

PARTITION PLAT NO. P-17-1991

MINOR LAND PARTITION

Located in SE 1/4, Section 34, T.36S., R.2W., W.M. City of Central Point, Jackson County Oregon

Survey for:

Ernest R. Strawn 4964 Upton Road Central Point, Oregon 97502

Survey by:

Boyd Surveyors 108 Mistletoe Medford, Oregon 97501

November 5, 1990

SURVEYOR'S CERTIFICATE:

I, Mark E. Boyden, a duly Registered Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and complies with the regulations for Minor Land Partitions and the following is an accurate description of the tract of land set forth hereon:

Commencing at the Southeast corner of Donation Land Claim No. 57, Township 36 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence along the South boundary of said Claim, North 89° 56' 20" West, 953.20 feet; thence South 0° 03' 40" West, 20.00 feet to a 3/4" iron pin found on the South boundary of Old Upton Road for the TRUE POINT OF BEGINNING; thence South 0° 03' 40" West, 150.00 feet; thence South 29° 41' 30" East, 206.65 feet to intersect the Northwestern right-of-way line of relocated Upton Road; thence along said road line on the arc of a spiral curve right (the chord bears North 36° 28' 30" East, 205.11 feet); thence continue along said road line on a spiral curve right (the long chord bears North 48° 32' 34" East, 214.83 feet) to a point opposite from centerline P.S.C. Station 27+90.51; thence at right angles to said centerline Station, North 31° 33' West, 25.77 feet to the South boundary of Old Upton Road; thence along said Old Upton Road boundary, North 89° 56' 20" West, 156.69 feet to the Northeast corner of tract described in Instrument No. 90-18825, said Official Records; thence South 0° 32' 23" East, 150.00 feet to the Southeast corner of said tract; thence North 89° 56' 20" West, 80.00 feet to the Southwest corner of said tract; thence South 0° 32' 23" East, 17.81 feet; thence South 79° 59' 32" West, 95.44 feet; thence North 29° 41' 30" West, 45.84 feet; thence North 0° 03' 40" East, 144.69 feet to the South boundary of Old Upton Road; thence along said road boundary, North 89° 56' 20" West, 20.00 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO an easement for County Road purposes 10 feet wide across the most-Northerly North boundary of the hereinbefore described parcel.

Signature of Mark E. Boyden, Surveyor

Subscribed and sworn to before me, this 24th day of JANUARY, 1991.

Notary Public seal for Sheryl Branscum, Oregon, Commission Expires 1-15-94

Registered Professional Land Surveyor seal for Mark E. Boyden, Oregon, No. 281, Commission Expires 11-9-93

APPROVALS:

Reviewed by City of Central Point for conformance with land use regulations for minor land use partition and granted minor land partition approval via City Council Resolution No. 569. County Surveyor approval required pursuant to ORS 92.100.

Signature of Roger Shestovse, Mayor

Date: January 30, 1991

Signature of Sandy Branscum, City Representative

Date: January 30, 1991

Reviewed and approved by Jackson County Surveyor. Signature of Andy Thomas

Filed in the Office of the Jackson County Surveyor as Survey No. 12398.

STATEMENT OF WATER RIGHTS:

See Document No. 91-02933, Official Records of Jackson County.

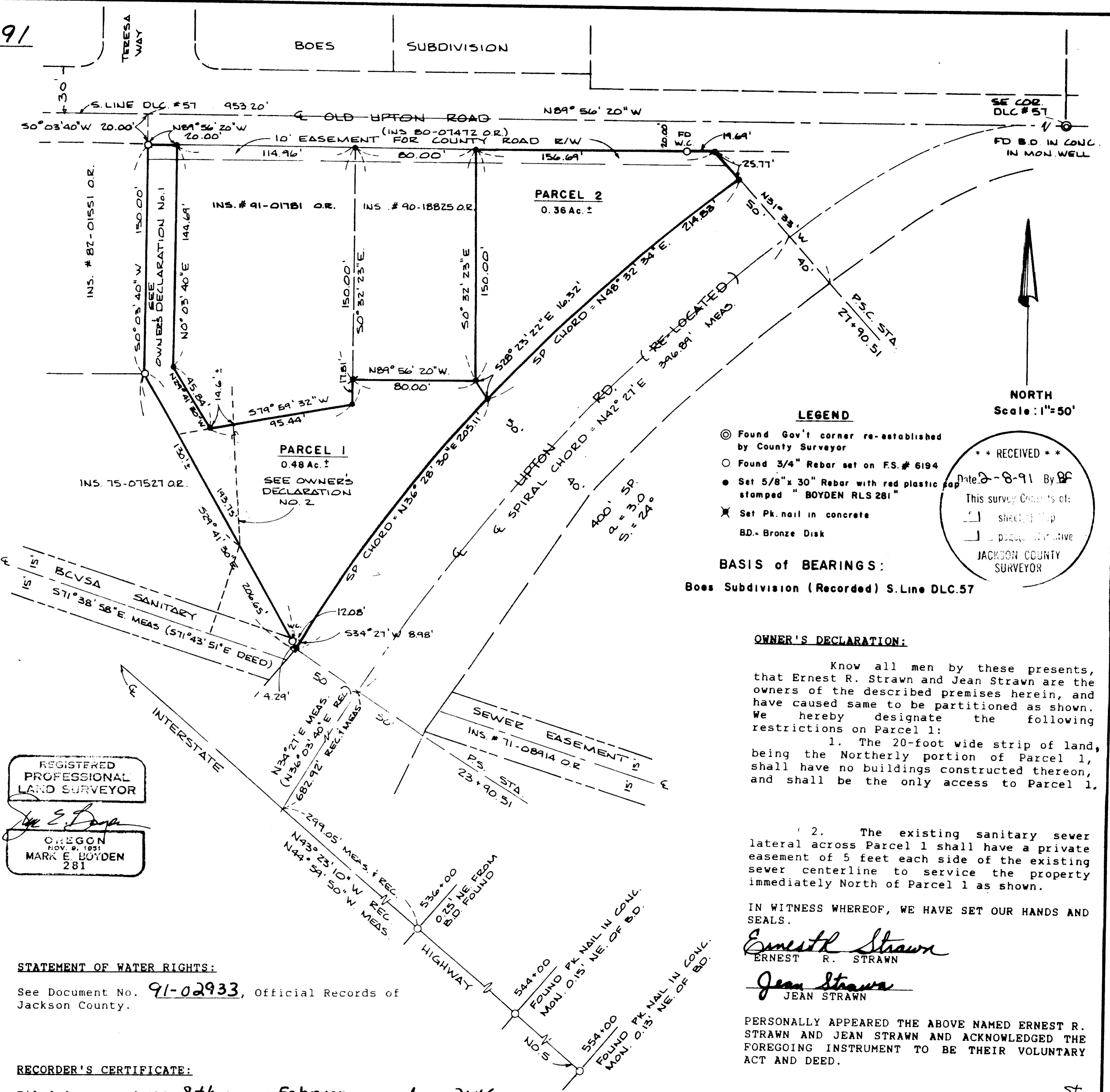
RECORDER'S CERTIFICATE:

Filed for record this 8th day of February, 1991, at 2:46 O'clock, P.M., and recorded as PARTITION PLAT NO. P-17-1991 of "RECORD OF PARTITION PLATS" in Jackson County, Oregon. INDEX VOLUME 2 PAGE 17

Signature of Kathleen S. Beckett, County Clerk

Signature of Janet Keller, Deputy

Signature of Mark E. Boyden, Surveyor



LEGEND

- Found Gov't corner re-established by County Surveyor
Found 3/4" Rebar set on F.S.# 6194
Set 5/8" x 30" Rebar with red plastic cap stamped "BOYDEN RLS 281"
Set Pk.nail in concrete
BD - Bronze Disk

BASIS of BEARINGS:

Boes Subdivision (Recorded) S.Line DLC.57

OWNER'S DECLARATION:

Know all men by these presents, that Ernest R. Strawn and Jean Strawn are the owners of the described premises herein, and have caused same to be partitioned as shown. We hereby designate the following restrictions on Parcel 1:

1. The 20-foot wide strip of land, being the Northerly portion of Parcel 1, shall have no buildings constructed thereon, and shall be the only access to Parcel 1.

2. The existing sanitary sewer lateral across Parcel 1 shall have a private easement of 5 feet each side of the existing sewer centerline to service the property immediately North of Parcel 1 as shown.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS.

Signature of Ernest R. Strawn

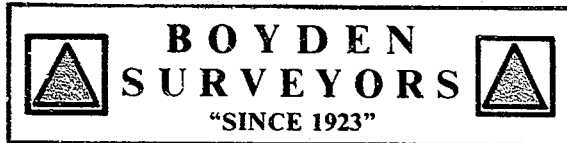
Signature of Jean Strawn

PERSONALLY APPEARED THE ABOVE NAMED ERNEST R. STRAWN AND JEAN STRAWN AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF Dec., 1990.

Notary Public seal for Sheryl Branscum, Oregon, Commission Expires 1-15-94

Stamp: \*\* RECEIVED \*\* Date: 2-8-91 By: BF This survey consists of: 1 sheet of map 1 page narrative JACKSON COUNTY SURVEYOR



MARK E. BOYDEN  
R.P.L.S. ORE. 281  
108 MISTLETOE ST., MEDFORD, OREGON 97501  
PHONE (503) 773-6000

SURVEY NO. 12398

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

SURVEY FOR: ERNEST R. STRAWN  
4964 UPTON ROAD  
CENTRAL POINT, OREGON 97502

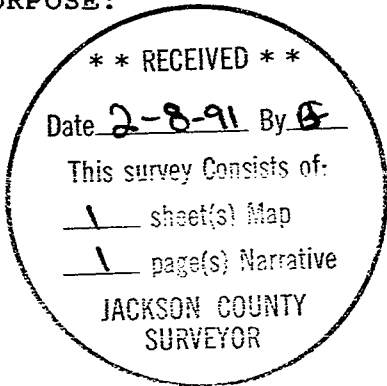
SURVEY BY: BOYDEN SURVEYORS  
108 MISTLETOE STREET  
MEDFORD, OREGON 97501

LOCATION: SE ¼ OF SECTION 34,  
T. 36 S., R. 2 W., W.M.,  
CENTRAL POINT, JACKSON COUNTY,  
OREGON

BASIS OF BEARINGS: South boundary of D.L.C. No. 57 per  
BOES SUBDIVISION (recorded)

DATE: FEBRUARY 5, 1991

PURPOSE: 1. To monument and prepare a Minor  
Land Partition Plat as approved by  
the Central Point City Council as  
Resolution 569, dated September 20,  
1990.



2. To prepare resultant parcel  
descriptions for the Lot-Line  
Adjustment, the deeds being recorded  
as Instrument No.s 91-01780 and 91-  
01781 of the Official Records of  
Jackson County, Oregon.

PROCEDURE: Utilizing E.D.M. equipment, enclosed  
the subject property, making ties to the Southeast corner of  
DLC #57 and Interstate Highway No. 5 centerline controls as  
shown (See PINECREST SUBDIVISION (Recorded) and Filed Survey  
No. 12243).

Found monuments set on Filed Survey No. 6194 to control  
the Westerly and North boundaries of the subject property.

Record angles and distance from said Interstate Highway  
No. 5 centerline was utilized to establish the boundaries of  
the Upton Road (Re-located).

No evidence in the field or from State Highway  
personnel or maps indicated that this new Upton Road right-  
of-way had been monumented by State Highway Survey crews.

Set monuments at positions shown on said map.

