

PARTITION PLAT NO. P-03-2005

APPROVALS:

JACKSON COUNTY PLANNING DEPARTMENT:

[Signature]
Planner
29 Dec 2004
Date
Examined and approved this 3rd day of January, 2005.
[Signature]
County Surveyor

(FILE NO. SUB 2003-00065)
Located In:
LOT 1, BLOCK 16, AGATE SUBDIVISION EXTENSION NO.3
IN THE N.E. 1/4 OF SECTION 21, T.36S, R.1W, W.M.
JACKSON COUNTY, OREGON

FOR:

DAVE G. BERNHARDT
65 CASCADE COURT
WHITE CITY, OREGON 97503

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 10572

All taxes, fees, assessments or other charges as required
by O.R.S. 92.095 have been paid. As of JANUARY 6TH 2005

[Signature]
Assessor
11/6/05
Date
[Signature]
James Clark, Deputy
Tax Collector
1/6/05
Date

NOTE:
CENTERLINE 5 FOOT WIDE EASEMENT FOR
SANITARY SEWER PURPOSES LYING 2 1/2
FEET ON EACH SIDE OF SAID CENTERLINE.
PER INSTRUMENTS NO. 73-01947 AND NO.
90-12236 OF THE DEED RECORDS OF
JACKSON COUNTY, OREGON.

SURVEYOR'S CERTIFICATE:

I, DARRELL L. HUCK, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY
CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION
AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS. THE FOLLOWING IS AN ACCURATE
DESCRIPTION OF THE PARENT TRACT:

The NORTH 142.0 feet of the WEST 200.0 feet of Lot 1 in Block 16 of AGATE SUBDIVISION,
EXTENSION NO. 3, according to the Official Plat thereof, now of record in Jackson County,
Oregon.

[Signature]
Surveyor

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.280 OREGON REVISED STATUTES

PURPOSE: TO PREPARE FINAL PLAT OF A 2-LOT PARTITION PER JACKSON COUNTY PLANNING
FILE NO. SUB-2003-00065 AND PER THE CLIENT'S REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTATION AND INFORMATION PER FILED SURVEYS NO. 5930, 11614,
16952, 17404, 17805 AND PLAT OF AGATE SUBDIVISION EXTENSION NO. 3, FOR CONTROL,
I ESTABLISH PROPER MONUMENTS AS SHOWN HEREON. INSTRUMENT NO. 76-05499 OF THE
DEED RECORDS OF JACKSON COUNTY WAS USED TO DETERMINE CLIENTS PROPERTY. AN
ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

HOFFBUHR & ASSOCIATES, INC.

880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON
SCALE: 1" = 50' (541) 779-4641 DATE: NOVEMBER 15, 2004
BASIS OF BEARING: FILED SURVEY NO. 16952 (WESTERLY
RIGHT-OF-WAY LINE OF ATLANTIC AVENUE)

- S/N = FILED SURVEY NUMBER
- = SET 5/8"X24" REBAR WITH YELLOW PLASTIC CAP
STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊘ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED
"KAISER RLS 803" PER S/N 16592

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT DAVE G. BERNHARDT IS THE OWNER IN FEE SIMPLE OF THE REAL PROPERTY REPRESENTED
ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED
INTO PARCELS AS SHOWN HEREON, AND DOES HEREBY CREATE THE 10 FOOT WATER LINE EASEMENT AND THE 10 FOOT PRIVATE SANITARY
SEWER EASEMENT ACROSS PARCEL NO. 1, FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF PARCEL NO. 2

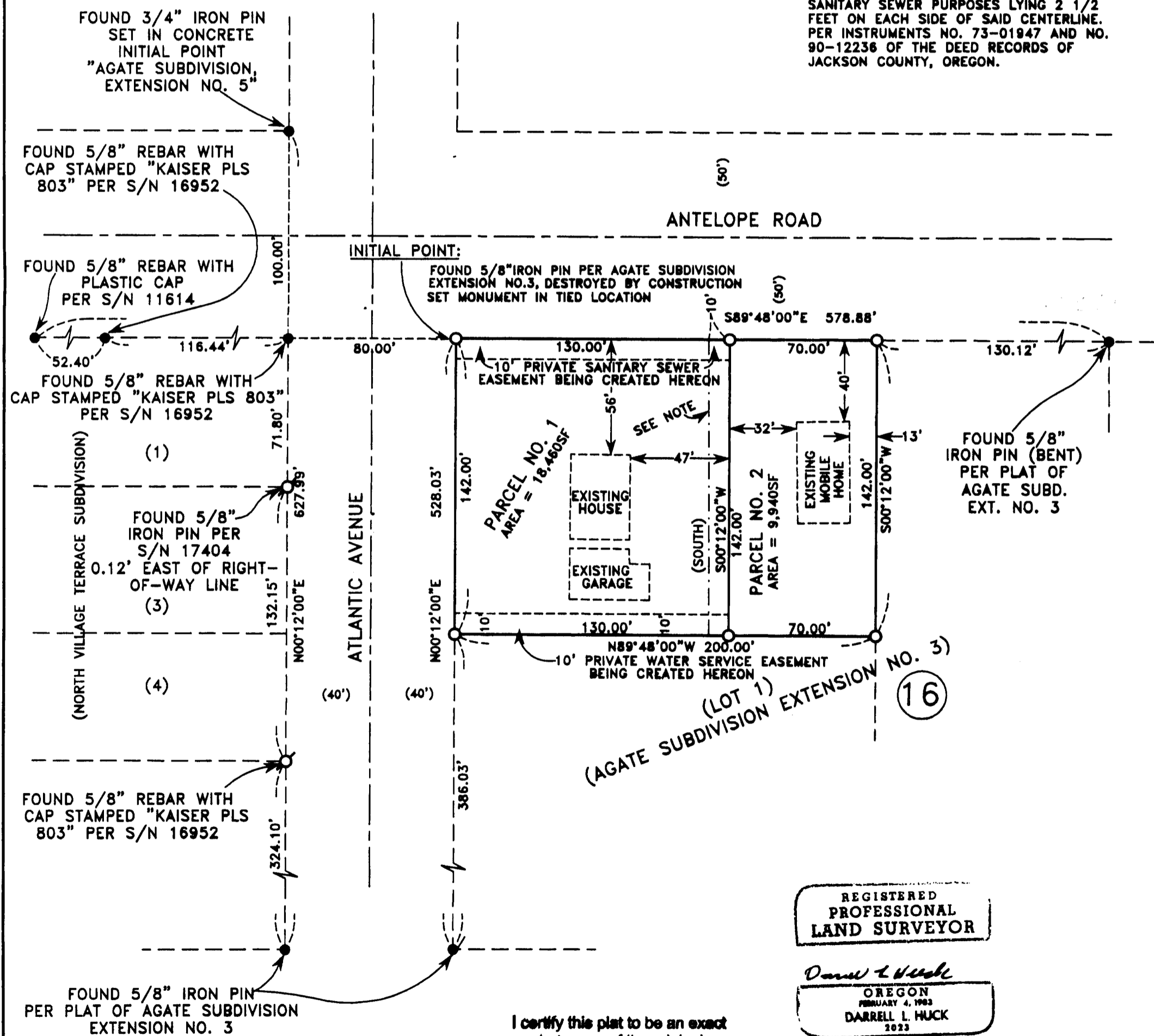
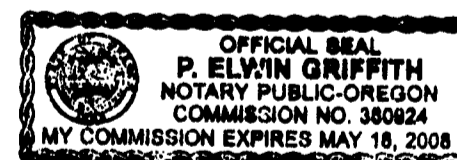
IN WITNESS WHEREOF, SIGNED THIS 22 DAY OF December, 2004.

[Signature]
DAVE G. BERNHARDT

STATE OF OREGON
COUNTY OF JACKSON

PERSONALLY APPEARED THE ABOVE NAMED DAVE G BERNHARDT AND ACKNOWLEDGED THE FOREGOING INSTRUMENT
TO BE HIS VOLUNTARY ACT AND DEED BEFORE ME THIS 22 DAY OF December, 2004.

[Signature]
NOTARY



REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
FEBRUARY 4, 1993
DARRELL L. HUCK
2023

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

RENEWS 6/30/05

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 6 DAY OF JANUARY, 2005, AT 8:33 O'CLOCK, A.M. AND RECORDED AS PARTITION PLAT
NO. P-03-2005 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON (INDEX VOLUME 16 PAGE 03).

[Signature]
COUNTY CLERK
[Signature]
DEPUTY