

PARTITION PLAT No. P-47-2004

of

723 SOUTH SHASTA AVENUE

located in a portion of

LOT 3 OF J.J. FRYER'S DIVISION OF THE TOWN OF EAGLE POINT, IN THE SOUTHWEST ONE-QUARTER OF SECTION 3 TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF EAGLE POINT, JACKSON COUNTY, OREGON

for

Richard R. Dyer

SITE ADDRESS: 723 S SHASTA AVE. EAGLE POINT, OREGON 97524 HOME ADDRESS: 2953 AMBLEGREEN DRIVE MEDFORD, OREGON 97504

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Richard R. Dyer is the owner of the lands hereon described, and that he has partitioned the same into parcels as shown hereon and the number and size of the parcels and the courses and lengths of the lines are plainly set forth, and that this plat is a correct representation of the Partition and does hereby dedicate to the public for public use the Public Utility Easements, and does hereby create a 15 foot easement for ingress, egress, and irrigation for the benefit of Parcel 1, as shown hereon.

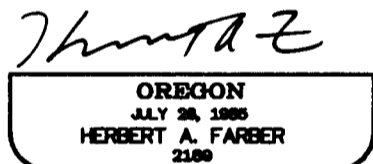
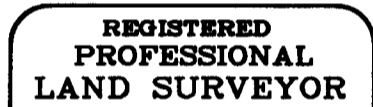
Surveyor's Certificate:

I, Herbert A. Farber, 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 hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing 2.88 chains West of the southeast corner of Donation Land Claim No. 46, in Township 36 South, Range 1 West, of the Willamette Meridian, City of Eagle Point, Jackson County, Oregon; thence North 49°25'07" East (Record North 42° West), 13.32 chains to the most northerly corner of Lot 3 of the J. J. FRYER'S DIVISION of the Town of Eagle Point, Jackson County, Oregon, said corner being the POINT OF BEGINNING of this description and the INITIAL POINT of this partition; thence South 49°25'07" West (Record South 48° West), along the northwesterly line of said Lot, a distance of 180.00 feet; thence South 41°37'17" East, parallel with the northeasterly line of said Lot, 170.05 feet (Record South 42° East 170.00 feet); thence North 49°25'07" East, parallel with the northwesterly line of said Lot, 179.98 feet to the northeasterly line thereof, (Record North 48° East 180.00 feet); thence North 41°36'50" West, along said line, 170.05 feet (Record North 42° West 170.00 feet) to the POINT OF BEGINNING.

TOGETHER WITH: All of the estate's right, title, and interest in an easement appurtenant to the above described real property, for the use, repair, and maintenance of an existing irrigation pump and pipeline, including the terms and provisions thereof, as set forth in instrument recorded in Document No. 89-17864, Official Records of Jackson County, Oregon.

Herbert A. Farber, PLS 2189



RENEWAL DATE 12-31-05

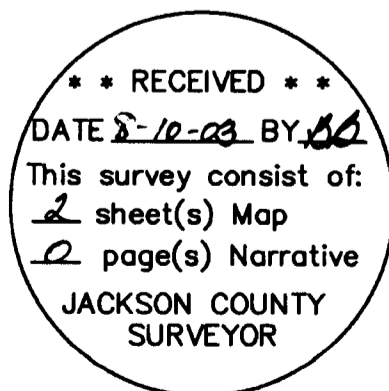
Richard R. Dyer

State of Oregon) County of Jackson)

Personally appeared before me the above named Richard R. Dyer, and does acknowledge the foregoing instrument this day AUGUST 2004 to be his voluntary act and deed.

(Signature) Susan Morgan Farber (Printed Name) SUSAN MORGAN FARBER

Notary Public - Oregon Commission No. 378055 My Commission Expires: APRIL 21, 2008



I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

Approvals:

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. (FILE NUMBER PA#03/04-21:EXPMLP)

Dated this 9th day of August, 2004

David D. [Signature] CITY ADMINISTRATOR/PLANNING DIRECTOR

Examined and approved by the Jackson County Surveyor this 6th day of August, 2004.

Roger B. Roberts County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of the 10th day of August, 2004

Patty Budson, Deputy Tax Collector 8-10-04 Date

[Signature] DEPUTY Assessor August 10th, 2004 Date

Recorder:

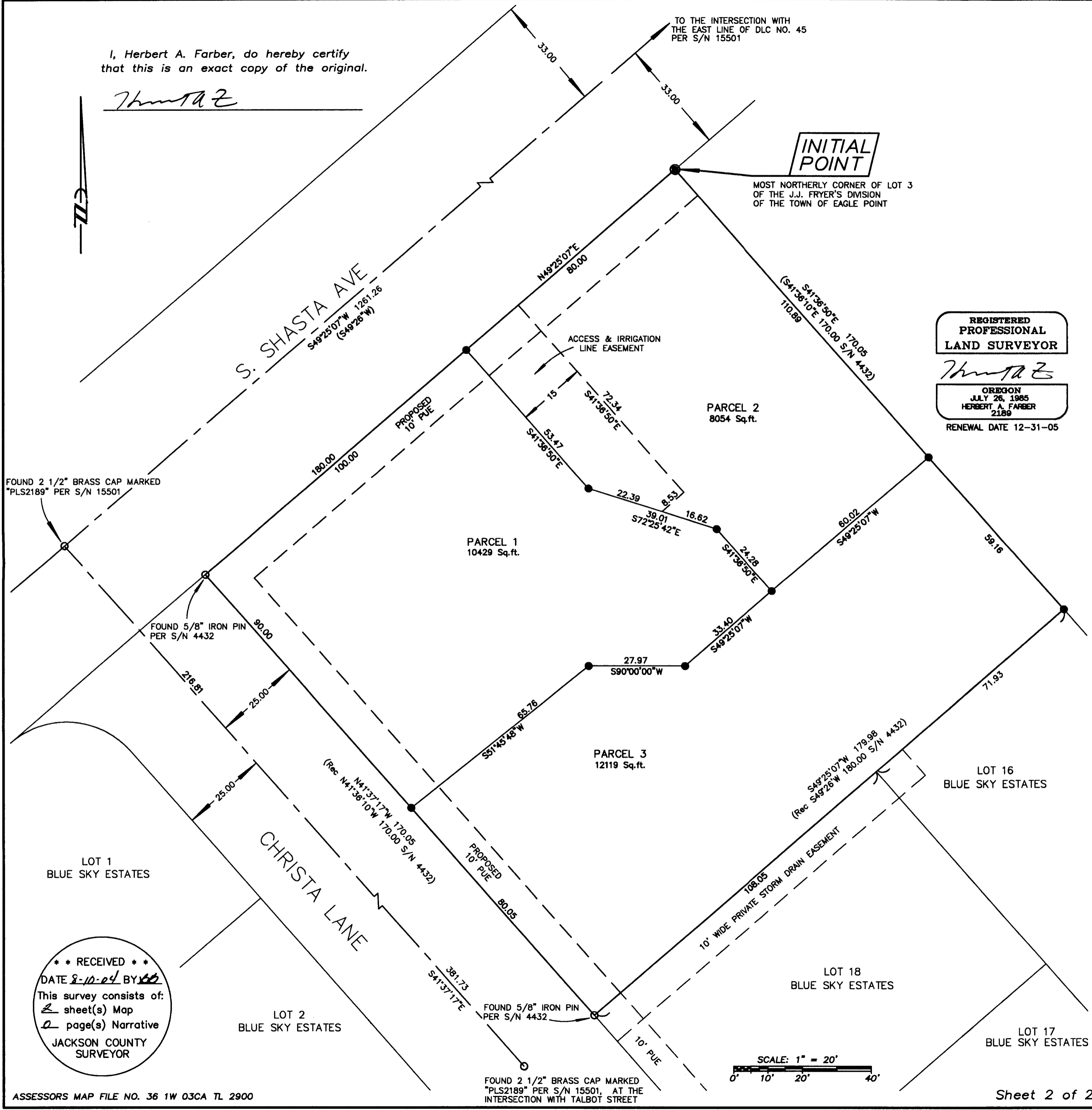
Filed for record this 10 day of August, 2004 at 3:28'clock P. M. and recorded as Partition Plat No. P-47-2004 of the Records of Jackson County, Oregon, Index Volume 15, Page 47.

Kathleen S. Beckett County Clerk [Signature] Deputy

County Surveyor's File No. 18371

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber



TO THE INTERSECTION WITH THE EAST LINE OF DLC NO. 45 PER S/N 15501

INITIAL POINT

MOST NORTHERLY CORNER OF LOT 3 OF THE J.J. FRYER'S DIVISION OF THE TOWN OF EAGLE POINT

REGISTERED PROFESSIONAL LAND SURVEYOR

Herbert A. Farber

OREGON
JULY 26, 1985
HERBERT A. FARBER
2189

RENEWAL DATE 12-31-05

LEGEND

- ⊗ = FOUND 2 1/2" BRASS CAP - D.L.C. CORNER
- = FOUND 5/8" IRON PIN AS SHOWN
- = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- S/N = RECORD FILED SURVEY NUMBER

- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
 - RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
 - INST. No. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 - PUE = PUBLIC UTILITY EASEMENT FOR WATER, SANITARY SEWER, STORM DRAIN, PHONE, GAS, AND CABLE TV.
 - WATER RIGHTS ARE APPURTENANT TO THIS PARCEL, PER CERTIFICATE NO. 47403.

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

PURPOSE: TO SURVEY AND MONUMENT THE MINOR PARTITION AS APPROVED BY THE CITY OF EAGLE POINT OREGON, FILE NUMBER PA#03/04-21:EXPMLP

PROCEDURE: USING CONTROL ESTABLISHED IN THIS AND PREVIOUS SURVEYS, I TIED THE RELATIVE MONUMENTS AS SHOWN HEREON. USING SURVEY NUMBER 4432 AND SURVEY NUMBER 15501, A SUBDIVISION PLAT FOR BLUE SKY ESTATES, RECORDED IN VOLUME 22, PAGE 26 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON, I LOCATED THE PARTITION BOUNDARY AND PLACED MONUMENTS AS SHOWN HEREON.

Surveyed by:
FARBER & SONS, INC.
 dba FARBER SURVEYING
 (541) 664-5599
 PO BOX 5286
 431 OAK STREET
 CENTRAL POINT, OREGON 97502

SCALE: 1" = 20'
 DATE: August 2, 2004
 JOB NO.: 1219-04
 DRAWING FILE: JOBS\EAGLEPT\DYER-GRIFFEN\MICROSRVY\FINAL PLATS SURVEYS\BASE_PART042804_SHT02.FLX

**** RECEIVED ****
 DATE 8-10-04 BY [Signature]
 This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
 JACKSON COUNTY SURVEYOR

