

PARTITION PLAT NO. P-25-1991

A MINOR LAND PARTITION located in the NE 1/4 of Section 10, T. 37 S., R. 2 W., W.M., City of Central Point, Jackson County, Oregon.

February 27, 1991

SURVEYED FOR: *Don and Wannelta M. Wilson*
P.O. Box 3613
Central Point, Oregon 97502

SURVEYED BY: *Edwards Surveying and Land Planning Inc.*
1014 East Pine Street
Central Point, Oregon 97502
Phone: (503) 664-1539

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrel W. Edwards

OREGON
JULY 6, 1980
DARREL W. EDWARDS
741

SURVEYOR'S CERTIFICATE

STATE OF OREGON) SS
County of Jackson)

I, Darrel W. Edwards, a Registered Professional Land Surveyor of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law, the tract of land as shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines:

Commencing at a 1 1/2 inch pin located at the intersection of the centerline of West Pine Street with the North boundary of Donation Land Claim Number 54 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon, (said pin being 1758.2 feet South and 1337.7 feet East from the Northwest corner of Donation Land Claim Number 53 said Township and Range); thence North 54° 51' 30" East, along the centerline of said Street, 487.73 feet; thence North 20° 04' 10" West 41.42 feet to a 5/8 inch steel pin located on the Northwesterly right of way line of Pine Street for the true point of beginning; thence North 20° 04' 10" West 250.00 feet to a 5/8 inch steel pin; thence North 54° 51' 30" East 120.00 feet to a 5/8 inch steel pin; thence South 20° 04' 10" East 250.00 feet to a 5/8 inch iron pin located on said Street right of way; thence South 54° 51' 30" West 120.00 feet to the true point of beginning.

Kim L. Carson
KIM L. CARSON
NOTARY PUBLIC - OREGON
My Commission Expires 10-5-93

Darrel W. Edwards
Surveyor

Subscribed and sworn to before me this 1st day of March, 1991.

APPROVALS

Reviewed by City of Central Point for conformance with land use regulations for minor land use partition and granted minor land partition via City Council Resolution No. 578, County Surveyor approval required pursuant to ORS 92.100.

Roger P. Hestness
Mayor

3-21-91
Date

Nancy Berryhick
City Representative

3-21-91
Date

EXAMINED and approved this 8 day of March, 1991. *Vernon Thomas*
Jackson County Surveyor

RECORDER'S CERTIFICATE

Filed for record this 25 day of March, 1991, at 4:06 o'clock, P.M. and

recorded as Partition Plat No. P-25-1991 of the Records of partition plats of Jackson County, Oregon.

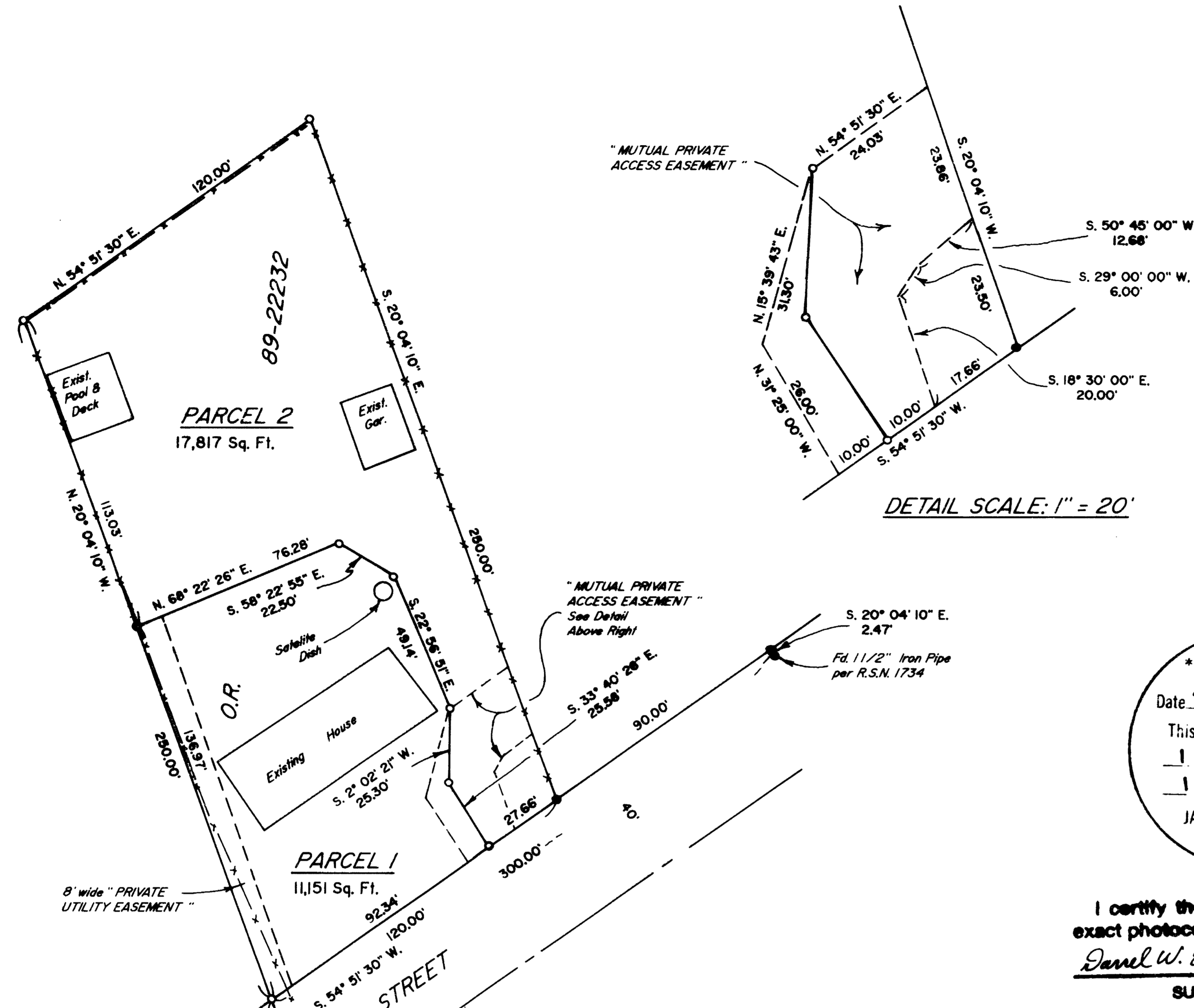
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County Surveyor File No. 12443

Kathleen S. Breakitt
County Clerk

Jay A. Ramirez
Deputy

STATEMENT OF WATER RIGHTS: Document Number 91-06094, Official Records.



** RECEIVED **
Date 3-25-91 By BF
This survey consists of:
1 - Sheet(s) Map
1 - page(s) Narrative
JACKSON COUNTY SURVEYOR

I certify this plat to be an exact photocopy of the original.
Darrel W. Edwards
SURVEYOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Donald M. Wilson and Wannelta M. Wilson, husband and wife, are the owners in fee simple of the lands as shown hereon and designated as Parcels 1 and 2 and that we have caused the partitioning as shown hereon. That portion of said Parcels situated within the " Mutual Private Access Easement ", as shown hereon, shall be utilized for mutual ingress and egress to said Parcels 1 and 2. Restrictions of any kind, maintenance of said " Mutual Private Access " and to the extent felt necessary by the declarants herein, shall be set forth as encumbrances in the deed conveying said parcels of land to the new landowners, their heirs, assigns or successors in interest. Public and private emergency vehicles shall have the right of ingress and egress over and across said " Mutual Private Access Easement ". We do hereby create the 8 foot wide " Private Utility Easement ", along the entire Westerly line of Parcel 1, for the purpose of installing and maintaining any private utility serving said Parcel 1 or Parcel 2.

IN WITNESS WHEREOF, we have set our hands and seals this 1st day of March, 1991.

Donald M. Wilson *Wannelta M. Wilson*
Donald M. Wilson Wannelta M. Wilson

STATE OF OREGON) SS March 1, A.D. 1991
County of Jackson)

Personally appeared before me the above named Donald M. Wilson and Wannelta M. Wilson and acknowledged the foregoing instrument to be their voluntary act and deed.

My commission expires October 5, 1993

Kim L. Carson
KIM L. CARSON
NOTARY PUBLIC - OREGON
My Commission Expires 10-5-93

Before me: *Kim L. Carson*
Notary Public for Oregon

LEGEND

- Indicates 5/8" I. Pin per R.S.N. 1734 found unless otherwise noted.
- Indicates 5/8" x 24" steel pin w/ plastic cap mtd. " D.W. EDWARDS-PLS 741 " set.
- Fence Line
- R.S.N. = Recorded Survey Number
- SCALE: 1" = 40'
- BASIS OF BEARINGS: R.S.N. 1734.
- Private Utility Easement = Sewer, Water, Telephone, Cable T.V.

SURVEY NUMBER 12443

Edwards Surveying and Land Planning Inc.
Registered Land Surveyors
1014 East Pine St.
Central Point, Oregon 97502
(503)664-1539

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,
OREGON REVISED STATUTES

SURVEY FOR: Don and Wannetta Wilson
P.O. Box 3613
Central Point, Oregon 97502

LOCATION: In the NE 1/4 of Section 10, T. 37 S., R. 2 W.,
W.M., City of Central Point, Jackson County,
Oregon.

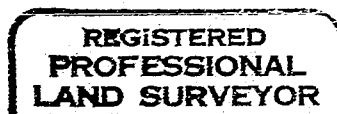
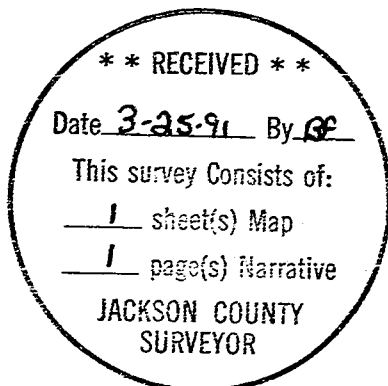
PURPOSE: Minor Land Partition; City Council Resolution
No. 578. To find or reset monuments on the
outside boundary of the subject tract, which
was surveyed in R.S.N. 1734, and to set new
boundary monuments dividing Parcels 1 and 2, as
shown on the accompanying plat. Also, to
dedicate a private utility easement and a
mutual private access easement as shown.

PROCEDURE: The outside boundary of the parent tract was
determined by utilizing existing monuments of
record per Recorded Survey Number 1734 and data
found in Doc. No. 89-22232, which describes the
parent tract. This desc. matches the original
which was written from data determined by
R.S.N. 1734. Monuments set on this survey
consist of 5/8" x 24" steel pins with yellow
plastic caps mkd. "D.W. EDWARDS-PLS 741".

BASIS OF BEARINGS: North line of Pine Street per R.S.N. 1734.

EQUIPMENT: Nikon NTD-4 Semi-automatic theodolite/E.D.M.

DATE COMPLETED: February 27, 1991



Darrel W. Edwards

