

PARTITION PLAT No. P-36-2005

SURVEY FOR:

HOWARD AND CYNTHIA TOMPKINS  
P.O. BOX 1718  
JACKSONVILLE, OREGON 97530  
DATE: APRIL 25, 2005

of  
A PORTION OF LOTS 12 & 13, VALLEY VIEW ADDITION TO THE TOWN OF JACKSONVILLE  
located in the  
SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN, CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

SURVEY BY:



KERRY K. BRADSHAW L.S. 2271  
P.O. BOX 3064  
CENTRAL POINT, OREGON 97502  
(541)664-7510 CELL: 944-6692

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT HOWARD J. TOMPKINS AND CYNTHIA F. TOMPKINS ARE THE OWNERS, AS TENANTS BY THE ENTIRETY, 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 HEREON, AND DO HEREBY DEDICATE THE 10-FOOT WIDE PUBLIC UTILITY EASEMENT, AS SHOWN HEREON, AND DO HEREBY CREATE THE 10-FOOT WIDE DRAINAGE EASEMENT ACROSS PARCELS 1 AND 2 WITH THAT PORTION OF SAID DRAINAGE EASEMENT CROSSING PARCEL 1 BEING FOR THE BENEFIT OF PARCEL 2, AS SHOWN HEREON.

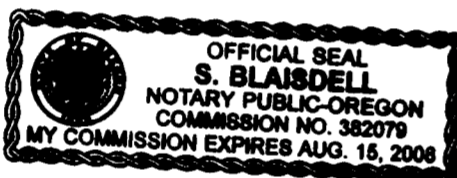
Howard J. Tompkins  
HOWARD J. TOMPKINS

Cynthia F. Tompkins  
CYNTHIA F. TOMPKINS

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5 DAY OF May, 2005, BY HOWARD J. TOMPKINS AND ACKNOWLEDGED THIS TO BE HIS VOLUNTARY ACT AND DEED.

S. Blaisdell  
NOTARY PUBLIC



STATE OF OREGON )  
COUNTY OF JACKSON ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5 DAY OF May, 2005, BY CYNTHIA F. TOMPKINS AND ACKNOWLEDGED THIS TO BE HER VOLUNTARY ACT AND DEED.

S. Blaisdell  
NOTARY PUBLIC



APPROVALS

[Signature]  
CITY OF JACKSONVILLE PLANNING DEPARTMENT  
DATE June 7, 2005

EXAMINED AND APPROVED THIS 5<sup>th</sup> DAY OF May, 2005.

[Signature]  
JACKSON COUNTY SURVEYOR

TAX STATEMENT

ALL FEES, TAXES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF June 8<sup>th</sup>, 2005.

[Signature] Deputy  
TAX COLLECTOR DATE 6/8/05

[Signature] Deputy  
ASSESSOR DATE 6/8/05

SURVEYOR'S CERTIFICATE

I, KERRY K. BRADSHAW, A DULY REGISTERED SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT AS SET FORTH HEREON.

COMMENCING AT THE BRASS CAP MONUMENTING THE NORTHWEST CORNER OF DONATION LAND CLAIM No. 37 IN TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE SOUTH 89°51'40" EAST, ALONG THE NORTH LINE OF SAID DONATION LAND CLAIM, 441.27 FEET TO THE POINT OF BEGINNING FROM WHICH A 5/8 INCH IRON PIN BEARS SOUTH 36°57'50" EAST 0.15 FEET; THENCE CONTINUING SOUTH 89°51'40" EAST, ALONG SAID NORTH LINE, 232.67 FEET TO A POINT FROM WHICH A 5/8 INCH IRON PIN BEARS SOUTH 02°41'13" EAST 0.24 FEET; THENCE, LEAVING SAID NORTH LINE, SOUTH 20°30'00" WEST 234.69 FEET; THENCE NORTH 64°51'10" WEST 229.87 FEET (RECORD 229.86 FEET) TO THE EASTERLY RIGHT-OF-WAY OF GROVE STREET; THENCE NORTH 25°08'50" EAST, ALONG SAID RIGHT-OF-WAY, 135.56 FEET (RECORD 135.57 FEET) TO THE POINT OF BEGINNING.

Kerry K. Bradshaw  
KERRY K. BRADSHAW, PLS 2271

RECORDING STATEMENT

FILED FOR RECORD THIS 08<sup>th</sup> DAY OF JUNE, 2005 AT 2:19 O'CLOCK P M. AND RECORDED AS

PARTITION PLAT No. P-36-2005 OF THE "RECORDS OF PARTITION PLATS" IN JACKSON COUNTY, OREGON.

INDEX VOLUME 16, PAGE 36  
Kathleen S. Beckwith - CLERK CHERYL AVGERIS - Deputy  
FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY No. 18770

NARRATIVE

PURPOSE:

TO PARTITION THE PARCEL OF LAND DESCRIBED IN INSTRUMENT No. 2004-044882 AS DIRECTED BY THE CLIENT AND AS APPROVED BY THE CITY OF JACKSONVILLE PLANNING DEPARTMENT.

PROCEDURE:

A WILD T-1000 TOTAL STATION WAS USED TO ESTABLISH SURVEY CONTROL IN THE SUBJECT AREA. THE NORTHWEST AND NORTHEAST CORNERS OF DONATION LAND CLAIM No. 37, AS WELL AS FOUND MONUMENTS FROM FILED SURVEY No. 2217, WERE TIED IN SAID CONTROL SURVEY. SURVEYOR MCGINTY STATES ON FS 4580, "THE INTENT OF FS 2217 WAS TO RE-SURVEY TRACTS NEAR THE ORIGINAL LOT LINES AND SELL TRACTS, ACCORDING TO RE-SURVEY". ESSENTIALLY, FILED SURVEY No. 2217 ACTS AS A RE-PLAT OF THAT PORTION OF VALLEY VIEW ADDITION TO THE TOWN OF JACKSONVILLE BOUNDED BY VOLUME 525, PAGE 261 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON, WHICH INCLUDES THE ADJOINERS TO THE SUBJECT PARCEL. AS WELL, POSSESSION LINES ARE CONSISTENT WITH THE CONFIGURATION PER FILED SURVEY No. 2217. THE NORTH LINE OF DONATION LAND CLAIM No. 37 WAS HELD AS THE MAIN CONTROL LINE. FOUND CORNER MONUMENTS MEASURED NO MORE THAN A FEW TENTHS OF A FOOT FROM SAID SURVEY RECORD. EVIDENCE INDICATED SOME MONUMENTS WERE DISTURBED BY FENCE BUILDING AND OTHER RESIDENTIAL ACTIVITY. THE DECISION WAS MADE TO HOLD THE RECORD CALCULATED POSITIONS FOR THE LOT CORNERS, RATHER THAN DEVELOP A COMPLICATED NETWORK OF PRORATED LOT BOUNDARIES. REFERENCE CALLS WERE CALCULATED FOR THE FOUND OUT-OF-POSITION MONUMENTS AND NOTED AS SHOWN HEREON.

Kerry K. Bradshaw  
I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.



Kerry K. Bradshaw  
OREGON  
JULY 16, 1987  
KERRY K. BRADSHAW  
2271

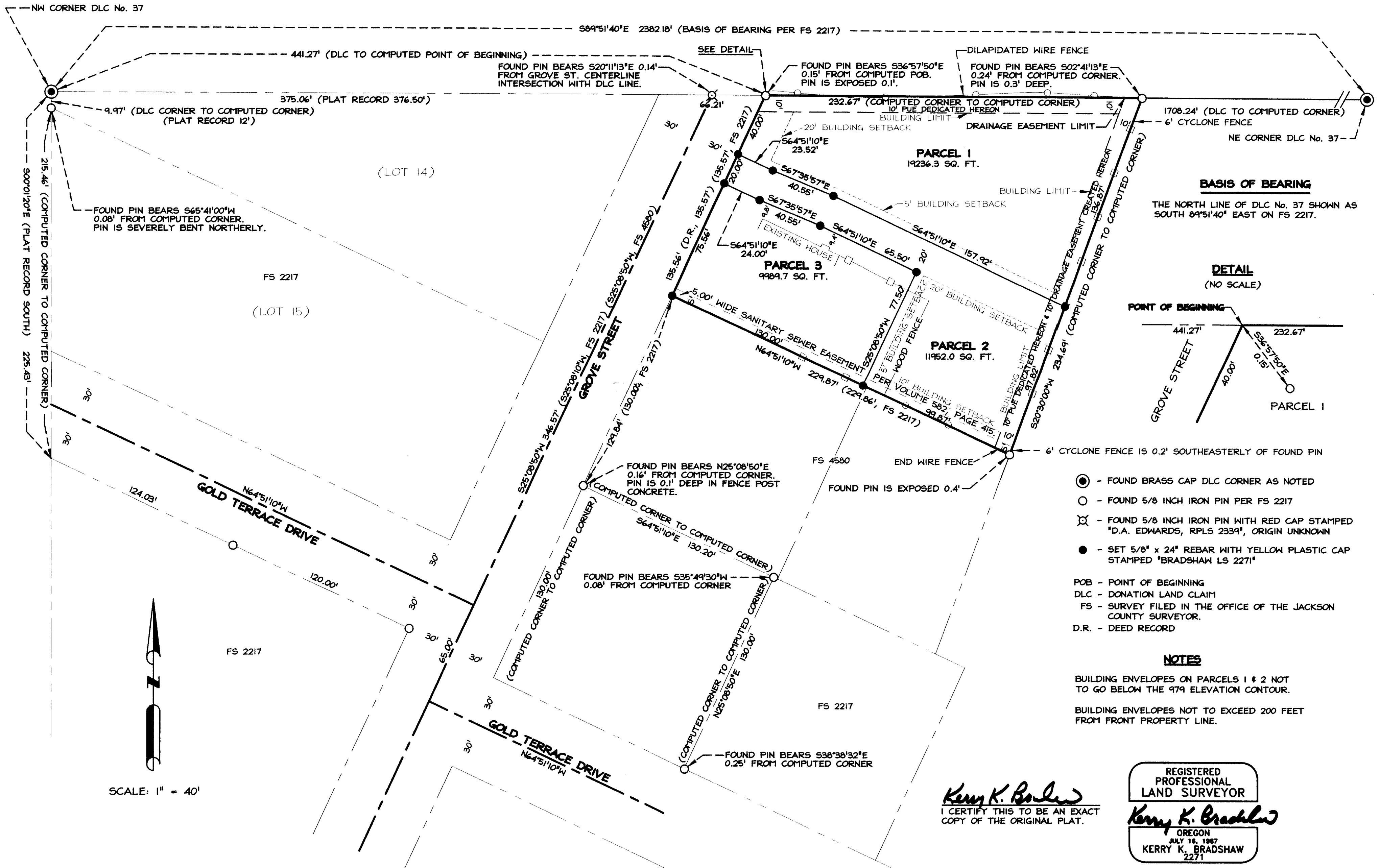
EXP. 12-31-05

PARTITION PLAT No. P-36-2005

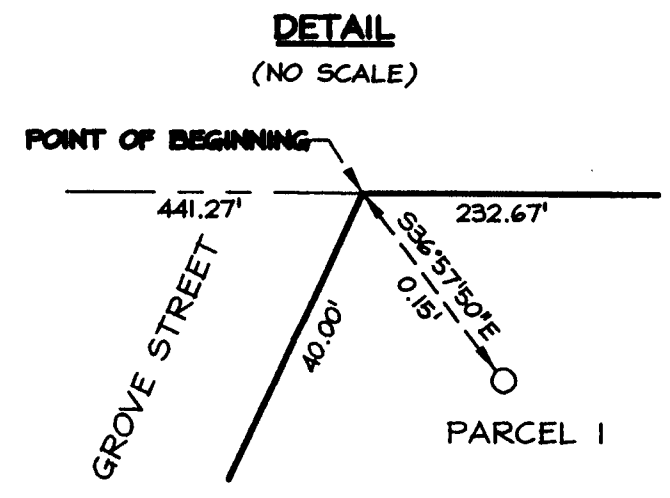
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WILLAMETTE MERIDIAN, CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

SURVEY BY:  
**TIMBERLINE, INC.**  
LAND SURVEYING  
KERRY K. BRADSHAW L.S. 2271  
P.O. BOX 3064  
CENTRAL POINT, OREGON 97502  
(541)664-7510 CELL: 944-6692

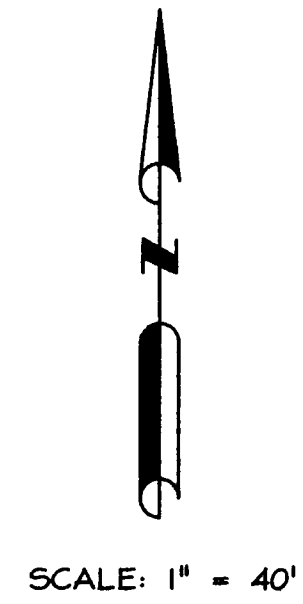


**BASIS OF BEARING**  
THE NORTH LINE OF DLC No. 37 SHOWN AS  
SOUTH 89°51'40" EAST ON FS 2217.



- - FOUND BRASS CAP DLC CORNER AS NOTED
  - - FOUND 5/8 INCH IRON PIN PER FS 2217
  - ⊗ - FOUND 5/8 INCH IRON PIN WITH RED CAP STAMPED "D.A. EDWARDS, RPLS 2339", ORIGIN UNKNOWN
  - - SET 5/8" x 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW LS 2271"
- POB - POINT OF BEGINNING  
DLC - DONATION LAND CLAIM  
FS - SURVEY FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.  
D.R. - DEED RECORD

**NOTES**  
BUILDING ENVELOPES ON PARCELS 1 & 2 NOT TO GO BELOW THE 979 ELEVATION CONTOUR.  
BUILDING ENVELOPES NOT TO EXCEED 200 FEET FROM FRONT PROPERTY LINE.



*Kerry K. Bradshaw*  
I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Kerry K. Bradshaw*  
OREGON  
JULY 16, 1987  
KERRY K. BRADSHAW  
2271  
EXP. 12-31-05