

Partition Plat No. P-105-1996

Parcel No 3 PARTITION PLAT No P-113-1994
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

Carolyn Anne McKibben

C/O T & H Prime Properties
112 Genessee Street
Medford, Oregon 97504

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that Carolyn Anne McKibben aka Anne J. McKibben, as vested in title of the lands hereon described for partition, and that I have 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.

(See Consent Affidavit)

Carolyn Anne McKibben
aka Anne J. McKibben

State of Oregon } SS
County of Jackson }

Personally appeared the above named Carolyn Anne McKibben aka Anne J. McKibben, and acknowledge the foregoing to be her voluntary act and deed.

Before me: _____ My commission expires _____

Notary Public, State of Oregon

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:

Parcel 3, 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, 290.07 feet; thence South 0°06'16" West, 30.00 feet, to a 5/8 by 30 inch iron pin on the south line of Hopkins Road, monumenting the northwest corner of Parcel 3, Partition Plat No. P-113-1994, Index Volume 5, Page 113, Jackson County Surveyor's File No. 14274 and the Initial POINT OF BEGINNING; thence South 89°53'44" East, along the north line of said Parcel 3, 120.20 feet, to the most northerly northwest corner of Kingsland Manor-Unit I, according to the Official Plat thereof, recorded in Volume 14 of Plats, Page 90 of the Records of said County and State; thence South 0°03'50" East, along the west line of said Kingsland Manor-Unit I, 133.34 feet, to a 5/8 inch iron pin monumenting the northeast corner of Lot 8, said Kingsland Manor-Unit I; thence North 89°51'44" West, along the north line of said Lot 8, 75.00 feet, to a 5/8 inch iron pin monumenting the northwest corner of said Lot 8; thence South 0°03'50" East, along the west line of said Lot 8, 0.23 feet; thence North 89°54'01" West, along the south line of said Parcel 3, 45.18 feet, to a 5/8 inch iron pin monumenting the southwest corner of said Parcel 3; thence North 0°04'13" West, along the west line of said Parcel 3, 133.53 feet, to the Initial POINT OF BEGINNING.

Herbert A. Farber

Herbert A. Farber, PLS 2189

RECORDER:

Filed for record this 23 day of December, 1996 at 1:14 o'clock

P.M. and recorded as Partition Plat No. P-105-1996 of the

Official Records of Jackson County, Oregon. Index Volume 7, Page 105

Kathleen S. Beckett *Shonda E. Bartlett*
County Clerk Deputy

County Surveyor's File No. 15220

LEGEND:

- S/N indicates Survey Number on file at the Jackson County Surveyor's Office, Oregon.
- Basis of Bearing is the center line of Hopkins Road per s/n 14274 as shown hereon.
- Vol. Plats Pg. is Volume and Page of the Plat Records of Jackson County, Oregon.
- Found 5/8 inch iron pin monument per S/N 9512 or as indicated.
- ⊗ Found 5/8 inch iron pin monument per S/N 14274 or as indicated.
- Found brass disk monument as indicated
- Set 5/8 by 24 inch iron pin with yellow plastic cap marked "Farber PLS 2189".
- ⊗ Set 5/8 by 30 inch iron pin monument with yellow plastic cap marked "Farber PLS 2189".

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

PURPOSE: To survey and monument the Partition (Minor) as approved by the City of Central Point Planning Commission on December 19, 1995 as Planning Commission Resolution No. 336.

PROCEDURE: Utilizing control established in the performance of Survey Number 14274, the Partition corners and Initial Point were set as shown hereon. On Partition Plat No P-113-1994 performed by this office the 10' PUE along Hopkins Road was inadvertently placed over the existing house. The City of Central Point will accept this per the note in DETAIL "B" as shown hereon.

CONSENT AFFIDAVIT:

See Instrument No. 96-42503 of the Official Records, Jackson County, Oregon.

Notary Public, State of Oregon
Herbert A. Farber

APPROVALS:

Examined and approved by the City of Central Point Planning Commission in regular session this 6th day of February 1996.

Charles E. D. ... Chairperson
John Bennett Secretary

Examined and approved by the Jackson County Surveyor this 17th day of

December 1996
Robert Roberts County Surveyor

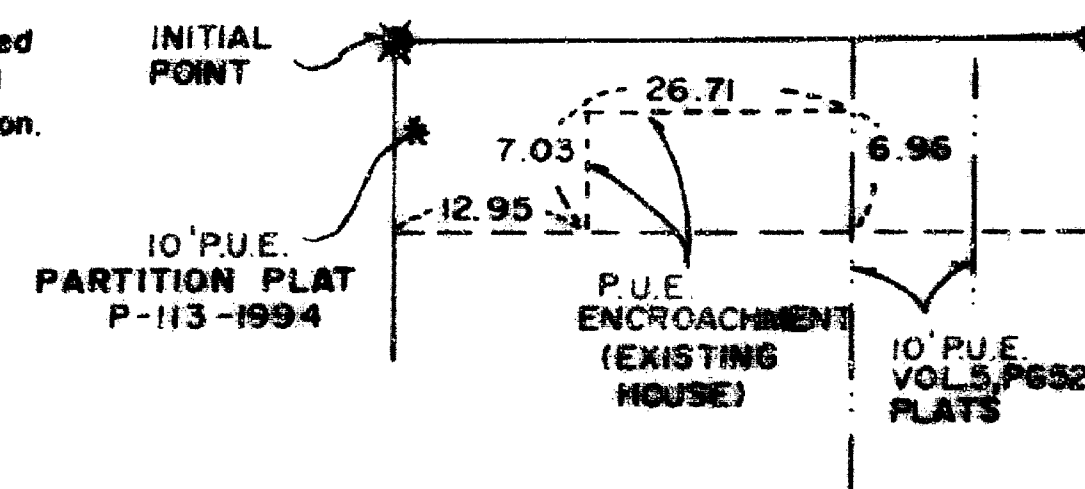
All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of

Lynne Admitt, Deputy December 23, 1996
Tax Collector Date

Mark M. ... 12-23-96
Assessor Date

DETAIL "B"

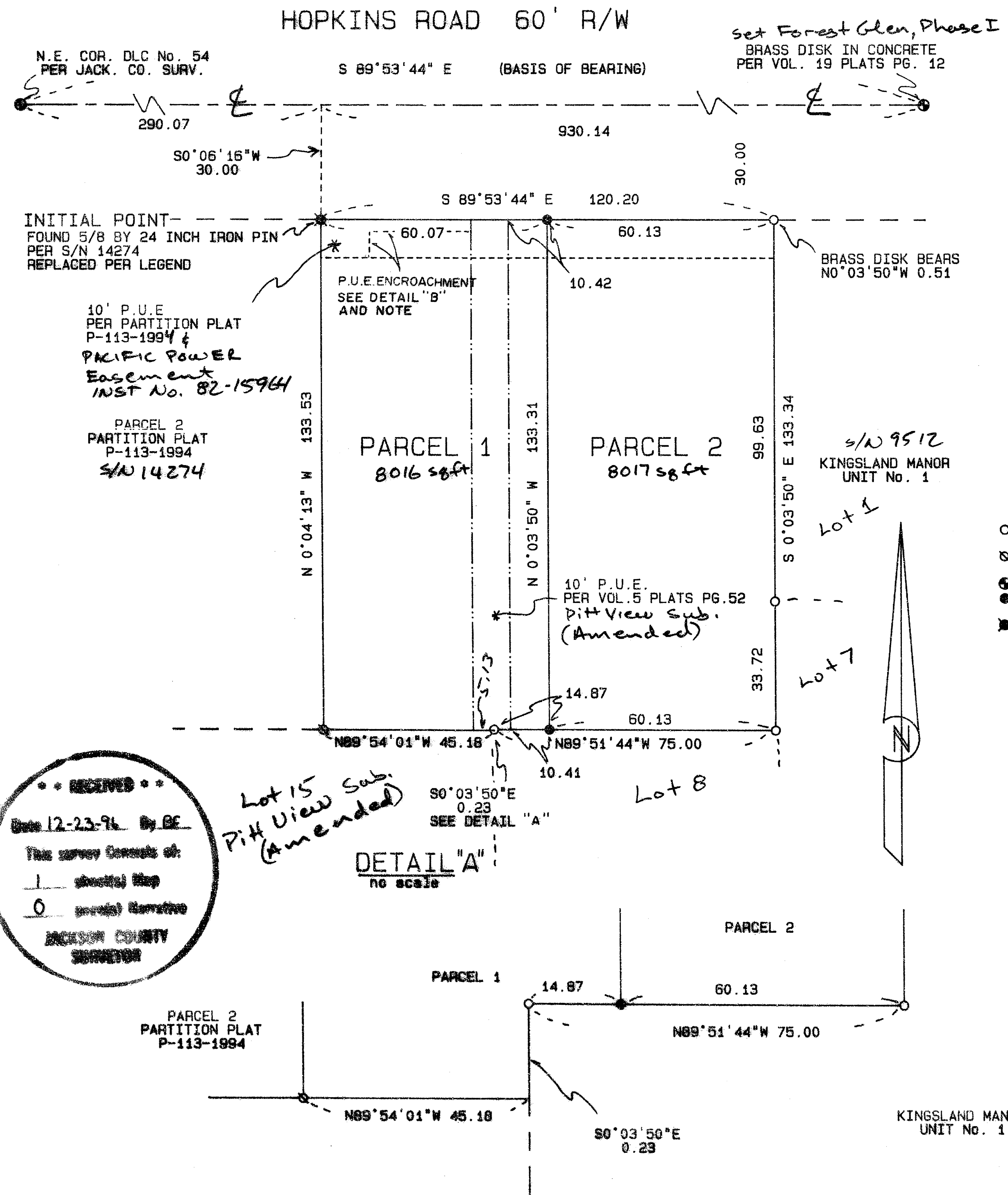
no scale



ADDED PER THE REQUEST OF THE CITY OF CENTRAL POINT

NOTE: IF THE SUBJECT PREMISES IS FULLY DESTROYED, OR IF THAT PORTION ENCRANCHING INTO THE 10' PUE IS FULLY OR PARTIALLY DESTROYED, NO RE-BUILDING OF ANY STRUCTURE OR PART OF ANY STRUCTURE WILL BE PERMITTED IN SAID EASEMENT.

SURVEYED BY: FARBER SURVEYING P. O. BOX 5286 CENTRAL POINT, OREGON 97502	OFFICE: 908 EAST JACKSON ST. MEDFORD, OREGON 97504 PHONE: (503) 776-0846
COMPUTED BY: HAF SCALE: 1 inch = 30 feet DATE: 22 DEC 1996	ROTATION: 0° ORIGIN: 10877.000 N 9724.000 E JOB No.: 0384-93



RECEIVED
Date 12-23-96 By BE
This survey consists of:
1 sheet(s) Map
0 sheet(s) Narrative
JACKSON COUNTY SURVEYOR

DETAIL "A"
no scale