

PARTITION PLAT NO. P-25-2004

LOCATED IN ;THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN  
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON MARCH 05, 2004

MAP PREPARED FOR

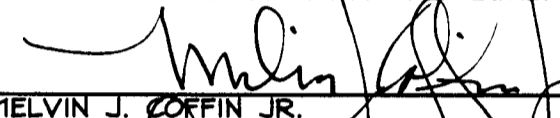
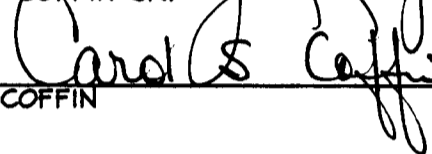
MEL AND CAROL COFFIN  
520 BEALL LANE  
CENTRAL POINT, OREGON 97502

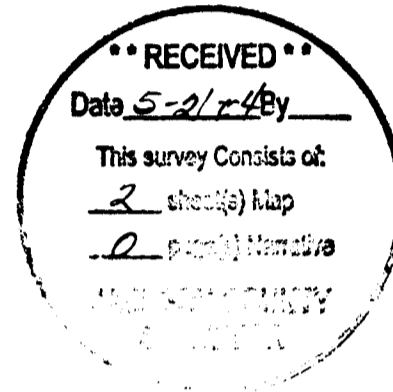
SURVEY BY:

 **TIMBERLINE  
KKB  
LAND SURVEYING**  
KERRY K. BRADSHAW L.S. 2271  
P.O. BOX 3064  
CENTRAL POINT OREGON 97502  
(541)864-7510 CELL 944-8892

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, MELVIN J. COFFIN JR. AND CAROL S. COFFIN AS TENANTS IN THE ENTIRETY ARE THE OWNERS OF THE LANDS REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON. WE DO HEREBY DEDICATE THE 10 FOOT WIDE STRIP OF LAND ALONG BEALL LANE TO THE PUBLIC FOR PUBLIC USE AND WE DO HEREBY CREATE THE 20 FOOT WIDE PRIVATE INGRESS AND EGRESS EASEMENT OVER AND ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1 AND WE ALSO CREATE THE 5 FOOT WIDE PRIVATE UTILITY EASEMENT OVER AND ACROSS PARCEL 4 FOR THE BENEFIT OF PARCEL 2.

  
MELVIN J. COFFIN JR.  
  
CAROL S. COFFIN



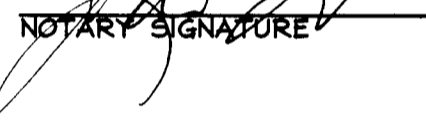
SURVEYOR'S CERTIFICATE

I, KERRY K. BRADSHAW, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT IS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT AS SET FORTH HEREON:

COMMENCING AT A BRASS CAP MARKING THE NORTHEAST CORNER OF DONATION LAND CLAIM (DLC) NO. 63, IN THE SOUTHEAST 1/4 SECTION 11 AND THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON, SAID BRASS CAP ALSO BEING ON THE CENTERLINE OF BEALL LANE; THENCE SOUTH 89°54'37" EAST ALONG SAID CENTERLINE, 321.21 FEET; THENCE LEAVING SAID CENTERLINE, NORTH 10°00'16" EAST, 30.46 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID BEALL LANE AND THE POINT OF BEGINNING; THENCE ALONG THE NORTHWESTERLY BOUNDARY OF THAT TRACT DESCRIBED IN VOLUME 382, PAGE 255 OF JACKSON COUNTY DEED RECORDS, NORTH 10°00'16" EAST, 187.25 FEET TO AN ANGLE POINT IN SAID BOUNDARY; THENCE CONTINUE ALONG SAID BOUNDARY, NORTH 80°01'23" EAST, 76.05 FEET TO A 5/8" IRON PIN; THENCE CONTINUING ALONG SAID BOUNDARY, NORTH 20°00'20" EAST 88.06 FEET TO THE SOUTH BOUNDARY OF THE TRACT DESCRIBED IN INSTRUMENT NO. 66-00788 OF THE OFFICIAL RECORDS OF JACKSON COUNTY OREGON; THENCE ALONG SAID SOUTH BOUNDARY NORTH 89°59'40" EAST, 115.12' TO A FOUND 5/8" IRON PIN MARKING THE INSIDE "L" CORNER OF SAID TRACT; THENCE ALONG THE WEST BOUNDARY OF THE TRACT DESCRIBED IN INSTRUMENT NO. 85-19940, SAID OFFICIAL RECORDS, SOUTH 1°48'22" EAST, 140.74 FEET TO A FOUND 5/8" IRON PIN ON THE NORTH BOUNDARY OF THE TRACT DESCRIBED IN INSTRUMENT NO. 73-02036, SAID OFFICIAL RECORDS; THENCE CONTINUING ALONG THE EAST BOUNDARY OF SAID TRACT, SOUTH 1°48'22" EAST, 7.98 FEET TO A 5/8" IRON PIN WITNESS MONUMENT; THENCE CONTINUE SOUTH 1°48'22" EAST, 1.00 FEET TO AN ANGLE POINT IN SAID BOUNDARY; THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 00°47'44" WEST, 131.10 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID BEALL LANE; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 89°54'37" WEST, 255.57 FEET TO THE POINT OF BEGINNING.

STATE OF OREGON }  
COUNTY OF JACKSON } ss.

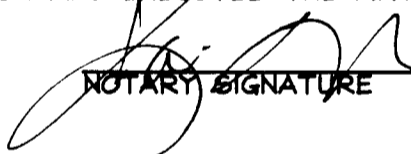
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF May 2004 BY MELVIN J. COFFIN JR., KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGE THIS TO BE HIS VOLUNTARY ACT AND DEED.

  
NOTARY SIGNATURE



STATE OF OREGON }  
COUNTY OF JACKSON } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF May 2004 BY CAROL S. COFFIN, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGE THIS TO BE HIS VOLUNTARY ACT AND DEED.

  
NOTARY SIGNATURE



TAX STATEMENT

ALL FEES, TAXS, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF MAY 21<sup>ST</sup>, 2004.

Carol Juenson, Deputy 5/21/04 TAX COLLECTOR DATE  
Christopher Francis Deputy 5/21/04 ASSESSOR DATE

RECORDER'S STATEMENT

FILED FOR RECORD THIS 21<sup>ST</sup> DAY OF MAY, 2004 AT 10:26 CLOCK AM  
AND RECORDED AS PARTITION PLAT NO. P-25-2004 OF THE 'RECORDS OF PARTITION PLATS'  
IN JACKSON COUNTY, OREGON. INDEX VOLUME 15 PAGE 25.  
FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 18260

NARRATIVE

CONTROL WAS ESTABLISHED THROUGH THE SUBJECT AREA USING A WILD T-1000 TOTAL STATION. ESSENTIALLY FILED SURVEY NO. 14647 HAD SURVEYED THE BOUNDARY OF THE PARENT TRACT (95-24062 AND 73-02036) AND BIRCHFIELD VILLAGE HAD RE-ESTABLISHED THE EASTERLY LINE. MEASUREMENTS FROM THESE SURVEYS COMPARED WELL WITH PREVIOUS SURVEY WORK AND DEED RECORD. FOR THIS SURVEY, PRIOR PROCEDURES AND FOUND MONUMENTS WERE HELD TO CONTROL THE OUTSIDE BOUNDARY OF THE PARENT TRACT AS SHOWN. THE TRACT WAS PARTITIONED ACCORDING TO CLIENT INSTRUCTION AND WITH THE APPROVAL OF THE CITY OF CENTRAL POINT PLANNING DEPARTMENT.


I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT

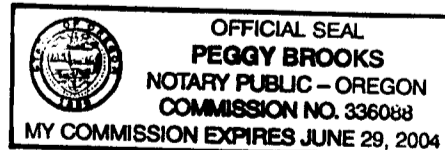
Kerry K. Bradshaw

APPROVALS

  
CITY OF CENTRAL POINT PLANNING DIRECTOR 5-18-04 DATE

EXAMINED AND APPROVED THIS 12<sup>TH</sup> DAY OF May 2004.

  
JACKSON COUNTY SURVEYOR



37 2W 11DD TAX LOTS 16700, 16800

# PARTITION PLAT NO. P-25-2004

LOCATED IN THE SOUTHEAST 1/4 OF SECTION II, TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

MARCH 05, 2004

**MAP PREPARED FOR**

MEL AND CAROL COFFIN  
520 BEALL LANE  
CENTRAL POINT, OREGON 97502

**SURVEY BY:**

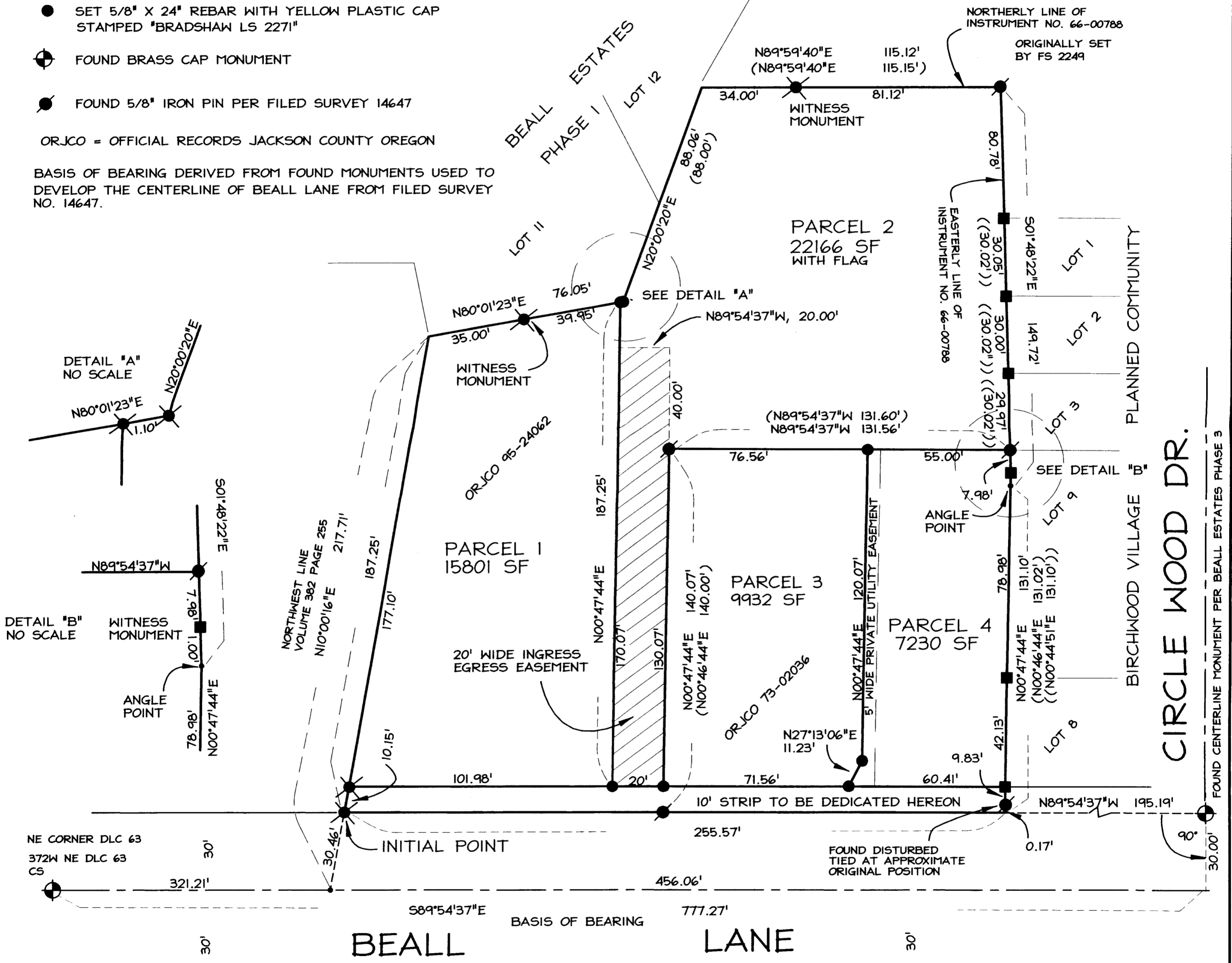


**KERRY K. BRADSHAW L.S. 2271**  
P.O. BOX 3064  
CENTRAL POINT OREGON 97502  
(541)664-7510 CELL 944-6892

- FOUND 5/8" REBAR WITH RED PLASTIC CAP STAMPED "KAISER RLS 803"
- ✂ SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW LS 2271"
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW LS 2271"
- ⊕ FOUND BRASS CAP MONUMENT
- FOUND 5/8" IRON PIN PER FILED SURVEY 14647

SCALE 1"=30'

ORJCO = OFFICIAL RECORDS JACKSON COUNTY OREGON  
BASIS OF BEARING DERIVED FROM FOUND MONUMENTS USED TO DEVELOP THE CENTERLINE OF BEALL LANE FROM FILED SURVEY NO. 14647.



**NOTES**

EASEMENTS LISTED IN THE SUBDIVISION GUARANTEE AS (VOLUME 544, PAGE 228), (VOLUME 114, PAGE 559) AND (VOLUME 351, PAGE 278) GIVE NO SPECIFIC LOCATION BUT MAY AFFECT THE LANDS SHOWN HEREON.  
EASEMENT LISTED IN THE SUBDIVISION GUARANTEE AS 95-24062, GIVES NO SPECIFIC LOCATION AND HAS BEEN VERIFIED AS NO LONGER PERTINENT.

I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT  
Kerry K. Bradshaw

REGISTERED PROFESSIONAL LAND SURVEYOR

Kerry K. Bradshaw  
OREGON  
JULY 16, 1987  
KERRY K. BRADSHAW  
2271

EXP. 12-31-05

RECEIVED  
Date 5-21-04 By RB  
This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY SURVEYOR

18260