

**PARTITION PLAT NO. P-95-1993**  
**LAND PARTITION (RESOLUTION NO. 571)**

**LOCATED IN:**  
The NW 1/4 of Section 3, T.37S., R.2W., W.M.  
City of Central Point, Jackson County, Oregon

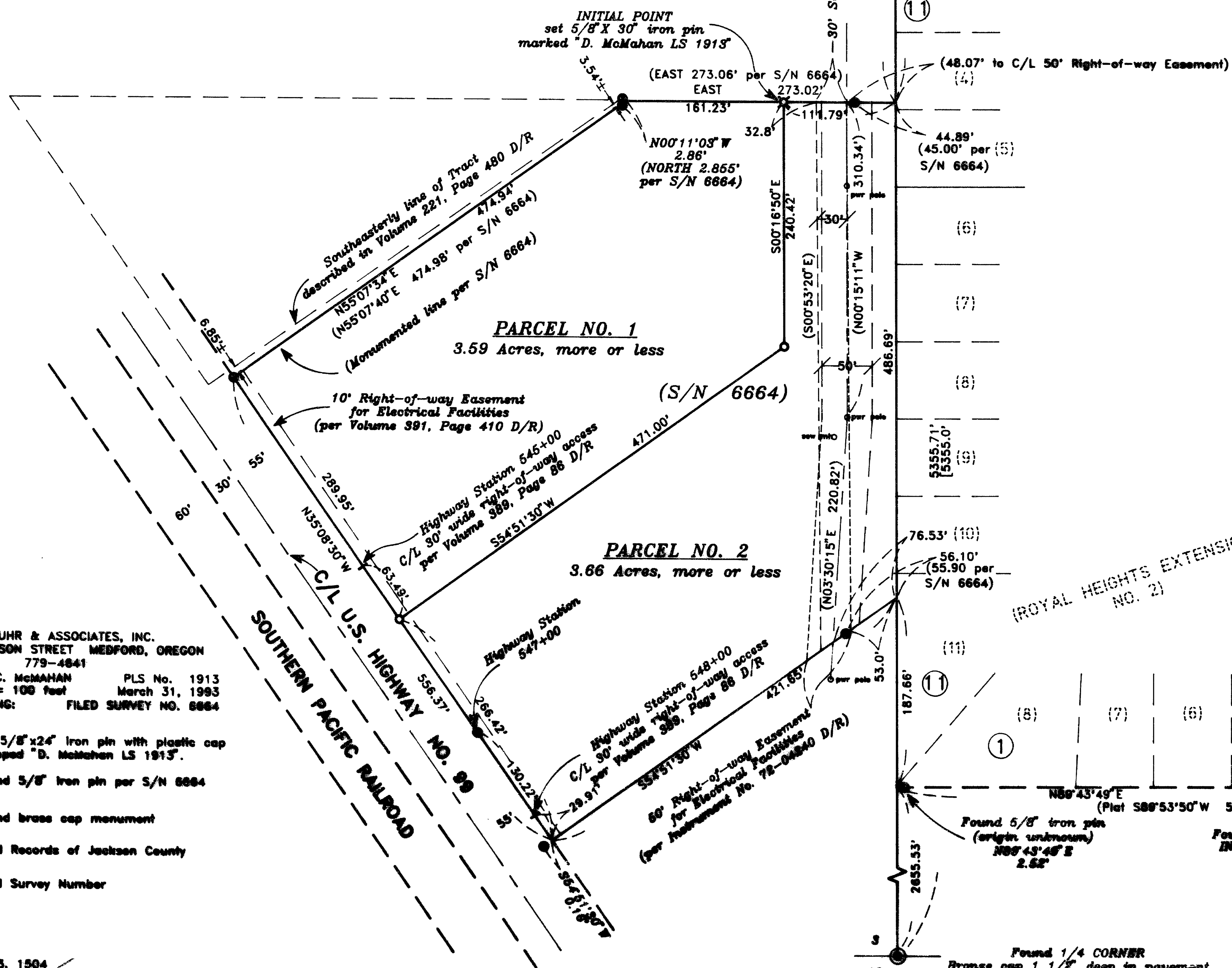
**FOR:**  
**NORTHWEST COMMERCIAL CONSTRUCTION CO.**  
1915 Silverton Road NE  
Salem, Oregon 97303

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 13716

**RECORDER'S CERTIFICATE:**  
FILED FOR RECORD THIS 12<sup>th</sup> DAY OF November 1993, AT 10:52 O'CLOCK, A.M. AND  
RECORDED AS PARTITION PLAT NO. P-95-93 OF "RECORD OF PARTITION PLATS"  
IN JACKSON COUNTY, OREGON. (INDEX VOLUME 4 PAGE 95.)

*Kathleen S. Beckwith*  
County Clerk  
*Janet Keller*  
Deputy

WATER RIGHTS STATEMENT: There are no water rights appurtenant to this property.



HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON STREET MEDFORD, OREGON  
779-4841  
BY: DOUGLAS C. McMAHAN PLS No. 1913  
SCALE: 1 inch = 100 feet March 31, 1993  
BASIS OF BEARING: FILED SURVEY NO. 6664

- = Set 5/8" x 24" iron pin with plastic cap stamped "D. McMahan LS 1913"
- = Found 5/8" iron pin per S/N 6664
- ⊙ = Found brass cap monument
- D/R = Deed Records of Jackson County
- S/N = Filed Survey Number

**APPROVALS:**

Examined and approved and approved by the City of Central Point Planning Commission in regular session this 5<sup>th</sup> day of November, 1993.

*Charles E. Bland*  
Chairperson  
*Janet Keller*  
Secretary

Examined and approved this 7 day of July, 1993.

*Douglas C. McMahan*  
County Surveyor

**SURVEYOR'S CERTIFICATE:**

I, Douglas C. McMahan, 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 Land Partitions and the following is an accurate description of the parent tract of land as set forth hereon:

Commencing at the North 1/4 Corner of Section 3, Township 37 South, Range 2 West, Willamette Meridian in Jackson County, Oregon; thence South 00°16'50" East along the North-South center line of said Section 3, a distance of 2025.84 feet (Record 2026.32 feet); thence WEST 111.79 feet to a 5/8 inch iron pin for the POINT OF BEGINNING; thence EAST 111.79 feet to a point on the aforementioned North-South center line of Section 3; thence South 00°16'50" East along said North-South center line 486.69 feet; thence South 54°51'30" West 421.65 feet to a point on the Northeastly right-of-way line of U.S. Highway No. 99; thence North 35°08'30" West along said right-of-way line 556.31 feet to a 5/8 inch iron pin as set per Survey No. 6664 as filed in the Office of the Jackson County Surveyor; thence North 55°07'34" East 474.94 feet to a 5/8 inch iron pin set per said Survey No. 6664; thence North 00°11'03" West 2.86 feet to a 5/8 inch iron pin also set per said Survey No. 6664; thence EAST 161.23 feet to the Point of Beginning.

*Douglas C. McMahan*  
SURVEYOR

**DECLARATION:**

KNOW ALL MEN BY THESE PRESENTS that, NORTHWEST COMMERCIAL CONSTRUCTION CO., an Oregon Corporation, and the STATE OF OREGON, acting by and through the DEPARTMENT OF GENERAL SERVICES, are the owners in fee simple of the parcel of real property as described hereon and have caused the same to be surveyed, mapped and platted as shown hereon.

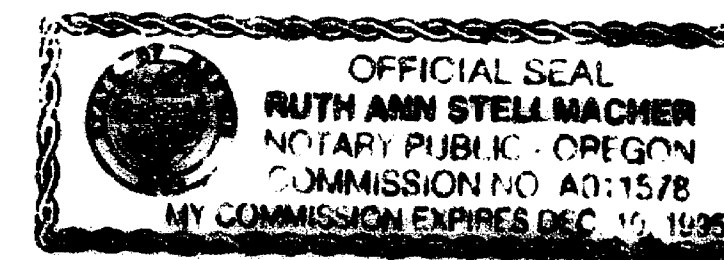
NORTHWEST COMMERCIAL CONSTRUCTION CO.:

*Clayton D. Zeeb*  
Clayton D. Zeeb,  
Secretary

STATE OF OREGON )  
County of Madison ) ss.

On this, the 5<sup>th</sup> day of April, 1993, before me appeared Clayton D. Zeeb to me personally known, who being duly sworn did say that he, the said Clayton D. Zeeb is the Secretary of NORTHWEST COMMERCIAL CONSTRUCTION CO., the above named Corporation, and that the said instrument was signed on behalf of said Corporation by authority of its Board of Directors, and Clayton D. Zeeb acknowledges said instrument to be the free act of said Corporation.

Before me: *Beth Ann Stellmacher*



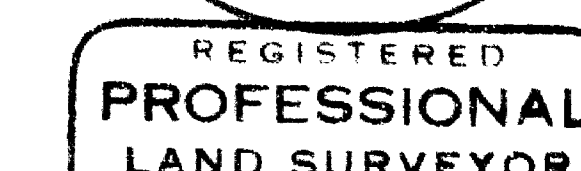
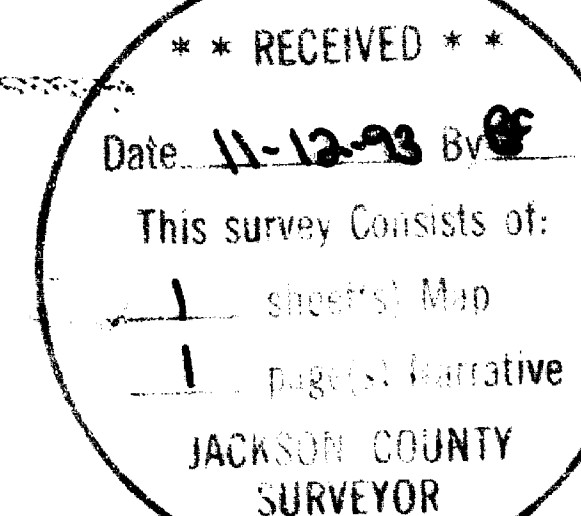
STATE OF OREGON DEPARTMENT OF GENERAL SERVICES:

*Theresa McHugh*  
Theresa McHugh,  
Acting Deputy Director

STATE OF OREGON )  
County of Madison ) ss.

On this, the 3<sup>rd</sup> day of April, 1993, before me appeared Theresa McHugh to me personally known, who being duly sworn did say that she, the said Theresa McHugh is the Acting Deputy Director of the DEPARTMENT OF GENERAL SERVICES for the STATE OF OREGON, and that the said instrument was signed on behalf of said Department by authority of the STATE OF OREGON, and Theresa McHugh acknowledges said instrument to be the free act of said DEPARTMENT of GENERAL SERVICES.

Before me: *Theresa McHugh*



*Douglas C. McMahan*  
DOUGLAS C. McMAHAN  
No. 1913

Expires 12/31/94

I certify this plat to be an exact photocopy of the original  
*Douglas C. McMahan*  
SURVEYOR

13716

SURVEY NO. \_\_\_\_\_

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES**

Survey for: Northwest Commercial Construction Co.  
1915 Silverton Road N.E.  
Salem, Oregon 97303

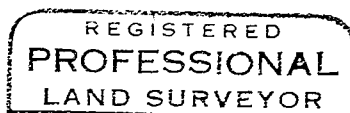
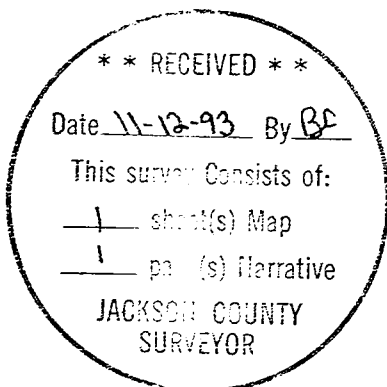
Location: Northwest one-quarter (1/4) of Section 3,  
Township 37 South, Range 2 West, Willamette  
Meridian, City of Central Point, Jackson  
County, Oregon

Purpose: To survey, monument and prepare final plat for  
partition (per City of Central Point  
Resolution No. 571) and per client's request

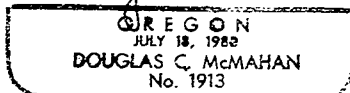
Procedure: Utilizing found monumentation per filed Survey  
No. 6664, and plats of ROYAL HEIGHTS  
EXTENSIONS and other found monumentation for  
control, I set monuments as shown on the  
accompanying map. I held the monumented  
northerly line of filed Survey No. 6664 for  
the northerly line of this partition. I  
recommended to client that a boundary line  
agreement should be pursued along the  
monumented line.

Basis of Bearing: Filed Survey No. 6664

Date: March 31, 1993



*Douglas C. McMahan*



Douglas C. McMahan  
L.S. 1913 - Oregon  
Expires 12/31/94  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, Oregon 97504