

PARTITION PLAT No. P-51-2004
(Also Property-Line-Adjustment Survey)

Located in Lots 3 and 4 of ALTA VISTA HEIGHTS SUBDIVISION and in the S.W. 1/4 of Section 11, T.36S.,R.1W., W.M., City of Eagle Point, Jackson County, Oregon

SURVEY FOR:
Wayne Walch
880 Vista Park Drive
Eagle Point, OR. 97524

DATE:
August 6, 2004

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

*** SURVEYOR'S CERTIFICATE ***

I, Gary 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 attached partition plat, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Beginning at a 5/8" rebar with plastic cap set for the most Northerly corner of Lot 2, Block 1 of ALTA VISTA HEIGHTS SUBDIVISION, a recorded subdivision located in the City of Eagle Point, Jackson County, Oregon for THE INITIAL POINT OF BEGINNING; thence North 0° 01' 16" West (record = North 0° 00' 10" West), 52.19 feet to the Northwesterly corner of Lot 4, Block 1 of said subdivision; thence along the Northwesterly boundary of said Lot 4, North 58° 51' 21" East, 181.23 feet (record = North 58° 50' 55" East, 181.13 feet) to a 5/8" rebar found set for the most Northerly corner of tract described in Instrument No. 77-09885 of the Official Records of said county; thence South 63° 19' 30" East, 144.18 feet (record = South 63° 21' 00" East, 144.36 feet) to a 5/8" rebar found set for the North-Northeasterly corner of said tract; thence South 41° 37' 40" West, 139.50 feet (record = South 41° 42' 25" West, 139.61 feet) to a 5/8" rebar with plastic cap set for the South-Southwesterly corner of tract described in Instrument No. 2004-040168 of said Official Records; thence South 46° 39' 25" East, 163.96 feet (record = South 46° 40' 55" East, 163.83 feet) to a 5/8" rebar with plastic cap set for the most Southerly corner of said tract; thence along the Westerly right-of-way line of Mesa Drive, South 28° 32' 54" West, 34.04 feet (record = South 28° 31' 20" West, 34.01 feet) to a 5/8" rebar found set for an angle point; thence continue along said drive line, and to and along the Westerly right-of-way line of Vista Park Drive South 20° 35' 34" West (record = South 20° 34' 00" West), 43.03 feet to a 5/8" rebar with plastic cap set for the most Southerly corner of Lot 3, Block 1 of said ALTA VISTA HEIGHTS SUBDIVISION; thence along the Southerly boundaries of said Lots 3 and 4 as follows: North 78° 16' 50" West, (record = North 78° 17' 00" West) 8.10 feet; thence North 50° 10' 09" West, 102.89 feet (record = North 50° 11' 00" West, 102.85 feet); thence North 66° 02' 00" West, 111.12 feet (record = North 66° 02' 00" West, 111.09 feet); thence North 51° 47' 50" West, 91.48 feet (record = North 51° 48' 00" West, 91.43 feet) to a 5/8" rebar with plastic cap set; thence North 27° 07' 50" West, 41.05 feet (record = North 27° 08' 00" West, 40.99 feet) to THE INITIAL POINT OF BEGINNING.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

S.D.K.
OREGON
JULY 18, 1967
GARY D. KAISER
No. 803
EXP. 6-30-05

S.D.K.
SURVEYOR

*** DECLARATION ***

KNOWN ALL MEN BY THESE PRESENTS, that WAYNE NEIL WALCH, and CAROL JEAN WALCH, as tenants by the entirety, are the owners of the land represented on this Partition Plat and more particularly described in Surveyor's Certificate and have caused the same to be partitioned into parcels as shown on the Partition Plat and we hereby dedicate to the public for public use the Public Utility Easement (P.U.E.) as shown hereon. We hereby create for the benefit of tract described in Instrument No. 2004-040168 O.R. the 5-foot wide sewer easement shown hereon across Parcel Nos. 1, 2 and 3 and the 15-foot wide irrigation easement shown hereon across Parcel Nos. 1 and 2 being an extension of that irrigation easement described in Instrument No. 96-36334 O.R. We also hereby create for the benefit of Parcel No. 1 the 5-foot wide sewer easement shown hereon across Parcel No. 2. We also hereby create for the benefit of Parcel No. 2 the 5-foot wide private utility easement shown hereon across Parcel No. 3. We also hereby create for the benefit of Parcel Nos. 1, 2 and 3 the variable width reciprocal ingress-egress easement shown hereon across Parcel Nos. 1 and 2.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 17th DAY, OF AUG., 20 04.

Wayne Neil Walch
WAYNE NEIL WALCH

Carol Jean Walch
CAROL JEAN WALCH

STATE OF OREGON)
COUNTY OF JACKSON)

Personally appeared the above named WAYNE NEIL WALCH and CAROL JEAN WALCH and acknowledged the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 17th day of August, 20 04.

(SIGN) *H. Lavender*
H. Lavender NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 355514
MY COMMISSION EXPIRES 04-16-06

We, Northwest Community Credit Union, are the undersigned beneficiary of a certain Trust Deed, dated August 6, 2003 and recorded August 6, 2003 as No. 03-52397 of the Official Records of Jackson County, Oregon, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

Signed this 17th day of August, 20 04.

Before me: *Angie Wain*
Title: Teller

(SIGN) *H. Lavender*
H. Lavender NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 355514
MY COMMISSION EXPIRES 04-16-06

*** APPROVALS ***

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. (File No. PA 0304-23 EXP. MLP)

Dated this 24th day of August, 20 04.
David D. Russell
CITY ADMINISTRATOR/PLANNING DIRECTOR

Examined and approved this 18 day of August, 20 04.

Roger Roberts
COUNTY SURVEYOR

All taxes, fees, assessments or other charges required by O.R.S. 92.095 have been paid as of the 2nd day of SEPTEMBER, 20 04.

Christopher Francis 9/2/04 *Patty Budberg* 9-2-04
ASSESSOR DATE TAX COLLECTOR DATE

*** RECORDER'S CERTIFICATE ***

Filed for record, this 2ND day of SEPTEMBER, 20 04, at 2:40 o'clock P m., and recorded as Partition Plat No. P-51-2004 of the Records of Jackson County, Oregon.

Index Volume: 15 Page: 51

BY: *KATHLEEN S. BECKETT* *CHERYL AUGERIS*
COUNTY CLERK DEPUTY

County Surveyor File No.: 18401

** RECEIVED **
Date 9-2-04 By [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT
S.D.K.
SURVEYOR

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19440 Highway 62
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SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: Partition of tract described in Inst. No. 2004-040167 O.R. and Property-Line-Adjustment Survey.

PROCEDURE: The boundaries of tract described in Inst. No. 2004-040167 O.R. were located from information on Filed Survey Nos. 16363 and 6827 and the Plats of ALTA VISTA HEIGHTS SUBDIVISION and GREENMOOR ESTATES SUBDIVISION. The Adjusted boundary between Tax Lot Nos. 1700 and 1800 and the new partition boundaries were located per the clients direction and the City Approval. The descriptions used on the new PLA deed, Inst. No. 2004-040167 O.R. and 2004-040168 O.R. were prepared by others.

The Survey was initiated by P.L.S. 2057. Found monuments set by said surveyor are shown and used for witness corners to the angle points on the Southerly boundary of Parcel No. 3.

LEGEND

- = Found 5/8" Rebar AVHS & S.N. 6827
- △ = Found 5/8" Rebar with Plastic Cap - GMS & S.N. 16363
- ⊗ = Found 3/4" Iron Pipe with Plastic Cap - RLS 2057
- = Found 1" Iron Pipe with Plastic Cap - RLS 2057
- = Set 5/8" x 24" Rebar with Plastic Cap marked "KAISER RLS 803"
- ✱ = Set 5/8" x 30" Rebar with Plastic Cap marked "KAISER RLS 803"
- S.N. = Filed Survey Number County Surveyors Office
- AVHS = ALTA VISTA HEIGHTS SUBDIVISION
- GES = GREENMOOR ESTATES SUBDIVISION
- () = Record AVHS & S.N. 6827
- (()) = Record Inst. No. 2004-040167 O.R.
- EPID = Eagle Point Irrigation District
- W.C. = Witness Corner
- P— = Overhead Power Lines
- X— = Fence

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.

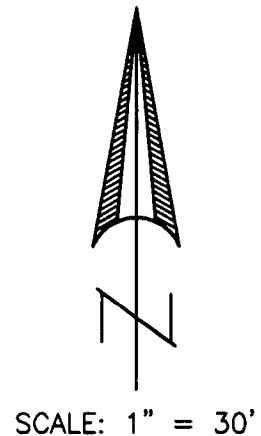
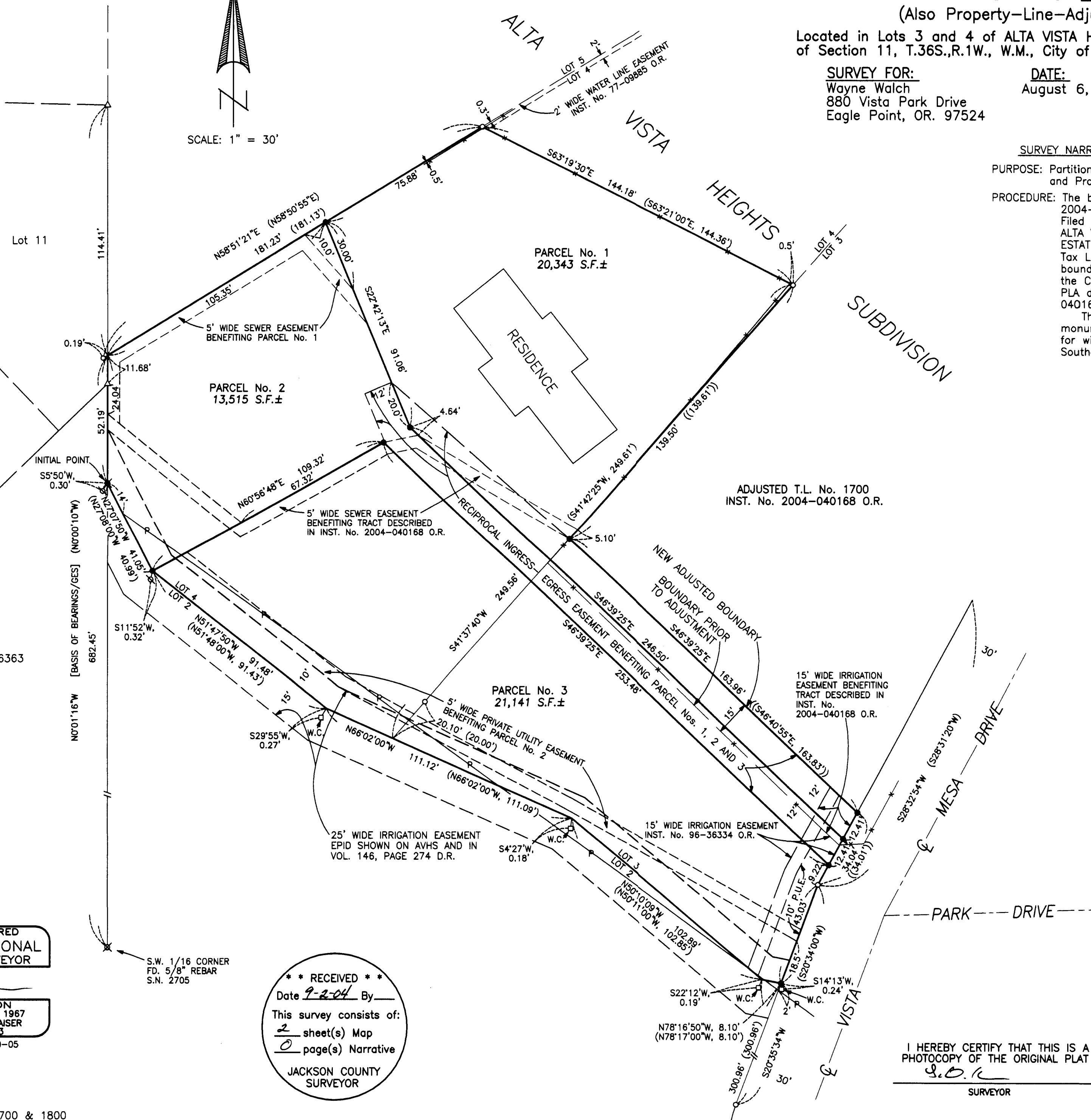
EASEMENTS

1. Pipe line easement, City of Medford, recorded in Vol. 160, Page 261 D.R. could not locate, appears to be within the right-of-way of Vista Park Drive.
2. A current title report indicates power line easements recorded in Vol. 209, Page 179 D.R., Vol. 260, Page 483 D.R. and Vol. 584, Page 368 D.R.. It is not known if the existing power line shown corresponds to any of the recorded easements.
3. CC & R's require 20' front and rear setback and 10' side setback.
4. TCI cablevision has an easement across the subject property, see Inst. No. 91-18078 O.R., no location or width given.

GREENMOOR ESTATES SUBDIVISION

ALTA VISTA HEIGHTS SUBDIVISION

ALTA VISTA HEIGHTS SUBDIVISION



SCALE: 1" = 30'

ADJUSTED T.L. No. 1700
INST. No. 2004-040168 O.R.

REGISTERED PROFESSIONAL LAND SURVEYOR

G.D.K.
OREGON
JULY 16, 1967
GARY D. KAISER
No. 803
EXP. 6-30-05

** RECEIVED **
Date 9-2-04 By _____
This survey consists of:
2 sheet(s) Map
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