

DALLAS AND BONNIE BROLIN SUBDIVISION

Replat of Parcel 3 of Partition Plat No. P-68-1994, located in the Southwest One-quarter of Section 15, Township 36 South, Range 4 West, Willamette Meridian, City of Rogue River, Jackson County, Oregon

PREPARED FOR:

Duane and Linda Brolin
504 Third Street
Rogue River, Oregon 97537

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that we H. DUANE BROLIN and LINDA C. BROLIN, Husband and Wife, as as tenants by the entirety, hereinafter referred to as Declarants, are the fee title owners of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, hereby dedicate to the City of Rogue River for public use the street and public utility easement, as shown hereon. Declarants hereby dedicate for public use a 15-foot wide Sanitary Sewer Easement over, across and under Lot 3 as shown hereon. Declarants hereby create a 15-foot wide Private Storm Drain Easement for the use and benefit of Parcels 1 and 2 of Partition Plat P-68-1994, and Lots 3-5 inclusive, as shown hereon. Also declarants hereby create a 15-foot wide Private Sanitary Sewer Easement for the use and benefit of Lot 4 over, across and under Lot 3 as shown by the shaded area hereon and hereby create a 15-foot wide Pedestrian Access Easement over and across Lots 3 and 4 as shown hereon.

Declarants have caused this tract of land to be surveyed and platted into lots, streets and public utility easements, as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth hereon and this plat is a correct representation of the subdivision. Declarants hereby designate this subdivision as DALLAS AND BONNIE BROLIN SUBDIVISION.

IN WITNESS WHEREOF, signed this 17 day of June, 2004.

H. Duane Brolin H. DUANE BROLIN
Linda C. Brolin LINDA C. BROLIN

STATE OF OREGON }
County of Jackson } SS

Before me, the undersigned Notary Public, personally appeared the above named H. DUANE BROLIN and LINDA C. BROLIN, Husband and Wife known to me, and acknowledged the foregoing instrument, to be their voluntary act and deed.

WITNESS my hand and seal this 17 day of JUNE, 2004.

Before me:
Logan Miles NOTARY PUBLIC-OREGON
Logan Miles
COMMISSION NO.: 35839
MY COMMISSION EXPIRES: JULY 29, 2006

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

Purpose: Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and as approved by the City of Rogue River by Planning Commission Land Use Item Number 01-005, on July 26, 2001.

Procedure: Utilizing a Nikon DTM-520 and a Husky FS-2 and a Ranger 200-R with TDS software, all found monuments were tied in a closed loop traverse. Based on said traverse and monuments, Instruments Number Volume 242, Page 517 of the Deed Records of Jackson County, Oregon, Partition Plat P-68-1994 of the records of Jackson County Oregon, filed for record July 13, 1994, Index Volume 5, Page 68 and filed as Survey Number 14094 in the office of the Jackson County Surveyor, and Surveys Numbered 9588 and 9271, the project boundaries and interior lots were computed and monumented as depicted hereon.

In performing a topographic survey of the location of Wards Creek it was discovered that the centerline of the creek was not in the same location as it was depicted on Partition Plat P-68-1994. Both the said Partition Plat and the Document Number 94-08220 (document partitioned by P-68-1994) call the boundary line to the centerline of Wards Creek. Therefore, the centerline of Wards Creek as located for this Subdivision was held for exterior boundary.

SURVEYOR'S CERTIFICATE

I, Carl 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:

Parcel Number Three (3) of Partition Plat recorded July 13, 1994, as Partition Plat Number P-68-1994 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey Number 14094 in the office of the Jackson County Surveyor.

Carl E. Neathamer
Surveyor

NOTES:

The hereon described property is subject to the following matters of record and land use restrictions.

The effect of said property, or any part thereof, lying within the Grants Pass Irrigation District, and subject to all water and irrigation rights, easements for ditches and canals, and all regulations of said District, including any and all assessments, liens and charges assessed, and to be assessed.

Rights of the public, riparian owners and governmental bodies as to the use of the waters of Wards Creek and the natural flow thereof on and across that portion of the subject property lying below the high water line of said waterway.

Right-of-way for irrigation ditch set forth in deed recorded in Volume 135 Page 515 of the Deed Records of Jackson County, Oregon.

APPROVALS:

I certify that, pursuant to the authority granted in Ordinance Number 00-301-0, this plat is hereby approved.

Mike Rusk 6-17-04
City Administrator Date

Examined and approved this 17 day of June, 2004.

Ken A. Hume
Director of Public Works

Examined and approved this 17 day of June, 2004.

Richard D. Bath Deputy County Surveyor
Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of June 22, 2004.

Garnice Clark Deputy
Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 22nd day of JUNE, 2004.

Christopher Francis Deputy
Assessor Deputy

RECORDING:

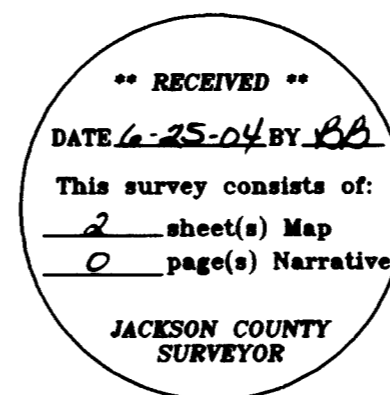
FILED FOR RECORD THIS THE 25th DAY OF JUNE, 2004 AT 8 O'CLOCK A.M. AND RECORDED IN VOLUME 30 OF PLATS AT PAGE 38 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S Beckett County Clerk
Barbara Shaw Deputy

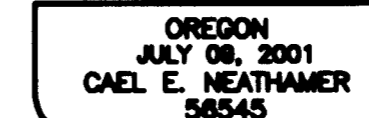
FOR THE ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME 207, PAGE 200.

I hereby certify that this is an exact copy of the original.

Carl E. Neathamer
Surveyor



Carl E. Neathamer



Renewal Date 12/31/04

PREPARED BY: Neathamer Surveying, Inc.
100 East Main St., Suite N
P.O. Box 1584
Medford, Oregon 97501-0120
Phone (541) 732-2869
FAX (541) 732-1382

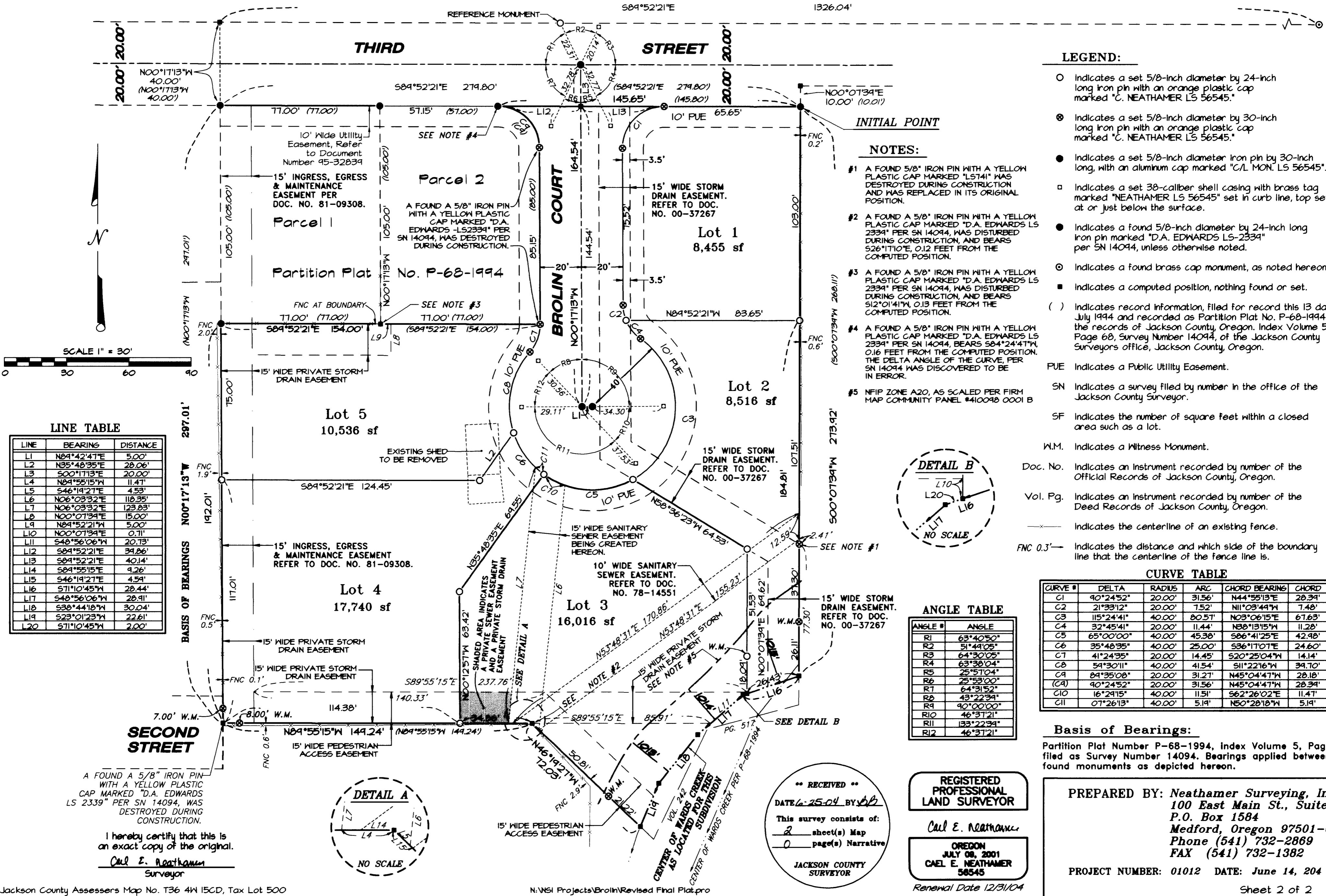
PROJECT NUMBER: 01012 DATE: June 14, 2004

DALLAS AND BONNIE BROLIN SUBDIVISION

Replat of Parcel 3 Partition of Plat No. P-68-1994, located in the Southwest One-quarter of Section 15, Township 36 South, Range 4 West, Willamette Meridian, City of Rogue River, Jackson County, Oregon

PREPARED FOR:

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504 Third Street
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LEGEND:

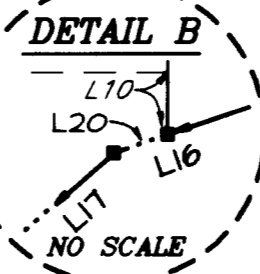
- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "C. NEATHAMER LS 56545."
- ⊙ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "C. NEATHAMER LS 56545."
- Indicates a set 5/8-inch diameter iron pin by 30-inch long, with an aluminum cap marked "C/L MON. LS 56545."
- Indicates a set 38-caliber shell casing with brass tag marked "NEATHAMER LS 56545" set in curb line, top set at or just below the surface.
- Indicates a found 5/8-inch diameter by 24-inch long iron pin marked "D.A. EDWARDS LS-2339" per SN 14094, unless otherwise noted.
- ⊙ Indicates a found brass cap monument, as noted hereon.
- Indicates a computed position, nothing found or set.
- () Indicates record information, filed for record this 13 day of July 1994 and recorded as Partition Plat No. P-68-1994 of the records of Jackson County, Oregon. Index Volume 5, Page 68, Survey Number 14094, of the Jackson County Surveyors office, Jackson County, Oregon.
- PUE Indicates a Public Utility Easement.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- SF Indicates the number of square feet within a closed area such as a lot.
- W.M. Indicates a Witness Monument.
- Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- Vol. Pg. Indicates an instrument recorded by number of the Deed Records of Jackson County, Oregon.
- indicates the centerline of an existing fence.
- FNC 0.3' indicates the distance and which side of the boundary line that the centerline of the fence line is.

NOTES:

- #1 A FOUND 5/8" IRON PIN WITH A YELLOW PLASTIC CAP MARKED "LS741" WAS DESTROYED DURING CONSTRUCTION AND WAS REPLACED IN ITS ORIGINAL POSITION.
- #2 A FOUND 5/8" IRON PIN WITH A YELLOW PLASTIC CAP MARKED "D.A. EDWARDS LS 2339" PER SN 14094, WAS DISTURBED DURING CONSTRUCTION, AND BEARS 526°17'10"E, 0.13 FEET FROM THE COMPUTED POSITION.
- #3 A FOUND 5/8" IRON PIN WITH A YELLOW PLASTIC CAP MARKED "D.A. EDWARDS LS 2339" PER SN 14094, WAS DISTURBED DURING CONSTRUCTION, AND BEARS 512°01'41"W, 0.13 FEET FROM THE COMPUTED POSITION.
- #4 A FOUND 5/8" IRON PIN WITH A YELLOW PLASTIC CAP MARKED "D.A. EDWARDS LS 2339" PER SN 14094, BEARS 584°24'47"W, 0.16 FEET FROM THE COMPUTED POSITION. THE DELTA ANGLE OF THE CURVE, PER SN 14094 WAS DISCOVERED TO BE IN ERROR.
- #5 NFIP ZONE A20, AS SCALED PER FIRM MAP COMMUNITY PANEL #410098 0001 B

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°42'47"E	5.00'
L2	N35°48'35"E	28.06'
L3	S00°17'13"E	20.00'
L4	N84°55'15"W	11.47'
L5	S46°19'27"E	4.53'
L6	N06°03'32"E	118.35'
L7	N06°03'32"E	123.83'
L8	N00°07'34"E	15.00'
L9	N84°52'21"W	5.00'
L10	N00°07'34"E	0.71'
L11	S48°56'06"W	20.73'
L12	S84°52'21"E	34.26'
L13	S84°52'21"E	40.14'
L14	S84°55'15"E	4.26'
L15	S46°19'27"E	4.54'
L16	S71°10'45"W	28.44'
L17	S48°56'06"W	28.91'
L18	S38°44'18"W	30.04'
L19	S23°01'23"W	22.61'
L20	S71°10'45"W	2.00'



ANGLE TABLE

ANGLE #	ANGLE
R1	63°40'50"
R2	51°44'05"
R3	64°30'05"
R4	63°38'04"
R5	25°51'04"
R6	25°53'00"
R7	64°31'52"
R8	43°22'39"
R9	90°00'00"
R10	46°37'21"
R11	133°22'39"
R12	46°37'21"

CURVE TABLE

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	90°24'52"	20.00'	31.56'	N44°55'13"E	28.39'
C2	21°33'12"	20.00'	7.52'	N11°03'49"W	7.48'
C3	115°24'41"	40.00'	80.57'	N03°06'15"E	67.63'
C4	32°45'41"	20.00'	11.44'	N88°13'15"W	11.28'
C5	65°00'00"	40.00'	45.38'	S86°41'25"E	42.98'
C6	35°48'35"	40.00'	25.00'	S36°17'07"E	24.60'
C7	41°24'35"	20.00'	14.45'	S20°25'04"W	14.14'
C8	54°30'11"	40.00'	41.54'	S11°22'16"W	39.70'
C9	84°35'08"	20.00'	31.27'	N45°04'47"W	28.18'
(C9)	90°24'52"	20.00'	31.56'	N45°04'47"W	28.39'
C10	16°29'15"	40.00'	11.51'	S62°26'02"E	11.41'
C11	07°26'13"	40.00'	5.19'	N50°28'18"W	5.19'

Basis of Bearings:

Partition Plat Number P-68-1994, Index Volume 5, Page 68, filed as Survey Number 14094. Bearings applied between found monuments as depicted hereon.

PREPARED BY: Neathamer Surveying, Inc.
100 East Main St., Suite N
P.O. Box 1584
Medford, Oregon 97501-0120
Phone (541) 732-2869
FAX (541) 732-1382

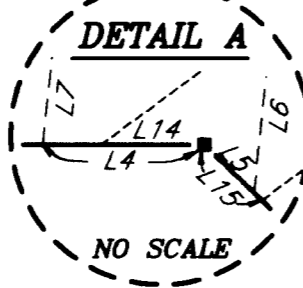
PROJECT NUMBER: 01012 DATE: June 14, 204

REGISTERED PROFESSIONAL LAND SURVEYOR

CAEL E. NEATHAMER
OREGON
JULY 08, 2001
CAEL E. NEATHAMER
56545

Renewal Date 12/31/04

RECEIVED
DATE 6-25-04 BY *bb*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR



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