

APPROVALS
EXAMINED AND APPROVED BY THE CITY OF CENTRAL POINT PLANNING DEPT.
THIS 4TH DAY OF MAY 19 98

BY: Thomas F. [Signature]
CITY PLANNER

PARTITION PLAT NO. P-23-1998
Lots 18, 22 & 23 of SNOWY MOUNTAIN VIEW SUBD., PHASE 1.
In the N.E. 1/4 of Section 11, T.37 S., R.2 W., W.M.
City of Central Point Jackson County, Oregon

EXAMINED AND APPROVED THIS 1ST DAY OF May 19 98

[Signature]
COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS REQUIRED BY ORS 92.095
HAVE BEEN PAID AS OF May 5 19 98

ASSESSOR Ron Lindsey Dept DATE 5-5-1998 TAX COLLECTOR [Signature] DATE 5-5-98

RECORDER'S CERTIFICATE
FILED FOR RECORD THIS 05 DAY OF May 19 98 AT
3:42 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-23-1998
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 9 PAGE 23
Kathleen S. Beckett COUNTY CLERK
Geraldine Cutting DEPUTY
COUNTY SURVEYOR FILE NO. 15720

DECLARATION
KNOW ALL MEN BY THESE PRESENTS THAT RONALD R. MOORE AND KATHLEEN D. MOORE AS TO LOT 18, JAMES D. TALLANT AS TO LOT 22, AND SUN COUNTRY CONSTRUCTION & DEVELOPMENT, INC., AN OREGON CORPORATION AS TO LOT 23, ALL IN SNOWY MOUNTAIN VIEW SUBDIVISION, PHASE 1, ARE THE OWNERS 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 ON SHEET 2.

Ronald R. Moore RONALD R. MOORE
Kathleen D. Moore KATHLEEN D. MOORE
James D. Tallant JAMES D. TALLANT
Steve Tallant STEVE TALLANT, PRESIDENT
Marcy Tallant MARCY TALLANT, SECRETARY
SUN COUNTRY CONSTRUCTION & DEVELOPMENT, INC.

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 18, 22 & 23 OF SNOWY MOUNTAIN VIEW SUBDIVISION, PHASE 1 IN THE CITY OF CENTRAL POINT, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, IN JACKSON COUNTY, OREGON.
James E. Hibbs
SURVEYOR

STATE OF OREGON)
COUNTY OF JACKSON) SS.
PERSONALLY APPEARED THE ABOVE NAMED RONALD R. MOORE AND KATHLEEN D. MOORE AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.
DATED THIS 4th DAY OF May 19 98.

BEFORE ME: Karen L. [Signature]
NOTARY PUBLIC OF OREGON.
OFFICIAL SEAL: KAREN L. [Signature] NOTARY PUBLIC OF OREGON, COMMISSION # 1002241, EXPIRES AUG. 07, 1998

STATE OF OREGON)
COUNTY OF JACKSON) SS.
PERSONALLY APPEARED THE ABOVE NAMED JAMES D. TALLANT AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.
DATED THIS 4th DAY OF May 19 98.

BEFORE ME: K. Rachelle [Signature]
NOTARY PUBLIC OF OREGON.
OFFICIAL SEAL: K. RACHELLE [Signature] NOTARY PUBLIC OF OREGON, COMMISSION # 1002241, EXPIRES AUG. 07, 1998

STATE OF OREGON)
COUNTY OF JACKSON) SS.
PERSONALLY APPEARED THE ABOVE NAMED STEVE TALLANT AND MARCY TALLANT AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED AND ACKNOWLEDGED THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SUN COUNTRY CONSTRUCTION & DEVELOPMENT, INC., AND OREGON CORPORATION.
DATED THIS 4th DAY OF May 19 98.

BEFORE ME: Karen L. [Signature]
NOTARY PUBLIC OF OREGON.

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250
PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF SIX PARCELS CREATED THROUGH A LAND PARTITION OF THREE SEPARATE LOTS.
PROCEDURE: FROM EXISTING CONTROL ESTABLISHED BY THIS OFFICE DURING SNOWY MOUNTAIN VIEW SUBDIVISION, PHASE 1, LOCATED THE EXISTING DUPLEXES AND MONUMENTED THE DIVIDING LINES USING THE COMMON WALLS AS SHOWN, THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN HEREON.

** RECEIVED **
Date: 5-5-98 By: [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR
REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON JULY 17, 1986 JAMES E. HIBBS 2234
Renewal Date 6-30-99

SURVEY FOR:

SUN COUNTRY CONST. & DEVEL... INC.
5196 UPTON 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

PARTITION PLAT NO. P-23-1998
Lots 18, 22 & 23 of SNOWY MOUNTAIN VIEW SUBD., PHASE 1.
In the N.E. 1/4 of Section 11, T.37 S., R.2 W., W.M.
City of Central Point Jackson County, Oregon

EASEMENTS OF RECORD PER SUBDIVISION GUARANTEE
PROPERTY IS SUBJECT TO DEVELOPMENT AGREEMENT PER DOC. 97-18989, ORJCO.

LEGEND:

- - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER SHVSP1.
- ⊙ - FD. 1.5" BRASS DISK IN CONCRETE MKD. L.J. FRIAR & ASSOC. PER SHVSP1.
- - SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ - SET BRASS TAG MKD. PLS2234 IN LEAD PLUG IN CONCRETE.

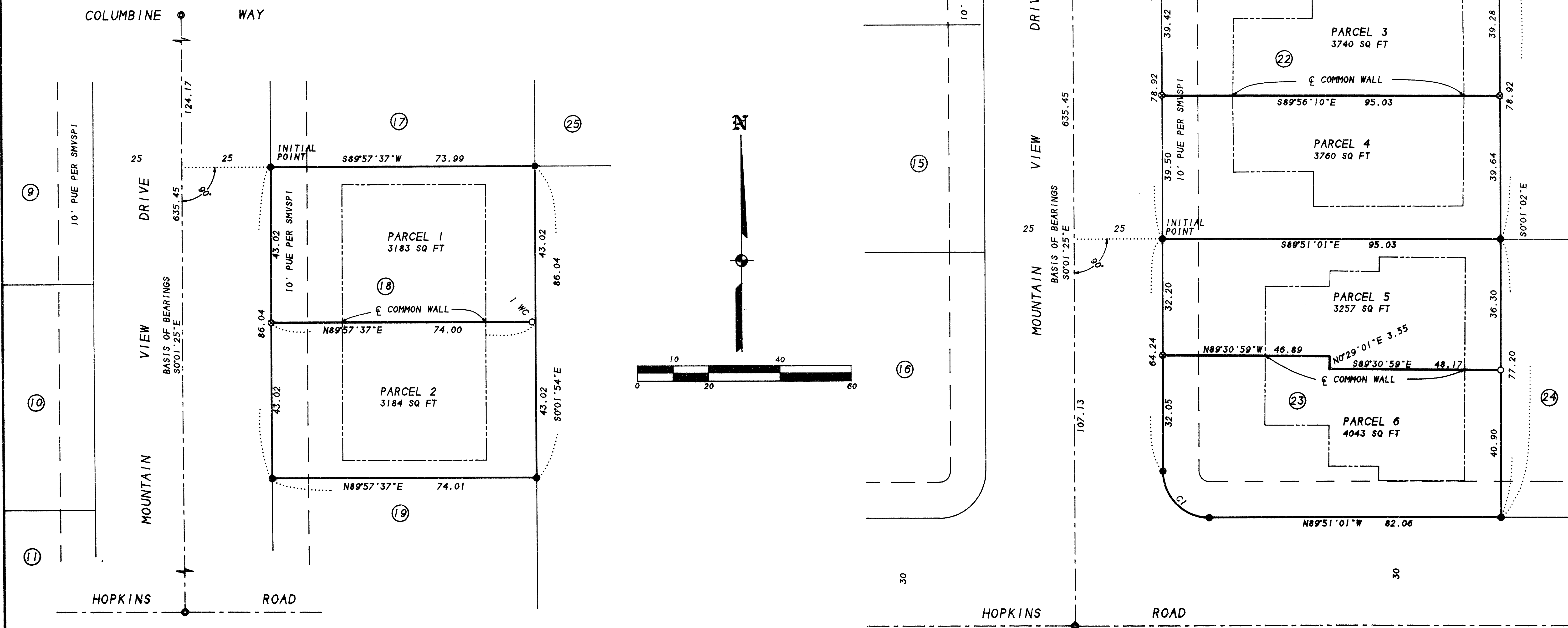
----- EXTERIOR OF EXISTING BUILDING. CI - SEE COURSE DATA TABLE.

PUE - EXISTING PUBLIC UTILITY EASEMENT, INCLUDING ELECTRIC, WATER, SANITARY SEWER, GAS, STORM SEWER, TELEPHONE AND CABLE TV FOR CONSTRUCTION AND MAINTENANCE THEREOF PER SHVSP1.

SHVSP1 - SNOWY MOUNTAIN VIEW SUBDIVISION, PHASE 1. WC - WITNESS CORNER.

BASIS OF BEARINGS: SNOWY MOUNTAIN VIEW SUBDIVISION, PHASE 1 AS SHOWN.

DATE: APRIL 21, 1998 UNIT OF MEASUREMENT: FEET SCALE: 1" = 20'



COURSE DATA TABLE				
NO.	RADIUS	DELTA	LENGTH	LONG CHORD
CI	13.00	89°49'36"	20.38	N44°56'13"W 18.36

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1988
JAMES E. HIBBS
2234
Renewal Date 6-30-99

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

372W11AA TL2800
372W11AD TL2200 & 7300

SHEET 2 OF 2