

MINOR LAND PARTITION
PARTITION PLAT No. P-43-1992

Located in Lot 2, Pitt View Subdivision, in the southeast quarter of Section 11, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon.

for

PACIFIC CREST PROPERTIES, INC.

P.O. Box 1488
Medford, Oregon 97501

SURVEYOR'S CERTIFICATE:

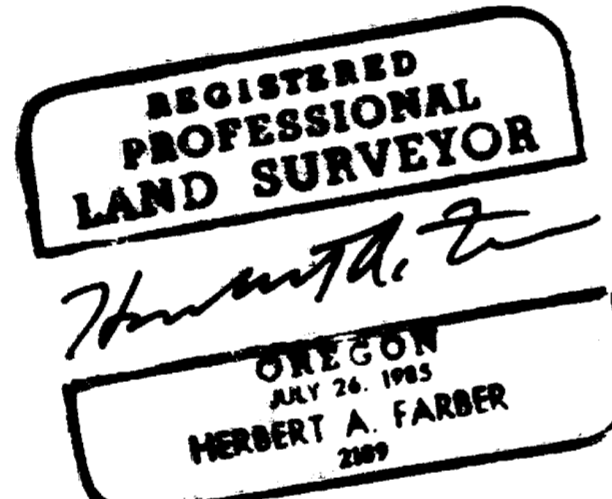
State of Oregon)
) SS
County of Jackson)

I, Herbert A. Farber, 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 tract of land hereon shown, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Lot 2 of the Pitt View Subdivision, in Jackson County, Oregon, in Section 11, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon, more particularly described as follows:

Commencing at a 2 inch iron pipe marking the Southwest corner of Lot 1, Pitt View Subdivision, in Jackson County, Oregon; thence North 0°04'13" West, along the west line of said Lot, 164.74 feet to the southwest corner of Lot 2 of said Subdivision and the INITIAL POINT; thence continuing North 0°04'13" West, along the west line of said lot, 164.74 feet to the Southwest corner of the Amended Plat of Lots 3 to 10 Inclusive of Pitt View Subdivision; thence South 89°55'16" East, along the south line of said Amended Plat, 1219.13 feet to a 1/2 inch iron pipe; thence continuing South 89°55'16" East 0.91 feet to the northeast corner of said Lot 2; thence South 0°04'00" East, along the east line of said Lot 2 a distance of 164.78 feet to the southeast corner thereof; thence North 89°55'08" West, along the south line of said Lot, 1220.03 feet to the INITIAL POINT.

Herbert A. Farber
Herbert A. Farber, PLS 2189



APPROVALS:

Reviewed by the 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. 622. County Surveyor approval required pursuant to ORS 92.100.

Roger Phalness 4-16-92
Mayor Date
Sandy Lamm 4-16-92
City Representative Date

Examined and approved by the Jackson County Surveyor this 17 day of April 1992.
Verlynn Thomas
County Surveyor

RECORDER:

Filed for record this 20 day of April, 1992, at 3:22 o'clock P.M., and recorded as Partition Plat No. P-43-1992 of the Records of Jackson County, Oregon. Index Volume 3, Page 43.
Kathleen S. Beckett County Clerk
Jay A. Ramster Deputy
County Surveyor's File No. 12947

DECLARATION:

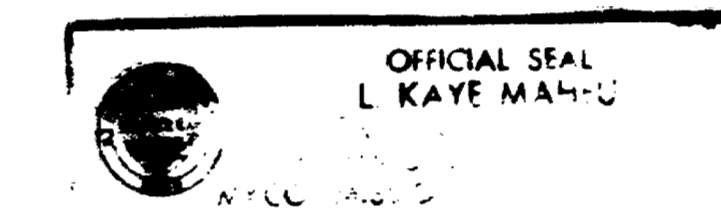
KNOW ALL MEN BY THESE PRESENTS, that Pacific Crest Properties, Inc., an Oregon Corporation Gary T. Whittle, President owner of the lands hereon described, and that we have partitioned the same into lots as shown hereon and size of the lots and the lengths of all lines are plainly set forth, and that this plat is a correct representation of the Partition, and we do hereby dedicate to the public for public use all easements shown hereon.

Gary T. Whittle
Pacific Crest Properties
Gary T. Whittle, President

State of Oregon)
) SS
County of Jackson)

Personally appeared the above named, Pacific Crest Properties, Inc. and Oregon Corporation, Gary T. Whittle, President, acknowledge the foregoing to be their voluntary act and deed.

Before me: *L Kay Maken* My commission expires 5-3-95



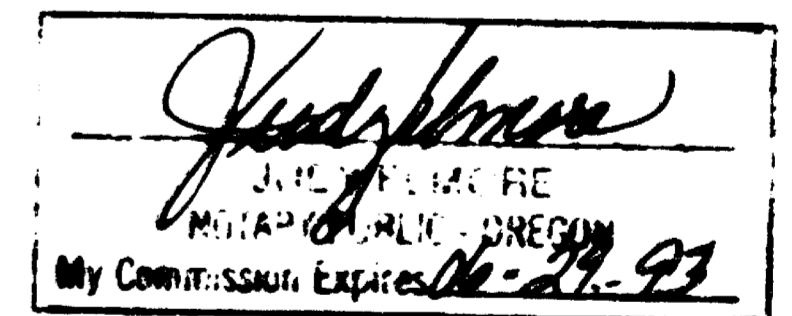
RELEASE:

We, Bank of Southern Oregon, the undersigned beneficiary of a certain Trust Deed recorded APRIL 13, 1992 as Instrument No. 92-10347 of the Official Records of Jackson County, Oregon, affecting the land described hereon, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public use.

Signed this 13th day of APRIL, 1992.

Michael West
PRESIDENT, BANK OF SOUTHERN OREGON

The foregoing instrument was acknowledged before me: Notary Public, State of Oregon.



WATER RIGHTS STATEMENT:

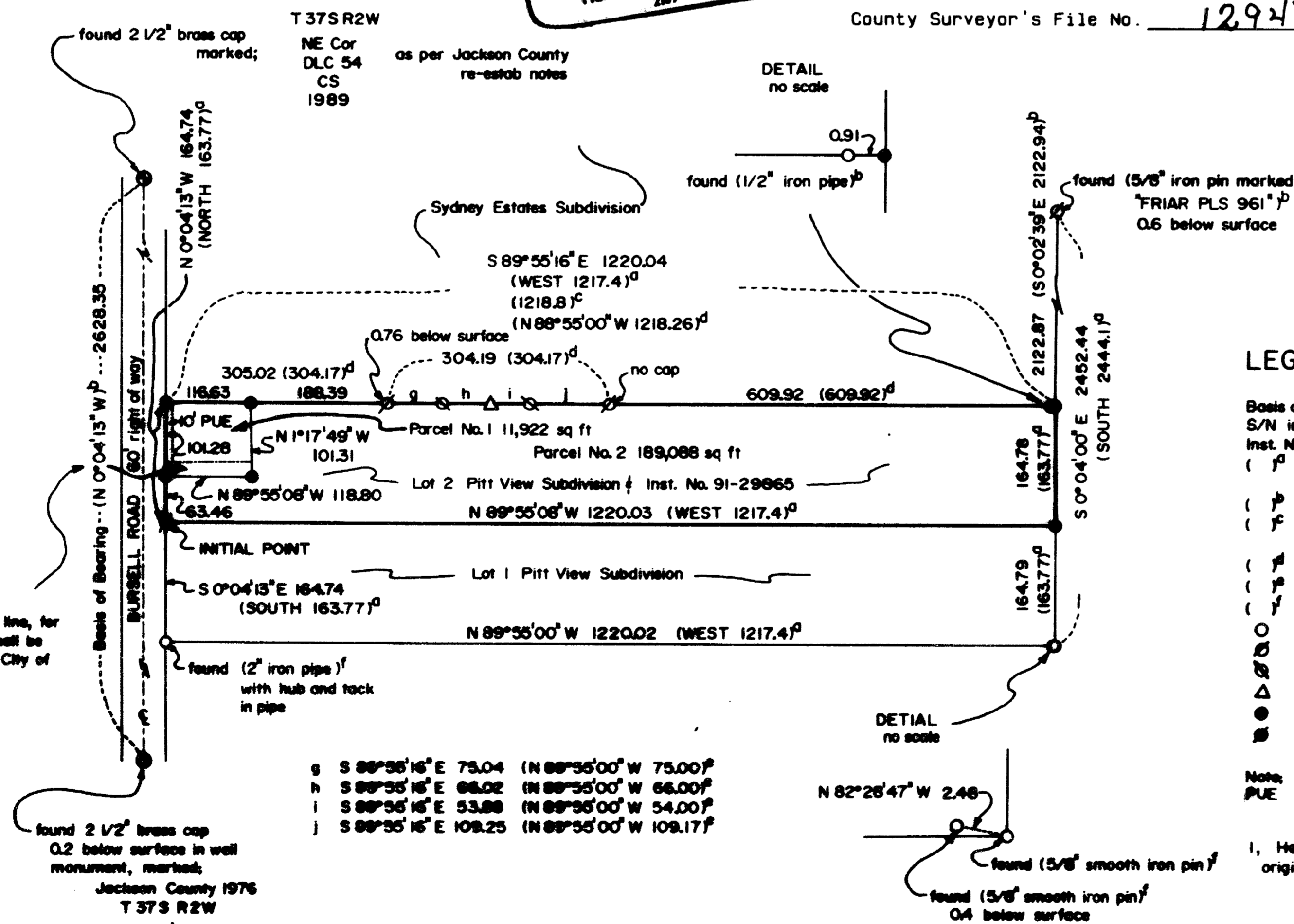
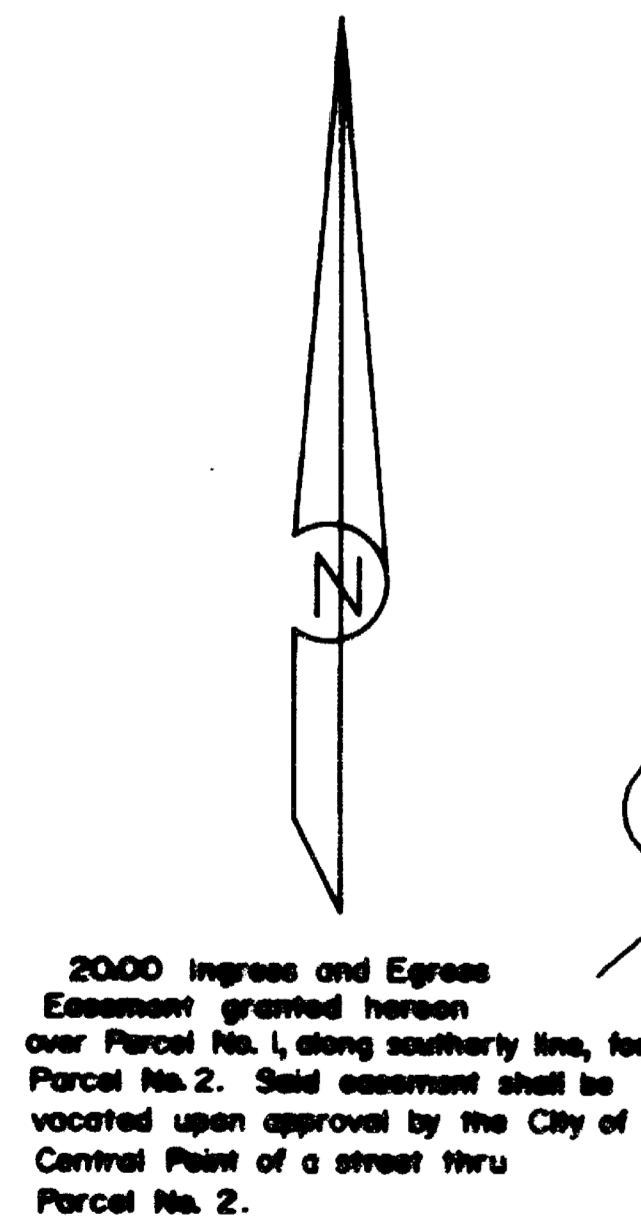
There are no water rights appurtenant to this property

SURVEYED BY: FARBER & SONS, INC.
FARBER SURVEYING
P.O. BOX 5286
CENTRAL POINT, OREGON 97502

OFFICE:
908 East Jackson Street
MEDFORD, OREGON 97504
PHONE: (503) 776-0846

COMPUTED BY: FAF, HAF
SCALE: 1 inch = 200 feet
DATE: 3 MAR 1992

ROTATION: 0°
ORIGIN: 9000.000 N 8900.000 E
JOB No.: 0226-91



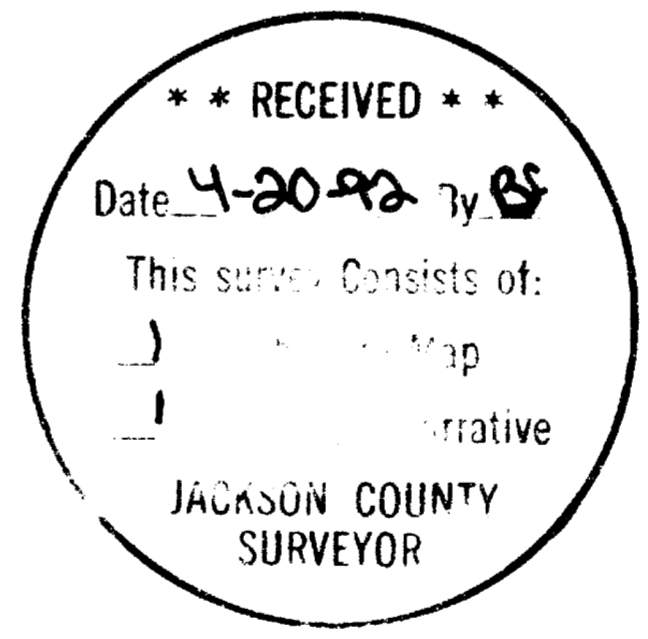
LEGEND:

- Basis of Bearing is S/N 7820
- S/N indicates as per Filed Survey No.
- Inst. No. is of the Official Records of Jackson County Oregon
- () record date for Pitt View Subdivision, Volume 5, Page 18 of the plat records of Jackson County Oregon
- () record date as per S/N 7820
- () record date as per Amended Plat of Pitt View Subdivision, Volume 5, Page 52 of the plat records of Jackson County Oregon
- () record date as per S/N 10609
- () record date as per S/N 12224
- () record date as per S/N 1610
- () found as described
- () found 3/8" iron pin with cap marked FRIAR PLS 961 as per S/N 7820
- () found 5/8" iron pin with cap marked McMAHAN LS 1913 as per S/N 12224
- () found 5/8" iron pin with cap marked HOFER LS 1993 as per S/N 10693
- () set 5/8" x 24" iron pin with yellow plastic cap marked PLS 2189
- () set 1/5" brass cap in concrete footing of cyclone fence approximately 0.1 westerly of cyclone fence post, stamped PLS 2189

Note: easement created by Inst. No. 86-16320 does not apply to this property. PUE indicates Public Utilities Easement

I, Herbert A. Farber, hereby certify that this is an exact copy of the original.

Herbert A. Farber



Survey No. 12947

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

Survey for: Pacific Crest Properties
P.O. Box 5286
Medford, Oregon 97501

Location: Located in Lot 2, Pitt View Subdivision, in the southeast quarter of Section 11, Donation Land Claim 58, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon.

Purpose: To survey and monument a partition as approved by the City of Central Point City Council Resolution No. .

Procedure: The found monuments were tied in a closed traverse as shown on the accompanying plat. Several surveys have been done in the area however none of them resurveyed the remaining Lots 1 and 2 of Pitt View Subdivision. I held the monuments shown, although some are questionable, because they represent the closest configuration of the Pitt View Subdivision. The original plat was a rectangle with sides parallel with Pacific Highway, now Bursell Road. Holding other monuments would have made an angle point in the east line and it would not have been parallel.

Lot 2 as described in Instrument No. 91-29865, and previous documents, is not the proportional dimensions of this lot. I monumented the lot using the proper proportion measurements.

Bearing is based on the center line of Bursell Road as shown on the accompanying plat.

Surveyed by: Farber & Sons, Inc.
Farber Surveying
843 East Main, Ste. 110
Medford, Oregon 97504

Date: March 3, 1992

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber
OREGON
JULY 24, 1985
HERBERT A. FARBER
2189

