

PARTITION PLAT No. P-5-1997

PROPERTY LINE ADJUSTMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON FOR

KENNETH AND ANNEMARIE JANGAARD

983 Old Stage Road
Central Point, Oregon 97502

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:

Commencing at a brass disk monumenting the southwest corner of Donation Land Claim No. 58, located in the southeast quarter of Section 11, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon; thence South 89°55'32" East, along the center line of Beall Lane, 268.92 feet; thence North 0°04'28" East, 30.00 feet, to a 5/8 inch iron pin monumenting the southeast corner of that tract described in Instrument No. 95-20511 of the Official Records of said County and State, on the north line of said Beall Lane; thence North 89°55'32" West, along said north line, 70.00 feet to the southeast corner of that tract described in Instrument No. 95-20510 of said Official Records and the INITIAL POINT OF BEGINNING, being a 5/8 inch iron pin monument; thence along the boundary of said tract through the following courses, North 0°03'47" West, 125.00 feet, to a 5/8 inch iron pin monument; thence North 89°55'32" West, 19.01 feet, to a 5/8 inch iron pin monument; thence North 0°04'11" West, 70.80 feet, to a 5/8 inch iron pin monument being the southeast corner of that tract described in Volume 349, Page 452 of the Deed Records of Jackson County, Oregon; thence North 89°55'32" West, along the south line of said tract, 150.00 feet, to a 5/8 inch iron pin monument being the southwest corner of said tract on the east line of Bursell Road; thence South 0°04'11" East, along said east line, 70.80 feet, to a 5/8 inch iron pin monument; thence South 89°55'32" East, leaving said east line, 100.99 feet, to a 5/8 inch iron pin monument; thence South 0°04'11" East, 125.00 feet, to a 5/8 inch iron pin monumenting the southwest corner of said tract described in Instrument No. 95-20510, on said north line of Beall Lane; thence South 89°55'32" East, along said north line, 68.00 feet to the INITIAL POINT OF BEGINNING.

APPROVAL:

Examined and approved by the City of Central Point Planning Commission in regular session this 27th day of January, 1997

J. Bennett
Planning Director

W. L. ...
Secretary

Examined and approved by the Jackson County Surveyor this 27th day of January, 1997

Roger Roberts
County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 1-28-97

Servatino
Tax Collector

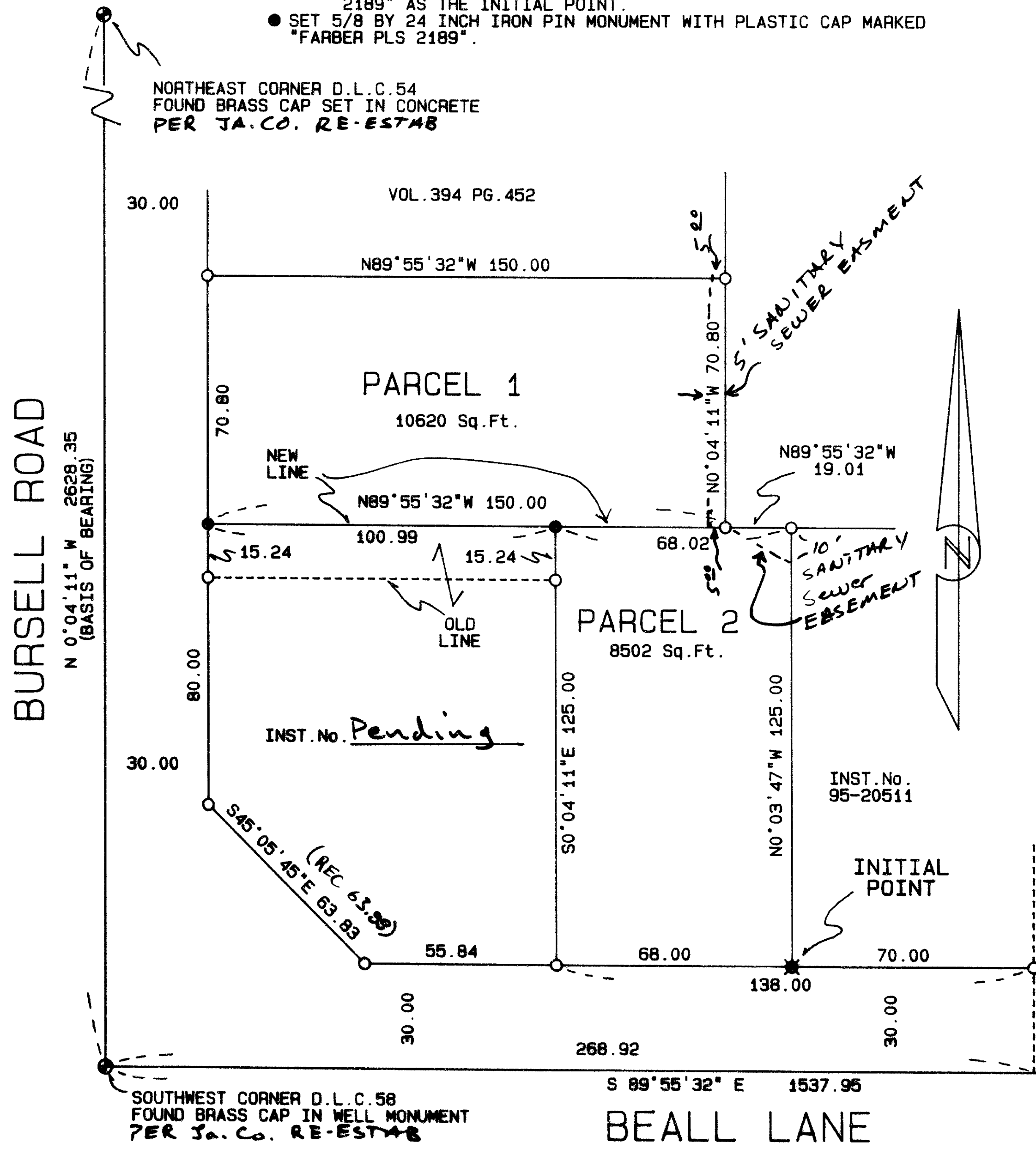
1-28-97
Date

A. N.
Assessor

1-28-97
Date

LEGEND:

- S/N INDICATES SURVEY NUMBER ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON.
- INST No. IS INSTRUMENT NUMBER OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- VOL. PG. IS VOLUME AND PAGE OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- BASIS OF BEARING IS THE CENTER LINE OF BURSSELL ROAD PER S/N 14710 AS INDICATED HEREON.
- FOUND 5/8 INCH IRON PIN MONUMENT WITH CAP MARKED "FARBER PLS 2189" PER S/N 14710.
- FOUND MONUMENT AS INDICATED
- ✱ FOUND 5/8 IRON PIN PER S/N 14710, REPLACED WITH 5/8 BY 30 INCH IRON PIN MONUMENT WITH PLASTIC CAP MARKED "FARBER PLS 2189" AS THE INITIAL POINT.
- SET 5/8 BY 24 INCH IRON PIN MONUMENT WITH PLASTIC CAP MARKED "FARBER PLS 2189".



Herbert A. Farber
Herbert A. Farber, PLS 2189

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that Kenneth Jangaard and Annemarie Jangaard, are owners of the lands hereon described, and that we 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, and we do hereby dedicate to the public for public use the easements shown hereon, INCLUDING SANITARY SEWER.

Kenneth Jangaard
Kenneth Jangaard
Annemarie Jangaard
Annemarie Jangaard

State of Oregon }
County of Jackson } ss
Personally appeared the above named Kenneth Jangaard and Annemarie Jangaard and acknowledge the foregoing to be their voluntary act and deed.

Before me: 1-14-97

Herbert A. Farber
Notary Public, State of Oregon

RECORDER:

Filed for record this 28 day of January, 1997 at 1:14 o'clock P.M. and recorded as Partition Plat No. P-5-1997 of the Official Records of Jackson County, Oregon. Index Volume 8, Page 5

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

County Surveyor's File No. 15262

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

PURPOSE: To survey and monument that Partition and Property Line Adjustment as approved by the City of Central Point Planning Commission, Planning Resolution Nos. 340 (Partition) and Property Line Adjustment.

PROCEDURE: Utilizing control established by this office on several other projects, the location of the Partition corners and Property Line Adjustment was monumented as shown hereon.

Herbert A. Farber

1-28-97

REGISTERED PROFESSIONAL LAND SURVEYOR

Herbert A. Farber

SURVEYED BY: FARBER & SONS, INC. OFFICE: 908 EAST JACKSON MEDFORD, OREGON 97504 PHONE: (503) 776-0846

FARBER SURVEYING
P.O. BOX 5286
CENTRAL POINT, OREGON 97502

COMPUTED BY: HAF, FAF
SCALE: 1 inch = 40 feet
DATE: 26 MAR 1996

ROTATION: 0°
ORIGIN: 8494.000 N 9480.000 E
JOB No.: 0472-95