

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, MICHAEL A. KERRIGAN AND JENNIFER KERRIGAN, AS TENANTS BY THE ENTIRETY, ARE THE OWNERS OF THE LAND 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, AND WE DO HEREBY CREATE THE SHARED ACCESS EASEMENT ACROSS PARCEL 2, TO BE USED BY OWNERS, HEIRS AND ASSIGNEES OF BOTH PARCELS 1 AND 2 FOR ACCESS TO AND FROM SECOND AVENUE.

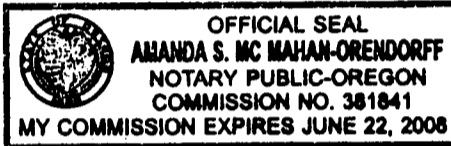
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 21st DAY OF August, 2004.

[Signatures]
MICHAEL A. KERRIGAN JENNIFER KERRIGAN

STATE OF OREGON }
COUNTY OF JACKSON } ss.

PERSONALLY APPEARED THE ABOVE NAMED MICHAEL A. KERRIGAN AND JENNIFER KERRIGAN, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED BEFORE ME THIS 21st DAY OF August, 2004.

[Signature]
NOTARY



PARTITION PLAT NO. P-50-2004

LOCATED IN:
LOT 10, BLOCK 1 OF RIVERSIDE ADDITION TO THE CITY OF GOLD HILL IN THE N.W. 1/4 OF SECTION 21, T.36S., R.3W., W.M., JACKSON COUNTY, OREGON

FOR:
MICHAEL AND JENNIFER KERRIGAN
117 DONNA WAY
CENTRAL POINT, OREGON 97502
(541) 665-7079

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 206.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT AND PREPARE FINAL PLAT FOR A PARTITION AS PER CLIENT'S REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTS AND INFORMATION PER FILED SURVEYS NO. 11193, 11822, 17060 AND 18131 FOR CONTROL, I ESTABLISH PROPER MONUMENTS AS SHOWN HEREON. INSTRUMENT NO. 2004-010271 WAS USED TO DETERMINE CLIENT'S PROPERTY BOUNDARIES. AS PREVIOUS SURVEYS HAVE INDICATED BLOCK 1 OF RIVERSIDE ADDITION AS PLATTED DOES NOT MATHEMATICALLY CLOSE. BECAUSE FENCELINES AND OTHER IMPROVEMENTS THROUGHOUT THIS BLOCK DO NOT FIT VERY WELL WITH PROPORTIONED LOT LINES, A NUMBER OF BOUNDARY LINE AGREEMENTS HAVE BEEN RECOMMENDED AND SOME HAVE BEEN RECORDED. IT HAS BEEN RECOMMENDED TO MY CLIENT THAT BOUNDARY LINE AGREEMENTS SHOULD BE ACQUIRED ALONG EXISTING FENCELINES ON THE EASTERLY AND WESTERLY BOUNDARY OF THEIR PROPERTY. THE NEIGHBORS HAVE NOT BEEN COOPERATIVE TO THIS TIME, THEREFORE I HAVE MONUMENTED THE BEST REPRESENTATION OF PROPORTIONED LOT LINES AS THE BOUNDARY OF MY CLIENT'S PROPERTY, SHOWING THE FENCELINE ENCROACHMENTS ALONG WESTERLY BOUNDARY. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

SURVEYOR'S CERTIFICATE:

I, DARRELL L. HUCK, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE ATTACHED PARTITION PLAT, SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

COMMENCING AT THE SOUTHWESTERLY CORNER OF 10, IN BLOCK 1 OF RIVERSIDE ADDITION TO THE CITY OF GOLD HILL, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON; THENCE SOUTH 77°18'05" EAST ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 10, A DISTANCE OF 11.00 FEET TO THE SOUTHWESTERLY CORNER OF TRACT DESCRIBED PER INSTRUMENT NO. 2004-010271 OF THE DEED RECORDS OF SAID JACKSON COUNTY FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°18'05" EAST ALONG THE BOUNDARY OF SAID TRACT, 99.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT NORTH 12°41'55" EAST 191.63 FEET (RECORD NORTH 12°40' EAST, 192.1 FEET) TO A POINT ON THE NORTHERLY LINE OF SAID LOT 10; THENCE NORTH 77°18'05" WEST ALONG SAID NORTHERLY LINE, 99.00 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT DESCRIBED PER INSTRUMENT NO. 2004-010271; THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT SOUTH 12°41'55" WEST 191.63 FEET (RECORD SOUTH 12°40' WEST, 192.0 FEET) TO THE POINT OF BEGINNING.

[Signature]
SURVEYOR

HOFFBUHR & ASSOCIATES, INC.

880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON 97504
(541) 779-4641

SCALE: 1 INCH = 50 FEET AUGUST 23, 2004
BASIS OF BEARING: FILED SURVEY NO. 11193

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- = FOUND 5/8" IRON PIN WITH CAP STAMPED "D.MCMAHAN LS 1913" PER S/N 11193.
- ⊙ = FOUND 5/8" REBAR WITH CAP STAMPED "D.MCMAHAN LS 1913" PER S/N 18131.
- S/N = FILED SURVEY NUMBER
- J.C.D.R. = JACKSON COUNTY DEED RECORDS
- PD = PROPORTIONED DISTANCE

APPROVALS:

I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED BY THE CITY OF GOLD HILL, THAT THIS PARTITION PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION. DATED THIS 4th DAY OF August, 2004.

ATTEST: *[Signatures]*
PRESIDENT SECRETARY

EXAMINED AND APPROVED THIS 25th DAY OF August, 2004.

[Signature]
COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THE 2ND DAY OF SEPTEMBER, 2004.

[Signature] 9/2/04
ASSESSOR DATE

[Signature] 9/2/04
TAX COLLECTOR DATE

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 20th DAY OF SEPT., 2004, AT 9:59 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-50-2004 OF THE RECORDS OF JACKSON COUNTY, OREGON.

INDEX VOLUME 15, PAGE 50.

[Signatures]
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 18399

I certify this plat to be an exact photocopy of the original.
[Signature]
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

RENEWS 6/30/05

INITIAL POINT:
SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."

