*Orrin K. Frederick*



LEGEND:

- FOUND MONUMENT AS SHOWN
  - SET 5/8" X 30" IRON ROD WITH LS 1987 PLASTIC CAP
- SEE ACCOMPANYING NARRATIVE

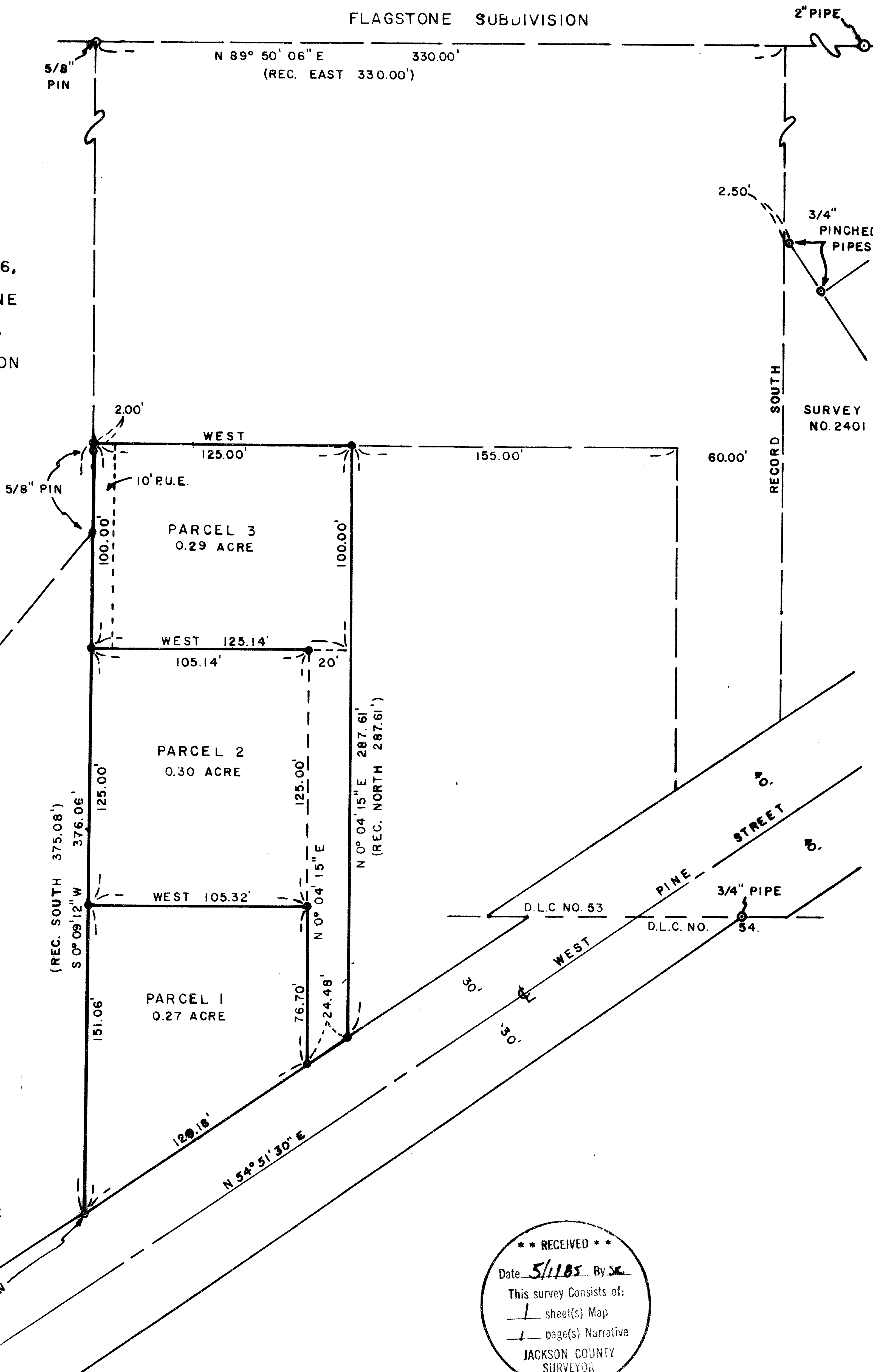
BASIS OF BEARING:  
CENTERLINE: WEST PINE STREET



SCALE:  
0 40 80  
FEET

SOUTH-SOUTHEAST COR.  
OF BLOCK 6, WEST PINE  
VILLA SUBDIVISION

BLOCK 6,  
WEST PINE  
VILLA  
SUBDIVISION



\*\* RECEIVED \*\*  
Date 5/1/85 By SK  
This survey consists of:  
1 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

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

**SURVEY FOR:** LARRY REGESTER  
2858 Beall Lane  
Central Point  
Oregon 97502

**LOCATION:** Donation Land Claims No. 53 and 54,  
NW  $\frac{1}{4}$  section 10, Township 37 South,  
Range 2 West, Willamette Base and  
Meridian, Jackson County, Oregon.

**PURPOSE:** To adjust the lot line between Tax  
lots 4400 and 4300 and to divide  
Tax lot 4300 into 2 parcels, as shown  
on the accompanying plat.

**PROCEDURE:** I recovered the monuments as shown  
on the plat, as well as the N.W.  
Corner of D.L.C. #53. The con-  
trolling conditions for this survey  
are the boundaries of the West Pine  
Villa and Flagstone Subdivisions, the  
northerly Right-of-Way line of West  
Pine Street, and the 330.00 foot (5  
chains) width of the parent parcel  
(created May 25, 1942 J.C.D.R. Vol.  
236, Page 512). I held the record  
widths and the 287.61 feet deed call  
from the Right-of-Way line for ex-  
terior boundary and then divided the  
property as shown on the plat. Note:  
The deed call for the south east  
corner of the lot is for 1,808.71 feet  
south and 1,204.10 feet east of the N.W.  
Corner of D.L.C. No. 53. The actual  
ties for this point as determined  
by this survey are 1,816.21 feet  
south and 1,203.07 feet east of the  
N.W. Corner of D.L.C. No. 53.

**EQUIPMENT:** WILD T-1 Theodolite and MAC II H  
Electronic Measuring Device.

**BASIS OF BEARING:** Centerline: West Pine Street

**DATE COMPLETED:** April 26, 1985

**SURVEY BY:** ORRIN K. FREDERICK  
613 Cherry St.  
Central Point, Oregon 97502  
(503) 664-6041

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Orrin K. Frederick*

OREGON  
JULY 16, 1907  
ORRIN K. FREDERICK  
1987

\*\* RECEIVED \*\*  
Date 5/1/85 By SK  
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SURVEYOR