

# PARTITION PLAT NO. P-73-2005

A Re-Plat of Parcel 2 of Partition Plat No. P-71-2001, being located Southeast One-quarter of the Southwest One-quarter of Section 36, Township 36 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon.

## SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

### DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that DAHL HOUSE HOLDINGS, LLC, an Oregon limited liability company, and DARRELL J. FLORA JR. hereinafter referred to as Declarants, are the fee title owners of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, have caused this tract of land to be surveyed and platted into parcels, being a replat of Parcel 2 as recorded December 3, 2001, as Partition Plat No. P-71-2001 of the Records of Jackson County, Oregon, and the number of each parcel, creation of easement(s), and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the land division, and that this replat shall not extinguish any existing easements, but shall allow for private drainage, water and sewer lateral lines, their appurtenances and facilities to be within the existing Public Utility Easement. Declarant hereby dedicates to the public a 20-foot wide Public Utility Easement depicted hereon. Declarant hereby creates that Access Easement (for the use and benefit of Parcels 1, 2 and 3, allowing for ingress and egress for vehicular and pedestrian access, maintenance and repairs, and shall allow for private drainage, water, sewer, electric, telephone, cable television and other communication lines, their appurtenances and facilities, and the ability to access to install, maintain and repair the same), and hereby creates that Private Storm Drain Easement for the use and benefit of Parcels 1 and 3, over, through and across Parcel 2, and the right of ingress and egress to install, maintain or repair drainage lines, their appurtenances and facilities thereof.

IN WITNESS WHEREOF, I set my hand and seal this 28 day of

September, 2005.

Jeff Dahl  
Jeff Dahl  
DAHL HOUSE HOLDINGS, LLC

Darrell J. Flora Jr.  
Darrell J. Flora Jr.

### PREPARED FOR:

**Dahl House Holdings, LLC**  
2107 Woodlawn Drive  
Medford, OR 97504

### SURVEYOR'S CERTIFICATE

I, Cael E. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law, the tract of land shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

All that real property situated in the Southeast One-quarter of the Southwest One-quarter of Section 36, Township 36 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon, being more particularly described as follows:

Parcel 2 of a plat recorded December 3, 2001, as Partition Plat No. P-71-2001, of the Records of Jackson County, Oregon (also filed as Survey Number 17136 in the Office of the Jackson County Surveyor).

Cael E. Neathamer  
Surveyor

### RELEASE

**PROPERTIES**  
Hewitt Investment Property LLC, Jeffery Hewitt and Renee Hewitt, as holders of beneficiary interest under that certain Trust Deed dated and recorded as Instrument Number 05-017270 of the Official Records of Jackson County, Oregon, do hereby release from lien of said Trust Deed all property shown hereon as dedicated to public use.

Signed this 28<sup>th</sup> day of September, 2005.

Jerre Hewitt  
Jerre Hewitt, Member  
HEWITT INVESTMENT  
PROPERTY LLC  
**PROPERTIES**

Jeffery Hewitt  
Jeffery Hewitt  
Renee Hewitt  
Renee Hewitt

STATE OF OREGON }  
County of Jackson } SS

Personally appeared the above named Jeffery and Renee Hewitt, known to me to be husband and wife, hereby acknowledged the foregoing instrument, to be their voluntary act and deed.

WITNESS my hand and seal this 28 day of September, 2005.

Before me:  
Mark Neathamer  
Mark Neathamer NOTARY PUBLIC-OREGON  
COMMISSION NO.: 374275  
MY COMMISSION EXPIRES: Oct. 30<sup>th</sup> 2007

I hereby certify that this is an exact copy of the original.

Cael E. Neathamer  
Surveyor

STATE OF OREGON }  
County of Jackson } SS

**PROPERTIES**  
Personally appeared the above named Jerre Hewitt known to be a member of HEWITT INVESTMENT PROPERTY LLC, and hereby acknowledges the foregoing instrument pursuant to the authorization by the members of said company, to be their voluntary act and deed.

WITNESS my hand and seal this 28 day of September, 2005.

Before me:  
Mark Neathamer  
Mark Neathamer NOTARY PUBLIC-OREGON  
COMMISSION NO.: 374275  
MY COMMISSION EXPIRES: Oct. 30<sup>th</sup> 2007

**Purpose:** Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and as approved by the City of Central Point Planning Commission.

**Procedure:** Utilizing a Nikon DTM-520 and a Ranger 200R data collector with TDS software, all found monuments were tied in a closed traverse or via redundant ties. Record data utilized: Document Number 2005-017269 of the Official Records of Jackson County, Oregon; Surveys numbered 15762, 15891 and 17136, all on file in the office of the Jackson County Surveyor.

Established basis of bearing by tying into previous control performed by this company on Survey Number 15762, also establishing the centerline of Hamrick Road and West Vilas Road.

Utilizing Surveys Numbered 15891 and 17136, and the found monuments thereof, established the centerline and right of way of Naples Drive.

Utilizing the found monuments of the surveys listed herein, and said Document Number 2005-017269, established the exterior boundaries of the subject tract.

Interior Parcel lines were computed and monumented as depicted hereon.

### APPROVALS

I certify that, pursuant to the authority granted in the City of Central Point Municipal Code, Chapter 16.12, this plat is hereby approved. (Plat Fee 05034)

Planning Director 10-6-05  
Date

Public Works Director 10-4-05  
Date

Examined and approved this 28<sup>th</sup> day of September, 2005.

Jackson County Surveyor 18921  
County Surveyor File No.

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of October 11<sup>th</sup>, 2005.

Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 11<sup>th</sup> day of October, 2005.

Assessor Deputy

### RECORDING

FILED FOR RECORD THIS THE 11<sup>th</sup> DAY OF October, 2005 AT 11:04 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P-73-2005 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 16, PAGE 73.

County Clerk Deputy

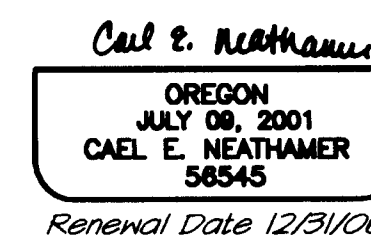
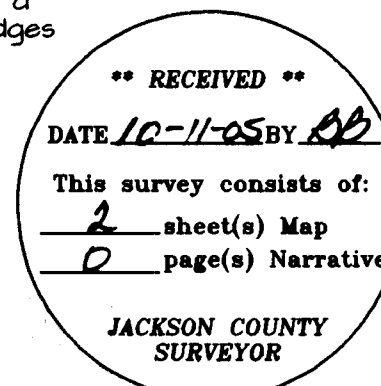
### NOTES:

This Partition Plat is subject to the following matters of record:

Regulations, including levies, liens, assessments, rights of way and easements of the Rogue Valley Sewer Services.

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Rogue River Valley Irrigation District.

Rights of the public in and to any portion lying within the limits of public roadways, if any, and/or rights of private parties over any portion lying within existing roadways or driveways not disclosed by the public records.



PREPARED BY: Neathamer Surveying, Inc.  
3126 State St., Suite 200  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

PROJECT NUMBER: 05010 DATE: September 28, 2005  
Sheet 1 of 2

# PARTITION PLAT NO. P-73-2005

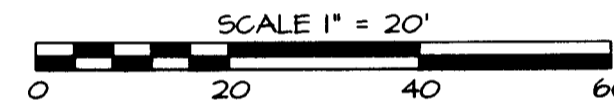
A Re-Plat of Parcel 2 of Partition Plat No. P-71-2001, being located Southeast One-quarter of the Southwest One-quarter of Section 36, Township 36 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon.

## PREPARED FOR:

**Dahl House Holdings, LLC**  
 2107 Woodlawn Drive  
 Medford, OR 97504

### LEGEND:

- Indicates a set 5/8 inch diameter iron pin, 24 inches long, with an orange plastic cap marked "C NEATHAMER LS 56545."
- ⊗ Indicates a set 5/8 inch diameter iron pin, 30 inches long, with an orange plastic cap marked "C NEATHAMER LS 56545."
- ⊕ Indicates a found 2-1/2-inch brass cap with a center punch marked "PLS 2189" per SN 15891.
- Indicates a found monument per SN 17136, or as noted hereon.
- Indicates a computed position.
- ( ) Indicates record information as per SN 17136.
- [ ] Indicates record information as per SN 15891.
- { } Indicates record information as per SN 15762.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- PSDE Indicates a Private Storm Drain Easement, being created hereon.
- 10' PUE Indicates an existing 10' wide Public Utility Easement as dedicated on SN 17136.
- 20' PUE Indicates a 20' wide Public Utility Easement being dedicated hereon, refer to declaration.
- Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- FNC 2.9' Indicates the distance and which side from the boundary line that the centerline of fence line is.
- Indicates the centerline of an existing fence.



I hereby certify that this is an exact copy of the original.

Carl E. Neathamer  
 Surveyor

### BASIS OF BEARINGS:

Survey Number 15762 as filed in the office of the Jackson County Surveyor. Basis applied as depicted hereon.

PREPARED BY: **Neathamer Surveying, Inc.**  
 3126 State St., Suite 200  
 Medford, Oregon 97501  
 Phone (541) 732-2869  
 FAX (541) 732-1382

PROJECT NUMBER: 05010 DATE: September 28, 2005  
 Sheet 2 of 2

### CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	30.00'	75°04'08"	34.31'	N37°23'04"E	36.55'
C2	30.00'	75°02'08"	34.24'	N37°22'23"E	36.54'
C3	623.00'	05°54'28"	65.14'	N71°55'24"E	65.11'
C4	623.00'	06°00'22"	65.31'	N71°35'16"E	65.28'
C5	39.50'	26°24'30"	18.26'	N76°54'36"E	18.10'
C6	60.50'	26°24'30"	27.47'	N76°54'36"E	27.72'
C7	60.50'	26°24'30"	27.47'	N76°54'36"E	27.72'
C8	39.50'	26°24'30"	18.26'	N76°54'36"E	18.10'

RECEIVED  
 DATE 10-11-05 BY 66  
 This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR  
 Renewal Date 12/31/06

REGISTERED PROFESSIONAL LAND SURVEYOR  
Carl E. Neathamer  
 OREGON  
 JULY 08, 2001  
 CAEL E. NEATHAMER  
 58545  
 Renewal Date 12/31/06

