## \*\*\* SURVEYOR'S CERTIFICATE \*\*\*

l, Bary 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 found set for the most Northerly corner of Lot 3 of the REPLAT OF LOT 6 OF VICTORIA MANOR SUBDIVISION, a recorded subdivision located in the City of Eagle Point, Jackson County, Oregon for THE INITIAL POINT OF BEGINNING; thence North 27° 47' 24" West, 15.87 feet; thence North 43° 09' 00" East, 23.79 feet; thence North 14° 05' 00" East, 30.14 feet; thence North 20° 10' 00" East, 25.50 feet; thence North 24° 49' 00" West, 53.50 feet; thence South 89° 57' 33" West, 16.52 feet to a 5/8" rebar with plastic cap found set for a witness corner; thence continuing South 89° 57' 33" West, 38.19 feet to a 5/8" rebar with plastic cap found set for a point of curve; thence 25.817 feet along the arc of a 20-foot radius curve to the left (the long chord bears South 52° 58' 46" West, 24.06 feet) to a 5/8" rebar with plastic cap found set on the Easterly right-of-way line of Dianne Way, thence along the said Way line as follows: South 16° 00' 00" West, 129.68 feet to a 5/8" rebar with plastic cap found set for a curve point; thence 67.375 feet along the arc of a 70-foot radius curve to the left (the long chord bears South 11° 34' 27" East, 64.804 feet) to a 5/8" rebar with plastic cap found set for the most Westerly corner of said Lot 3 of the REPLAT OF LOT 6 OF VICTORIA MANOR SUBDIVISION; thence North 16' 00' 00" East, 12.414 feet to a 5/8" rebar with plastic cap found set for an angle point on the Westerly boundary of said Lot 3; thence North 56° 18' 00" East, 31.026 feet to a 5/8" rebar with plastic cap found set for an angle point on the Northwesterly boundary of said Lot 3; thence North 58' 06' 00" East, 76.434 feet to THE INITIAL POINT OF BEGINNING.



## \*\*\* DECLARATION \*\*\*

Known all men by these presents, that DION H. MILLER and MINERVA B. MILLER, as tenants by the entirety, are the owners of the lands 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 on the

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY, OF \_\_\_\_\_\_, 2005\_\_. COUNTY OF JACKSON'S Personally appeared the above named DION H. MILLER and MINERVA B. MILLER and acknowledge the foregoing instrument to be their voluntary act and deed. Subscribed and sworn to before me this \_\_\_\_\_ day of SARTAIN NOTARY PUBLIC - OREGON 383868

## \*\*\* APPROVALS \*\*\*

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. (File No. PA#04/05-09:SPR/CUP)

MY COMMISSION EXPIRES Tept. 22 2008

Examined and approved this 300 day of SANUARY 20 05

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 47th day of 1800 as 1800 a

## \*\*\* RECORDER'S CERTIFICATE \*\*\*

Filed for record, this <u>04</u> day of <u>January</u> and recorded as Partition Plat No. <u>P-02-2005</u> \_\_\_\_\_, 20 <u>05</u> , at <u>///2</u> O'clock <u>P</u> m, \_\_\_\_ of the Records of Jackson County, Oregon. Index Volume \_\_\_\_\_\_ Page \_\_\_\_\_ 02

Geraldine Cutting

18569

COUNTY SURVEYOR FILE NO. T.L. No. 361W 03AB - 7300

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT Hay D Kaise

PARTITION PLAT No. P-02-2005

Located in S.E. 1/4 of Section 34, T.34S., R.1W., W.M., City of Eagle Point, Jackson County, Oregon

SURVEY FOR: Dion and Minerva Miller 1151 Old Ferry Road Shady Cove, OR. 97539

DATE: December 22, 2004

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

SCALE: 1'' = 30'

REGISTERED **PROFESSIONAL** LAND SURVEYOR

Bay V Kins OREGON JULY 15, 2003 BARY D. KAISER No. 52923 EXP. 6-30-05

"Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing-utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the P.U.E. The utility may require the lot owner to remove all structures within the P.U.E. at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the P.U.E. or any other obstructions which interferes with the use of the P.U.E. without the prior written approval of the utilities with facilities in the P.U.E.

on Filed Survey No. 18531 and the Plats of VICTORIA MANOR SUBDIVISION and the REPLAT

OF LOT 6 OF VICTORIA MANOR SUBDIVISION and

VICTORIA MANOR SUBDIVISION - PHASE 2. The New Partition boundaries were located per the

clients direction and the City Approval.

— - — Ç — MERLEE-CIRCLE — S89'57'32"W 54.71 SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250 PURPOSE: Partition Survey of tract described in Inst. No. 2004-044930 O.R. PROCEDURE: The outside boundary was located using information

30'

@ BUCHANAN

STREET

S16'00'00"W, 12.414

LEGEND  $\circ$  = Found 5/8" Rebar with Plastic Cap — Replat of Lot 6 VICTORIA MANOR SUBDIVISION X = Found 5/8 Rebar with Plastic Cap - VICTORIA MANOR SUBDIVISION  $\Box$  = Found 5/8" Rebar with

Aluminum Cap - Centerline Monument  $\Delta$  = Found 5/8" Rebar with

Plastic Cap - S.N. 18531 • = Set 5/8" x 24" Rebar with Plastic Cap marked "B. KAISER RLS 52923"

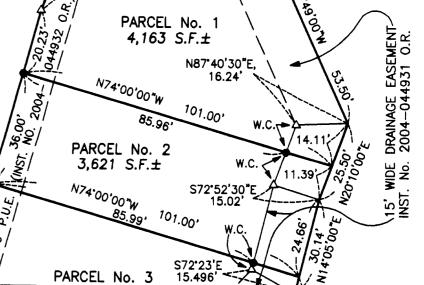
W.C. = Witness Corner

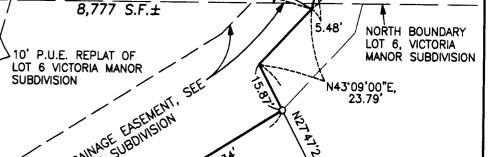
P.U.E. = Public Utility Easement Utilities normally allowed in Public Utility Easements are Power Lines. Telephone Lines, Natural Gas Lines. Sewer Lines, Storm Drains, Water Lines & Cable T.V.

C-MINERVA-AVE

CURVE TABLE 73°57'34" 20.00' 25.817' S52'58'46"W, 24.06' 55'08'51" 70.00 N11°34'27"W, 64.804' 67.375

INST. No. 2004-044929 O.R.





Lot 3 REPLAT OF LOT 6 VICTORIA MANOR SUBDIVISION

> \* RECEIVED \* Date 1-4-05 BV This survey consists of: \_\_\_\_sheet(s) Map

JACKSON COUNTY

SURVEYOR