

PARTITION PLAT No. P-63-2004

of
LOT 62, JACKSON OAKS PHASE III
VOL. 30, PAGE 21, PLAT RECORDS
located in the
SOUTHWEST ONE-QUARTER OF SECTION 3,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT,
JACKSON COUNTY, OREGON

for

DENNY LAMSON
787 SILVER CREEK DRIVE
CENTRAL POINT, OREGON 97502

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Twin Creeks Development Co. LLC is the owner of the lands hereon described, and 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.

Bret A. Moore
Bret A. Moore, Manager
Twin Creeks Development CO., LLC

State of Oregon)
)
County of Jackson)

Personally appeared before me the above named Bret A. Moore, on this the 23 day of September, 2004 and acknowledged the foregoing instrument to be his voluntary act and deed.

(Signature) Elaine Frost
(Printed Name) Elaine Frost

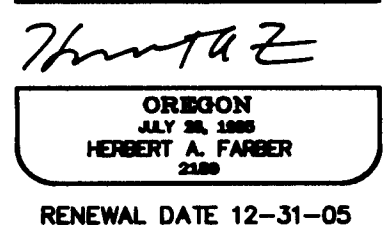
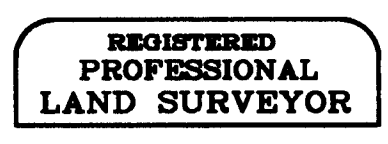
Notary Public - Oregon Commission No. 370041
My Commission Expires: 6-26-07

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:

Lot sixty-two (62) of JACKSON OAKS, PHASE III, in the City of Central Point, Jackson County, Oregon, according to the official plat thereof, now of record.

Herbert A. Farber
Herbert A. Farber, PLS 2189



Easement Notes:

- An irrigation, roadway and bridge easement set forth in Inst. No. 76-01281 does not fall within the boundary of this partition.
- Easement for the 24 inch delivery line traveling to the new diversion in Griffin Creek to Jackson Creek, by instrument recorded as No. 03-33598 of the Official Records of Jackson County, Oregon, said easement does not fall within the boundaries of this partition.

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 of Central Point this 4TH day of OCTOBER, 2004.

Planning Director Secretary

Examined and approved by the Jackson County Surveyor this 24TH day of September, 2004.

County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of OCT. 5, 2004

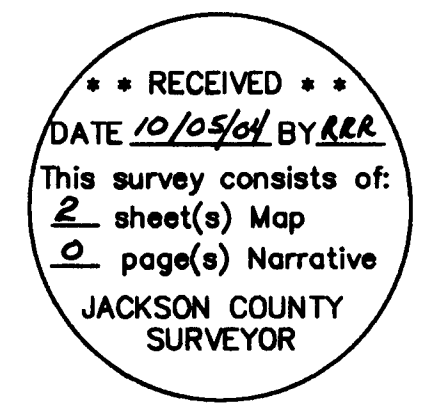
Carol Applegate, Deputy Oct. 5, 2004
Tax Collector Date
Assessor 10/5/2004
Date

Recorder:

Filed for record this 5th day of OCTOBER, 2004 at 11:27 o'clock A. M. and recorded as Partition Plat No. P-63-2004 of the Records of Jackson County, Oregon, Index Volume 15, Page 63.

Kathleen S Beckett Barbara Shaw
County Clerk Deputy

County Surveyor's File No. 18450



**** RECEIVED ****
 DATE 10/08/04 BY REK
 This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

CURVE TABLE					
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	22°37'15"	41.85	105.50	N71°38'25"E	41.38
C2	5°21'26"	9.86	105.50	N57°37'04"E	9.86
C3	90°00'00"	39.27	25.00	N80°03'39"W	35.36
C4	11°48'10"	61.80	300.00	N63°51'27"E	61.69
C5	11°48'10"	61.80	300.00	N75°39'38"E	61.69

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 JACKSON COUNTY, OREGON

for
DENNY LAMSON
 787 SILVER CREEK DRIVE
 CENTRAL POINT, OREGON 97502

LEGEND

- ⊙ = FOUND 1-1/2" ALUMINUM CAP MARKED "FARBER PLS 2189" STREET CENTERLINE
- = FOUND 5/8" IRON PIN, L.S. 2189
- = 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
- W.C. = WITNESS CORNER

- 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.

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

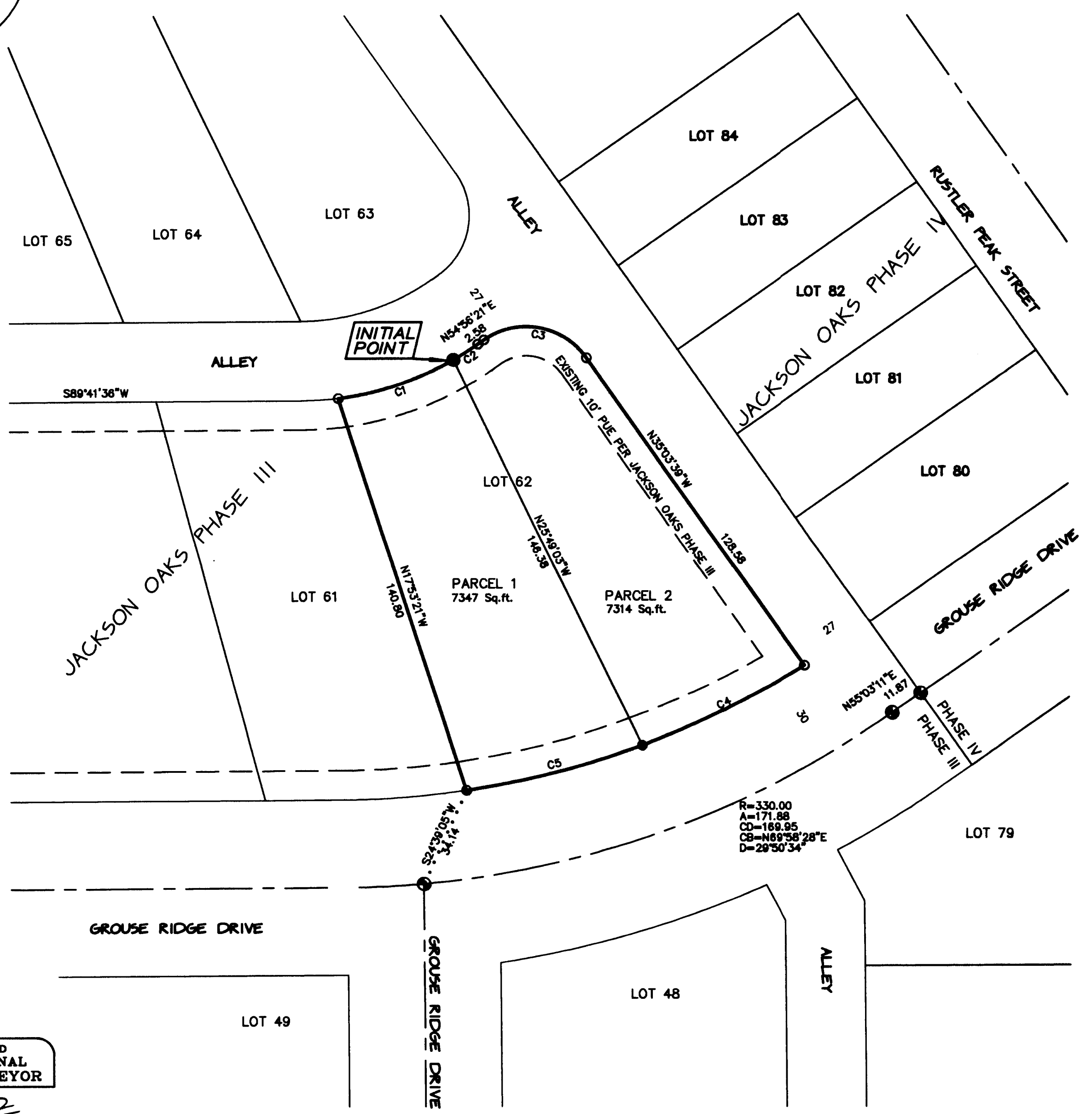
PURPOSE: TO SURVEY AND MONUMENT THE EXPEDITED LAND DIVISION APPROVED IN THE CORRECTED NOTICE OF EXPEDITED LAND DIVISION DATED JULY 19, 2004.

PROCEDURE: USING CONTROL ESTABLISHED IN SURVEY NUMBER 18208 I MONUMENTED THE NEW BOUNDARY LINE. ALL THE ORIGINAL BOUNDARY MONUMENTS WERE FOUND AND THEIR POSITIONS WERE HELD. I SET MONUMENTS ON THE NEW BOUNDARY LINE 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" = 30'
 0' 15' 30' 60'
 DATE: SEPTEMBER 21, 2004
 JOB NO.: 1255-04

DRAWING FILE: JOBS\CENTRAL POINT\TWIN CREEKS\LLC\ NEIGHBORHOOD FILES \JACKSON OAKS\NEW FOLDER\Final\LAMPSON FINAL PARTITION.FLX



R=330.00
 A=171.88
 CD=189.95
 CB=N69°58'28"E
 D=29°50'34"

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Herbert A. Farber

OREGON
 JULY 26, 1995
 HERBERT A. FARBER
 2189

RENEWAL DATE 12-31-05

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

Herbert A. Farber