

Partition Plat No. P-71-1996

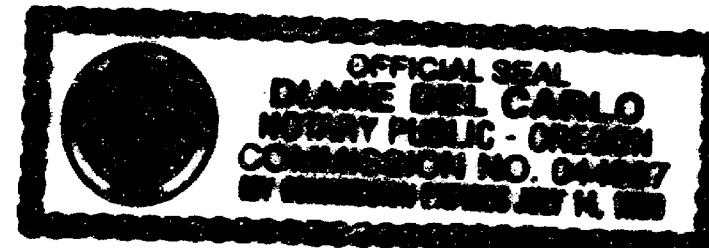
Parcel 1 of Partition Plat No. P-113-1994 of the Records of Jackson County, Oregon, located in the northeast quarter of Section 11, Township 37 South, Range 2 West of the Willamette Meridian, City of Central Point, Jackson County, Oregon, for

Gutches & Gifford, Inc.

587 Briarwood Drive
Central Point, Oregon 97502

Legend:

- S/N is survey number on file at the Jackson County Surveyor's Office, Oregon.
- Basis of Bearing is the west line of Donation Land Claim No. 58, per S/N 14274 as indicated hereon.
- found 5/8 inch iron pin monument per S/N 14274.
- found brass disk monument set in concrete as indicated.
- set 5/8 by 24 inch iron pin monument with yellow plastic cap marked "FARBER PLS 2189".



Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Gutches & Gifford, Inc., an Oregon Corporation, is the owner of the lands hereon described, and has partitioned the same into parcels as shown hereon and size of the parcels and the lengths of all lines are plainly set forth, and that this plat is a correct representation of the Partition.

Gail Gifford
Gail Gifford
President

Lesley Gutches
Lesley Gutches
Secretary

State of Oregon }
County of Jackson } ss
This instrument was acknowledged before me on August 16, 1996 by the above named Gail Gifford, as President, and Lesley Gutches, as Secretary, of Gutches and Gifford, Inc., an Oregon Corporation and acknowledge the foregoing to be their voluntary act and deed on behalf of the corporation therein named, and acknowledge to me that the corporation executed it.

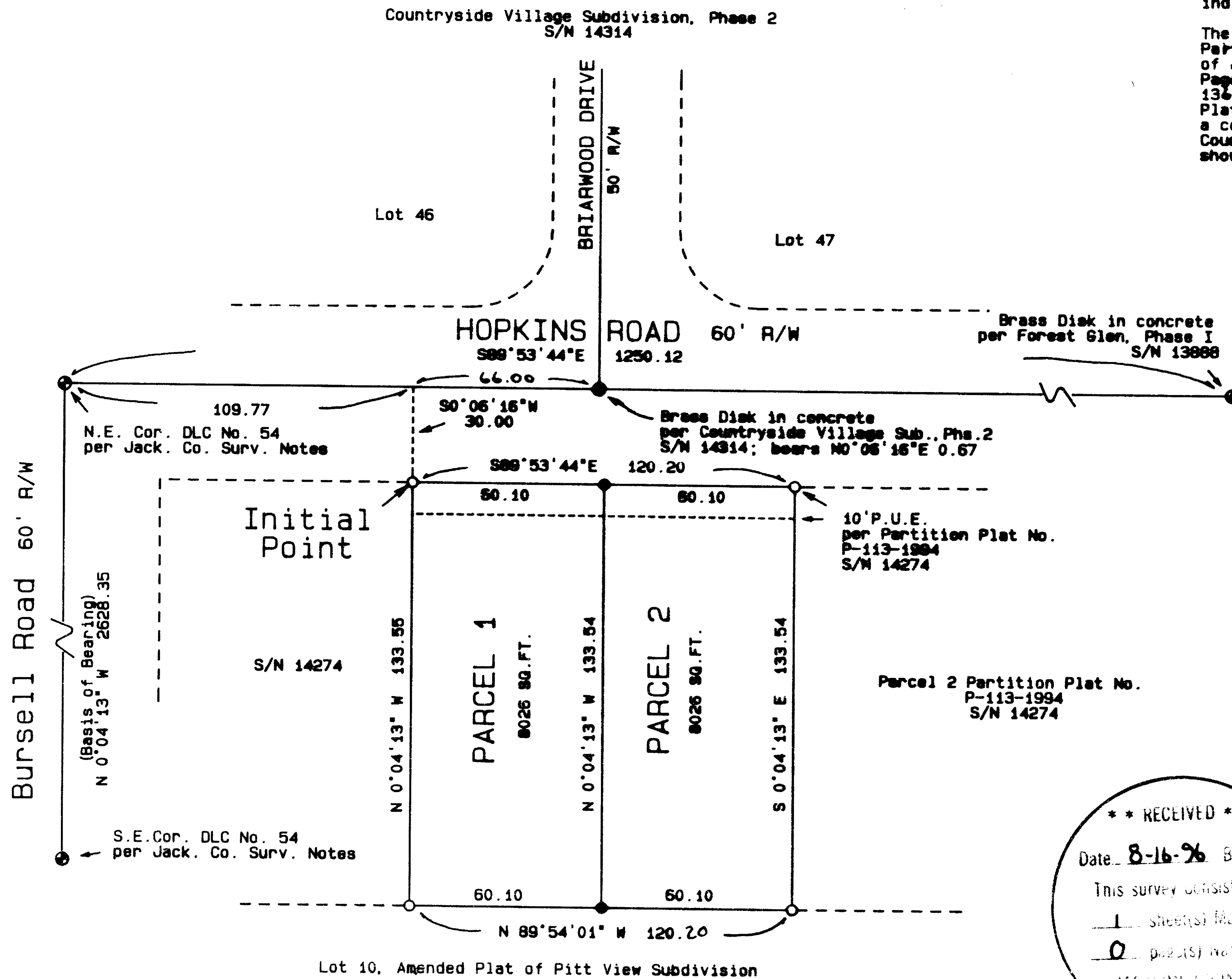
Diane Del Carlo
Notary Public, State of Oregon

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

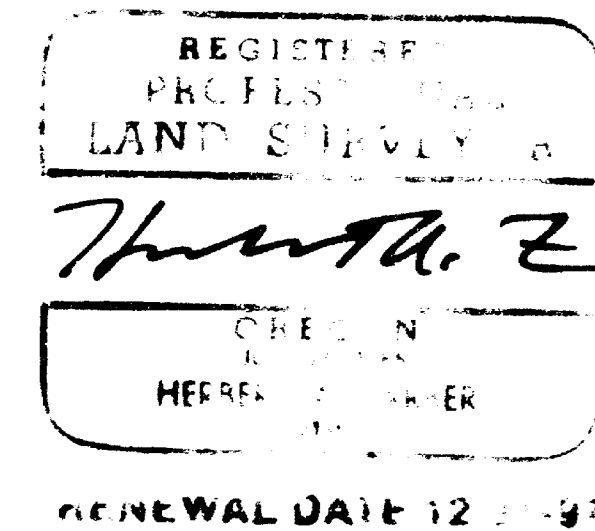
Purpose: To survey and monument the expedited land partition of Parcel 1, Partition Plat P-113-1994, as approved by the City of Central Point Planning Department.

Procedure: Utilizing a control established during the performance of filed survey number 14274 and establishing additional control on the interior of the project, I locate the affected property and set the partition corners as indicated hereon.

The centerline of Hopkins Road was held per Partition Plat No. P-77-1993 of the Records of Jackson County, Oregon, Index Volume 4, Page 77, Jackson County Surveyor's File No. 1343 as being the best fit to the Amended Plat of Pitt View Subdivision. This results in a conflict with the found monumentation per Countryside Village Subdivision, Phase 2 as shown hereon.



** RECEIVED **
Date 8-16-96 By GF
This survey consists of:
1 sheet(s) Map
0 part(s) Narrative
JACKSON COUNTY SURVEYOR



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

Surveyor's Certificate:

State of Oregon }
County of Jackson } ss

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:

Parcel 1 of Partition Plat No. P-113-1994 of the Records of Jackson County, Oregon, Index Volume 5, Page 113, Jackson County Surveyor's File No. 14274, more particularly described as follows:

Commencing at a brass disk monumenting the northeast corner of Donation Land Claim No. 54, located in the northeast quarter of Section 11, Township 37 South, Range 2 West of the Willamette Meridian, City of Central Point, Jackson County, Oregon; thence South 89°53'44" East, along the center line of Hopkins Road, 109.77 feet; thence South 0°06'16" West, 30.00 feet, to a 5/8 by 30 inch iron pin, monumenting the northwest corner of Parcel 1, of Partition Plat No. P-113-1994 of the Records of Jackson County, Oregon, Index Volume 5, Page 113, Jackson County Surveyor's File No. 14274 and being the Initial POINT OF BEGINNING; thence South 89°53'44" East, along the north line of said Parcel 1, 120.20 feet to a 5/8 inch iron pin monumenting the northeast corner of said Parcel 1; thence South 0°04'13" East, along the east line of said Parcel 1, 133.54 feet, to a 5/8 inch iron pin monumenting the southeast corner of said Parcel 1; thence North 89°54'01" West, along the south line of said Parcel 1, 120.20 feet, to a 5/8 inch iron pin monumenting the southwest corner of said Parcel 1; thence North 0°04'13" West, along the west line of said Parcel 1, 133.55 feet, to the Initial POINT OF BEGINNING.

Herbert A. Farber
Herbert A. Farber, PLS 2189

Approvals:

Examined and approved by the City of Central Point this 13th day of August, 1996.

J. Bennett
Planning Director

Lesley Gutches
Secretary

Examined and approved by the Jackson County Surveyor this 15th day of August, 1996.

Herbert A. Farber
County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of August 16, 1996.

Carol Lipolgate
Tax Collector

8-16-96
Date

Ron Dumbly
Assessor

August 16, 1996
Date

Recorder:

Filed for record this 16 day of August, 1996 at 3:39 o'clock P.M. and recorded as Partition Plat No. P-71-1996 of the

Records of Jackson County, Oregon, Index Volume 7, Page 71

Kathleen S. Beckett
County Clerk

Glenda E. Bartlett
Deputy

County Surveyor's File No. 15072

SURVEYED BY: FARBER & SONS, INC. FARBER SURVEYING P.O. BOX 5286 CENTRAL POINT, OREGON 97502		OFFICE: 908 EAST JACKSON MEDFORD, OREGON 97504 PHONE: (541) 776-0846
COMPUTED BY: HAF SCALE: 1 inch = 40 feet DATE: 11 JUL 1996	ROTATION: 0° ORIGIN: 10970.000 N 9490.000 E JOB No.: 0364-93	