

APPROVALS

EXAMINED AND APPROVED by the City of Central Point Planning Department
This 12th day of February, 1997

By: J. Bennett
City Planner

EXAMINED AND APPROVED this 14th day of February, 1997

Robert Roberts
County Surveyor

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095
have been paid as of February 14, 1997

Assessor: Paul W. Matt Deputy Date: 2-14-97

Tax Collector: Lynne Smith, Deputy 2-14-97

PARTITION PLAT NO. P-11-1997

Lots 48 & 53 of COUNTRYSIDE VILLAGE SUBD., PHASE 2,
In the N.E. 1/4 of Sec. 11, T.37 S., R.2 W., W.M.
City of Central Point Jackson County, Oregon

DECLARATION
Know all men by these presents that I, ROBERT FELLOWS, am the owner in fee of the lands shown on this Partition Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be Partitioned into the Parcels as shown hereon and hereby establish those Private Water Line Easements shown hereon for placement and maintenance of Water lines to Parcels 1 & 3, accordingly.

Robert Fellows
ROBERT FELLOWS

STATE OF OREGON) ss.
COUNTY OF JACKSON)
PERSONALLY appeared the above named Robert Fellows and acknowledged the foregoing instrument to be his voluntary act and deed.
Dated this 3rd day of February, 1997.
Before me: Karen L. Lujan
Notary Public of Oregon.

RECORDER'S CERTIFICATE
Filed for record this 14 day of February, 1997 at
8:47 o'clock A.M. and recorded as Partition Plat No. P-11-1997
of "Record of Partition Plats" of Jackson County, Oregon.
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Kathleen S. Beckett County Clerk
Glenda E. Bartlett Deputy
County Surveyor File No. 15287

SURVEYOR'S CERTIFICATE
I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND CONFORMS WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:
Lots 48 & 53 of COUNTRYSIDE VILLAGE SUBDIVISION, PHASE 2 in the City of Central Point, according to the official plat thereof, now of record, in Jackson County, Oregon.

James E. Hibbs
SURVEYOR

SURVEY FOR: Robert Fellows Construction
2750 Heritage Road
Central Point, OR 97502
SURVEY BY: L.J. Friar & Associates, P.C.
Consulting Land Surveyors
816 West Eighth Street
Medford, Oregon 97501
Phone: (541) 772-2782

LEGEND:
● - Found 5/8" iron pin w/ plastic cap mkd. L.J. FRIAR & ASSOC. per COUNTRYSIDE VILLAGE SUBDIVISION, PHASE 2.
○ - Set 5/8" x 24" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
PUE - Existing Public Utility Easement, including electric, water, sanitary sewer, gas, storm sewer, telephone and cable TV for construction and maintenance thereof per COUNTRYSIDE VILLAGE SUBDIVISION, PHASE 2.
ORJCO - Official Records of Jackson County, Oregon WC - Witness Corner.
BASIS OF BEARINGS: COUNTRYSIDE VILLAGE SUBDIVISION, PHASE 2.
DATE: January 23, 1997 UNIT OF MEASUREMENT: Feet SCALE: 1" = 20'

EASEMENTS OF RECORD
RIGHTS-OF-WAY for transmission and distribution of electricity per Vol. 433, P. 371, JCDR. Doc. 66-04630. ORJCO are not situated on the subject tracts.

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250
PURPOSE: To survey and monument the corners of 4 Parcels created through a Land Partition.
PROCEDURE: From existing control established by this office during COUNTRYSIDE VILLAGE SUBDIVISION, PHASE 2, calculated the position of the Parcel corners per the Tentative Plat and set same. Those monuments found as well as those set are as shown hereon.

RECEIVED
Date 2-14-97 By J.E.H.
This survey consists of:
1 sheet(s) Map
0 page(s) Narrative
JAMES E. HIBBS
REGISTERED PROFESSIONAL LAND SURVEYOR
JACKSON COUNTY SURVEYOR
JULY 17, 1986
JAMES E. HIBBS
2234
Renewal Date 6-30-97

I hereby declare that this is an exact copy of the original plat.
James E. Hibbs
Surveyor

