

# PARTITION PLAT NO. P-33-2003

Located within Donation Land Claims Numbered 52 and 54, in the Southeast One-quarter of the Northwest One-quarter of Section 10, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon.

## SURVEYOR'S CERTIFICATE

I, Cael E. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments, as provided by law, the tract of land shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

All that real property being located in the within Donation Land Claims Numbered 52 and 54, in the Southeast One-quarter of the Northwest One-quarter of Section 10, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon, being more particularly described as follows:

Beginning at a point on the northerly line of County Road, being an extension of Pine Street in the City of Central Point, Jackson County, Oregon, said point being 1202.08 feet East, and 1817.21 feet South (Deed Record: 1204.10 feet East, and 1808.71 feet South), from the Northwest corner of Donation Land Claim No. 53, in said Township and Range; thence along the westerly line of Document Number 02-04125, of the Official Records of Jackson County, Oregon, North 00°04'15" East, 287.61 feet, (Deed Record: North, 287.61 feet), to the northwest corner of said document; thence along the northerly line of said document, East, 157.00 feet to the northeast corner of said; thence South 00°09'41" East, 164.29 feet (Deed Record: South, 169.00 feet, more or less), to a point on the northerly right of way line of said County Road; thence South 54°51'30" West, 111.37 feet to a point at the intersection of said right of way and the southerly line of Donation Land Claim Number 52, in said Township and Range; thence continuing along said right of way and claim line, South 89°59'28" East, 17.37 feet; thence leaving claim line and continuing along said right of way, South 54°51'30" West, 102.87 feet to the Point of Beginning.

Cael E. Neathamer  
Surveyor

## DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, that we, James D. Dekorte and Carol J. Dekorte as trustees of the James D. Dekorte and Carol J. Dekorte Family Trust, hereafter referred to as Declarants, are the owners in fee simple of the lands as described in the "SURVEYOR'S CERTIFICATE" herewith, and have caused the same to be partitioned into Parcels 1, 2 and 3, and hereby dedicate to the City of Central Point for public use, that area depicted as "10' RIGHT OF WAY DEDICATION", and all Public Utility Easements, as depicted hereon. Declarants hereby create "DEE COURT (A PRIVATE ACCESS)", for the purposes of ingress and egress access, and for private sanitary sewer, storm sewer and waterline lateral lines and their necessary facilities; the "12' WIDE PRIVATE STORM DRAIN RECHARGE SYSTEM EASEMENT"; and, the "5' WIDE PRIVATE STORM DRAIN EASEMENT", all as depicted hereon, and for the use and benefit of Parcels 1, 2 and 3. Said parcels shall be subject to the maintenance, upkeep and reconstruction, if necessary, of the ingress and egress access and the storm drain lines and their facilities, as contained within said easements, and shall share the costs individually by one-third. Parcels 1, 2 and 3 shall be individually responsible for the maintenance, upkeep and reconstruction, as necessary, for each lateral line of water and/or sewer line and their facilities contained within said "DEE COURT (A PRIVATE ACCESS)", that benefit each said parcel.

**PREPARED FOR:**  
**JAMES DEKORTE CONTRACTING**  
**861 Annalee Drive**  
**Central Point, Oregon 97502**

## NARRATIVE:

**Purpose:** Perform a boundary survey, prepare and file a Partition Plat pursuant to Client's instructions and the Tentative Plan conditionally approved by the City of Central Point, Oregon, Planning Commission on September 3, 2002.

**Procedure:** Utilizing Trimble 5700 Global Positioning System equipment, a Nikon DTM-520 with a Ranger 200R with TDS software, all found monuments were tied via Global Positioning System redundant ties, and/or within closed traverses. References for this survey include the following: Instrument recorded March 12, 1948, in Volume 293 at Page 327, of the Records of Jackson County, Oregon; Instrument recorded January 24, 2002, as number 02-04125, and Instrument recorded June 6, 1966, as number 66-06509, of the Official Records of Jackson County, Oregon; West Pine Villa Subdivision; Griffin Creek Estates Subdivision; and, Survey's Numbered 2401, 10219, 10254 and 12428.

West Pine Street right-of-way established by defining the centerline of said street pursuant to the found monuments and record widths, as depicted hereon.

The tract of land surveyed, as depicted hereon, was established utilizing said document 02-04125. The southwest corner of this tract, being the Beginning Point of said document, was described as being East 1204.10 feet and South 1808.71 feet from the Northwest Corner of DLC 51. The resultant position of these calls fell short of the calculated right-of-way. Therefore, said South call was extended to said right-of-way, and the Southwest corner of this tract was established. Said established position compares within 0.08 foot to the nearest found monument, and matched the 24.48 foot call from the next nearest monument set per SN 10254 (these monuments fell within the calculated right-of-way, therefore when referring to these positions, a measurement was made from the found monument perpendicular to the calculated right-of-way, thence along said right-of-way to said southwest corner).

The westerly boundary was established by said Volume 293 at Page 327. The northerly and easterly boundaries were established by said Document Number 66-06509. The subject tract of land is the remainder of these deeds.

It was concluded that the sidelines of said volume and page were intended to be parallel. Utilizing the West Pine Villa Subdivision, SN 10219 and SN 10254, the bearing of the west line of this tract was established. The deed distance for this line was held, and the northwest corner of this tract was established.

It was concluded that the sidelines of said Document Number 66-06509 were intended to be parallel, and call to the easterly line of Volume 380 at Page 344 of the Records of Jackson County, Oregon. Last said easterly line was established utilizing the found monuments along the line defining the westerly boundary of the Griffin Creek Estates Subdivision. It was also concluded that the width between the sidelines of said volume and page, from West Pine Street, were intended to be 50 feet apart.

The northerly line of this tract was established by holding said calculated northwest corner, thence East per deed, to a point intersecting with the calculated westerly line of Document Number 66-06509, as previously described.

The resultant boundaries, as described herein, were calculated and monumented as depicted hereon.

## APPROVALS:

Wall, H. W. 5-30-2003  
Central Point Planning Department Date

Examined and approved this 29<sup>th</sup> day of May, 2003.

Raymond R. Roberts  
Jackson County Surveyor

## TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF JUNE 30, 2003.

Christopher Francis Deparis 6/3/03 Barbara Weide 6-03-03  
ASSESSOR Date TAX COLLECTOR Date

## RECORDING:

FILED FOR RECORD THIS THE 03 DAY OF June, 2003 AT 3:04 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-33-2003 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 14, PAGE 33.

Nathaniel S. Bennett Heraldine Cutting  
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 17784

REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer

OREGON JULY 08, 2001 CAEL E. NEATHAMER 56545

Renewal Date 12/31/04

PREPARED BY: Neathamer Surveying, Inc.  
100 East Main St., Suite N  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

PROJECT NUMBER: 02018 DATE: May 27, 2003

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STATE OF OREGON }  
County of Jackson } ss

Personally appeared before me the above named James D. DeKorte and Carol J. DeKorte, Trustees of the James D. DeKorte and Carol J. DeKorte Family Trust, and acknowledged the foregoing instrument to be their voluntary act and deed.

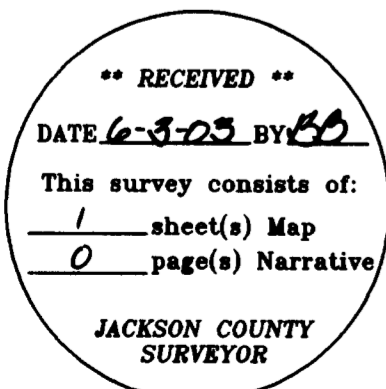
WITNESS my hand and seal this 29 day of MAY, 2003.

Before me:  
Logan Miles  
LOGAN MILES NOTARY PUBLIC-OREGON  
COMMISSION NO.: 359839  
MY COMMISSION EXPIRES: July 29, 2006

## NOTES:

This Partition Plat is subject to the following matters of record:

- 1) Unrecorded Trust Agreement, including the terms and provisions thereof and such other exceptions as may appear necessary upon the recording thereof, as disclosed by Warranty Deed recorded January 24, 2002, in Instrument Number 02-04125.
- 2) Restrictive Covenants, including the terms and provisions thereof to waive right of remonstrance for Improvements of West Pine Street, recorded February 21, 2003, in Instrument Number 03-10350.



I hereby certify that this is an exact copy of the original.  
Cael E. Neathamer  
Surveyor

# PARTITION PLAT NO. P-33-2003

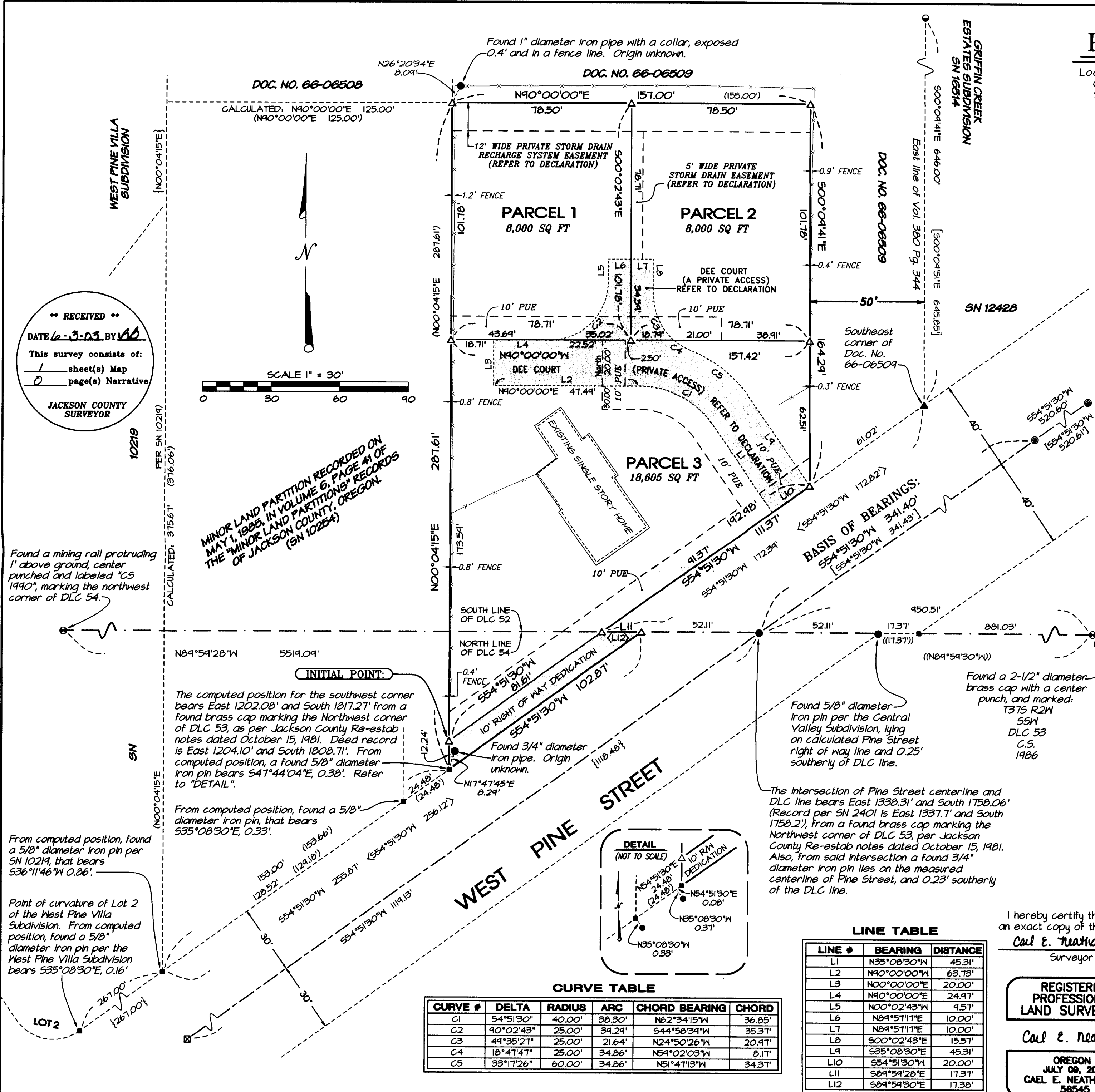
Located within Donation Land Claims Numbered 52 and 54, in the Southeast One-quarter of the Northwest One-quarter of Section 10, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon.

## PREPARED FOR:

**JAMES DEKORTE CONTRACTING**  
861 Annalee Drive  
Central Point, Oregon 97502

### LEGEND:

- △ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "C. NEATHAMER LS 56545", set flush with surface.
- Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "FREDERICK LS 1987", as per SN 10254, or as noted hereon.
- ▲ Indicates a found 3/4-inch diameter iron pipe per SN 2401.
- ⊠ Indicates a found 3/4-inch square bolt with a center punch, being the at the point of intersection of Pine Street and Hanley Road.
- ⊙ Indicates a found 2-1/2 inch diameter brass disk in a concrete ring, center punched and marked "LS 1913", as per GRIFFIN CREEK ESTATES SUBDIVISION (SN 16514).
- Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "D. MCMAHAN LS 1913", as per GRIFFIN CREEK ESTATES SUBDIVISION (SN 16514).
- Indicates a found monument as noted hereon.
- ( ) Indicates record information as per SN 10254, or as noted hereon.
- < > Indicates record information as per SN 12428.
- (( )) Indicates record information as per the Central Valley Subdivision, recorded October 20, 1961, in Volume 8 of Plats at Page 55 of the Records of Jackson County, Oregon.
- { }
- [ ] Indicates record information as per the Griffin Creek Estates Subdivision, recorded May 19, 2000, in Volume 26 of Plats at Page 16 of the Records of Jackson County, Oregon.
- PUE Indicates a Public Utility Easement, allowing for lateral lines and their facilities for private sanitary sewer, storm sewer and water to be within or crossing said PUE.
- SN Indicates a survey filed number in the office of the Jackson County Surveyor.
- Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- Indicates the located centerline of an existing fence.
- 0.1' FENCE Indicates the distance and which side from the boundary line that the centerline of fence line is.



DOC. NO. 66-06508  
CALCULATED: N40°00'00"E 125.00'  
(N40°00'00"E 125.00')

DOC. NO. 66-06509

SCALE 1" = 30'

MINOR LAND PARTITION RECORDED ON  
MAY 1, 1985, IN VOLUME 6, PAGE 41 OF  
THE "MINOR LAND PARTITIONS" RECORDS  
OF JACKSON COUNTY, OREGON.  
(SN 10254)

**\*\* RECEIVED \*\***  
DATE 6-3-03 BY [Signature]  
This survey consists of:  
1 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

Found a mining rail protruding 1' above ground, center punched and labeled "CS 1990", marking the northwest corner of DLC 54.

**INITIAL POINT:**  
The computed position for the southwest corner bears East 1202.08' and South 1817.27' from a found brass cap marking the Northwest corner of DLC 53, as per Jackson County Re-estab notes dated October 15, 1981. Deed record is East 1204.10' and South 1808.71'. From computed position, a found 5/8" diameter iron pin bears S47°44'04"E, 0.30'. Refer to "DETAIL".

From computed position, found a 5/8" diameter iron pin, that bears S35°08'30"E, 0.33'.

From computed position, found a 5/8" diameter iron pin per SN 10219, that bears S36°11'46"W, 0.86'.

Point of curvature of Lot 2 of the West Pine Villa Subdivision. From computed position, found a 5/8" diameter iron pin per the West Pine Villa Subdivision bears S35°08'30"E, 0.16'

**WEST PINE STREET**

### CURVE TABLE

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	54°51'30"	40.00'	38.30'	N62°34'15"W	36.85'
C2	40°02'43"	25.00'	34.24'	S44°58'34"W	35.37'
C3	44°35'21"	25.00'	21.64'	N24°50'26"W	20.97'
C4	18°47'47"	25.00'	34.86'	N59°02'03"W	8.17'
C5	33°17'26"	60.00'	34.86'	N51°47'13"W	34.37'

### LINE TABLE

LINE #	BEARING	DISTANCE
L1	N35°08'30"W	45.31'
L2	N40°00'00"W	63.73'
L3	N00°00'00"E	20.00'
L4	N40°00'00"E	24.97'
L5	N00°02'43"W	9.57'
L6	N89°57'11"E	10.00'
L7	N89°57'11"E	10.00'
L8	S00°02'43"E	15.57'
L9	S35°08'30"E	45.31'
L10	S54°51'30"W	20.00'
L11	S84°59'28"E	17.37'
L12	S84°59'30"E	17.38'

I hereby certify that this is an exact copy of the original.  
**Carl E. Neathamer**  
Surveyor

**REGISTERED PROFESSIONAL LAND SURVEYOR**

**Carl E. Neathamer**  
OREGON  
JULY 08, 2001  
CAEL E. NEATHAMER  
58545  
Renewal Date 12/31/04

### Basis of Bearings:

The centerline of Pine Street per the Griffin Creek Estates Subdivision. Bearing applied to the found monuments along said centerline, as depicted hereon.

PREPARED BY: **Neathamer Surveying, Inc.**  
100 East Main St., Suite N  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

PROJECT NUMBER: 02018 DATE: May 27, 2003  
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