

### SUSIE LANFEAR ESTATES

Located in the S.W. 1/4 of Section 36 T.36S.,R.2W., W.M.,  
and in the N.W. 1/4 of Section 2, T.37S.,R.2W., W.M.,  
City of Central Point, Jackson County, Oregon

I HEREBY CERTIFY THAT THIS IS A  
PHOTOCOPY OF THE ORIGINAL PLAT  
Bary D Kaiser  
SURVEYOR

March 4, 2004

#### \*\*\* SURVEYOR'S CERTIFICATE \*\*\*

I, Bary D. Kaiser, 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 shown on Sheet 2, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

#### TRACT 1:

Beginning at a 5/8" X 30" rebar with plastic cap set for the Southeast corner of Lot 19 of New Haven Estates, Phase 1, a recorded subdivision located in the City of Central Point, Jackson County, Oregon, and being the Southwest corner of tract described in Instrument No. 02-43875 of the Official Records of said County and THE INITIAL POINT OF BEGINNING; thence along the Westerly boundary of said tract, North 0° 07' 58" West, 248.97 feet to a 5/8" rebar with plastic cap set for a witness corner; thence continuing North 0° 07' 58" West, 1.00 feet to the Northwest corner of said tract (also being the Southwest corner of Lot 48 of said New Haven Estates, Phase 1); thence along the Southerly boundary of said subdivision South 89° 48' 13" East, 72.00 feet to a 5/8" rebar with plastic cap set for the Northwest corner of tract described in Instrument No. 02-43876 of the Official Records of said County; thence South 0° 07' 58" East, 115.00 feet to a 5/8" rebar with plastic cap set for the Southwest corner of said tract; thence South 89° 48' 13" East (record = South 89° 47' 33" East), 103.00 feet to a 5/8" rebar with plastic cap set on the West boundary of Parcel No. 2 of Partition Plat recorded December 3, 2001 as Partition Plat No. P-71-2001 of "Records of Partition Plats" in said County and filed as Survey No. 17136 in the office of the County Surveyor; thence South 0° 07' 58" East, 135.00 feet to a 5/8" rebar with plastic cap found set for the Southwest corner of said Parcel No. 2; thence along the Northerly right-of-way line of West Vilas Road, North 89° 47' 33" West, 2.95 feet to a found 5/8" rebar with plastic cap; thence along the Northwesterly right-of-way line of Hamrick Road, South 39° 08' 24" West, 74.54 feet to a Lead/Tack/Washer set for the most Southerly corner of tract described in said Instrument No. 02-43875 of said Records; thence North, 57.98 feet to a 5/8" rebar with plastic cap found set for the ELL corner on the Southerly boundary of said tract; thence North 89° 47' 33" West, 125.00 feet to THE INITIAL POINT OF BEGINNING.

#### TRACT 2:

Commencing at a 5/8" X 30" rebar with plastic cap set for the Southeast corner of Lot 19 of New Haven Estates, Phase 1, a recorded subdivision located in the City of Central Point, Jackson County, Oregon, and being the Southwest corner of tract described in Instrument No. 02-43875 of the Official Records of said County; thence along the Westerly boundary of said tract North 0° 07' 58" West, 248.97 feet to a 5/8" rebar with plastic cap set for a witness corner; thence continuing North 0° 07' 58" West, 1.00 feet to the Northwest corner of said tract (also being the Southwest corner of Lot 48 of said New Haven Estates, Phase 1); thence along the Southerly boundary of said subdivision South 89° 48' 13" East, 72.00 feet to a 5/8" rebar with plastic cap set for the Northwest corner of tract described in Instrument No. 02-43876 of the Official Records of said County for THE TRUE POINT OF BEGINNING; thence South 0° 07' 58" East, 115.00 feet to a 5/8" rebar with plastic cap set for the Southwest corner of said tract; thence South 89° 48' 13" East (record = South 89° 47' 33" East), 103.00 feet to a 5/8" rebar with plastic cap set for the Southeast corner of said tract; thence along the Westerly boundary of Partition Plat Recorded December 3, 2001 as Partition Plat No. P-71-2001 of "Records of Partition Plats" in said County and filed as Survey No. 17136 in the office of the County Surveyor, North 0° 07' 58" West, 115.00 feet to a 5/8" rebar with plastic cap found set for the Northwest corner of Parcel No. 1 of said Partition; thence North 89° 48' 13" West, 103.00 feet to THE TRUE POINT OF BEGINNING.

Bary D Kaiser  
SURVEYOR

#### \*\*\* DECLARATION \*\*\*

Known all men by these presents, that BOB FELLOWS CONSTRUCTION, LLC., an Oregon Limited Liability Company as to TRACT 1; and KARON MARIE HIGINBOTHAM as to TRACT 2, are the owners of the lands hereon described, and have caused the same to be subdivided into lots and private street as shown on Sheet 2, and the number and size of the lots and course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and we also hereby dedicate to the public for public use the public utility easements (P.U.E.) as shown on Sheet 2. We also hereby grant to Rogue Valley Sewer Service that 15-foot wide Sewer line easement shown hereon across Lots 1-4. We also hereby create that reciprocal ingress-egress easement across Lots 2, 3 and 4 as shown on sheet 2 as TWIN PINES COURT, a private street for the benefit of Lots 1-4. We hereby create that 10-foot wide Stormdrain easement across Lot 1 and that 5-foot wide Stormdrain easement across Lot 2 for the benefit of Lots 1-4. We hereby designate said subdivision as SUSIE LANFEAR ESTATES.

IN WITNESS WHEREOF, I HAVE SET MY HANDS AND SEALS THIS 6th DAY, OF April, 20 04.

Robert E. Fellows  
ROBERT E. FELLOWS, Bob Fellows Construction, LLC

STATE OF OREGON)  
COUNTY OF JACKSON)

Personally appeared the above named ROBERT E. FELLOWS, and acknowledge the foregoing instrument to be his voluntary act and deed.

Subscribed and sworn to before me this 6th day of April, 20 04.

(SIGN) Veronica L. Deason  
VERONICA L. DEASON NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 3166118  
MY COMMISSION EXPIRES 2/27/2007

#### SURVEY FOR:

Cal Lanfear  
846 Mendolia Way  
Central Point, OR. 97502

#### SURVEY BY:

Kaiser Surveying  
19440 Highway 62  
Eagle Point, OR. 97524

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Bary D Kaiser  
OREGON  
JULY 15, 2003  
BARY D. KAISER  
No. 52923  
EXP. 6-30-05

IN WITNESS WHEREOF, I HAVE SET MY HANDS AND SEALS THIS 5th DAY, OF April, 20 04.

Karon Marie Higinbotham  
KARON MARIE HIGINBOTHAM

STATE OF OREGON)  
COUNTY OF JACKSON)

Personally appeared the above named KARON MARIE HIGINBOTHAM, and acknowledge the foregoing instrument to be her voluntary act and deed.

Subscribed and sworn to before me this 5th day of April, 20 04.

Before me:  
(SIGN) Veronica L. Deason  
VERONICA L. DEASON NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 3166118  
MY COMMISSION EXPIRES 2/27/2007

#### \*\*\* APPROVALS \*\*\*

Examined and approved this 7th day of April, 20 04.  
Roger Roberts  
JACKSON COUNTY SURVEYOR

Examined and approved by the City of Central Point Planning Department this 9th day of April, 20 04.  
Thomas  
PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 9th day of APRIL, 20 04.  
William Deason  
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 9th day of April, 20 04.  
Patty Birdsong, Deputy  
TAX COLLECTOR

#### \*\*\* RECORDERS CERTIFICATE \*\*\*

Filed for Record this 15th day of April, 20 04 at 11:52 O'clock, A M,  
and Recorded as Partition Plat No. P-22-2004 of the Records of Jackson County, Oregon.  
Index Volume 30, Page 22.

Kathleen S Beckett  
COUNTY CLERK  
Barbara J Shaw  
DEPUTY

For order of the County Commissioners approving this plat see Volume 206, Page 2141 of County Commissioners Journal of Proceedings.

\*\* RECEIVED \*\*  
Date 4-15-04 By 166  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

### SUSIE LANFEAR ESTATES

Located in the S.W. 1/4 of Section 36 T.36S.,R.2W., W.M.,  
and in the N.W. 1/4 of Section 1, T.37S.,R.2W., W.M.,  
City of Central Point, Jackson County, Oregon

March 4, 2004

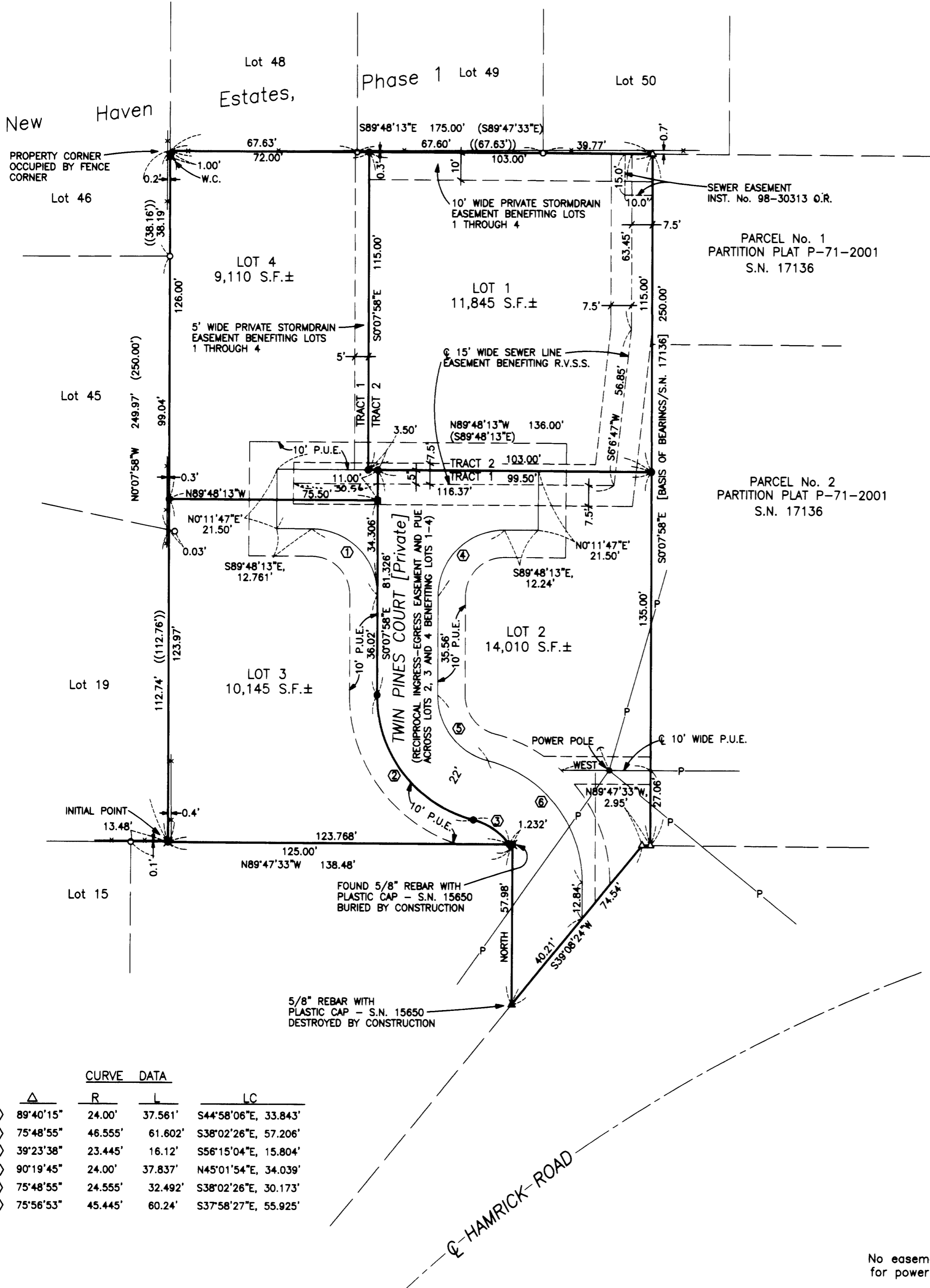
**SURVEY FOR:**  
Cal Lanfeare  
846 Mendolia Way  
Central Point, OR. 97502

**SURVEY BY:**  
Kaiser Surveying  
19440 Highway 62  
Eagle Point, OR. 97524



SCALE: 1" = 30'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Bary D Kaiser*  
OREGON  
JULY 15, 2003  
BARY D. KAISER  
No. 52923  
EXP. 6-30-05



#### LEGEND

- o = Found 5/8" Rebar with Plastic Cap - NHE1
- △ = Found 5/8" Rebar with Plastic Cap - S.N. 15650
- ▲ = Set Lead/Tack/Brass Washer stamped "RLS 52923"
- ✖ = Set 5/8" x 30" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
- = Set 5/8" x 24" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
- = Set 5/8" x 24" Rebar with Aluminum Cap marked "B. KAISER RLS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- W.C. = Witness Corner
- P.U.E. = Public Utility Easement Utilities normally allowed in Public Utility Easements are Power Lines, Telephone Lines, Natural Gas Lines, Sewer Lines, Storm Drains, Water Lines & Cable T.V.
- NHE1 = NEW HAVEN ESTATES - PHASE 1
- P— = Overhead Power Lines
- x—x— = Fence
- ( ) = Record/S.N. 15650
- (( )) = Record/NHE1

#### CURVE DATA

Δ	R	L	LC
① 89°40'15"	24.00'	37.561'	S44°58'06"E, 33.843'
② 75°48'55"	46.555'	61.602'	S38°02'26"E, 57.206'
③ 39°23'38"	23.445'	16.12'	S56°15'04"E, 15.804'
④ 90°19'45"	24.00'	37.837'	N45°01'54"E, 34.039'
⑤ 75°48'55"	24.555'	32.492'	S38°02'26"E, 30.173'
⑥ 75°58'53"	45.445'	60.24'	S37°58'27"E, 55.925'

#### EASEMENTS

No easements appear on current title report for power lines.

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT

*Bary D Kaiser*  
SURVEYOR

\*\* RECEIVED \*\*  
Date 4-15-04 By *[Signature]*  
This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

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

PURPOSE: Subdivision of tracts described in Inst. Nos. 02-43875 O.R. and 02-43876 O.R.

PROCEDURE: The property boundaries were located from information on Filed Survey Nos. 17136, 15650 and the Plat of New Haven Estates, Phase 1. The 4 new lots were located per the clients direction.