

PARTITION PLAT NO. P-85-2005

LOCATED IN  
THE NORTHEAST QUARTER OF SECTION 10  
TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN  
CITY OF CENTRAL POINT  
JACKSON COUNTY, OREGON

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT PAUL WILLIAMS IS THE OWNER IN FEE SIMPLE OF THAT CERTAIN REAL PROPERTY AS SET FORTH IN THE SURVEYOR'S CERTIFICATE AS SHOWN HEREON. PAUL WILLIAMS HAS CAUSED THIS REAL PROPERTY TO BE SURVEYED AND PARTITIONED AND HEREBY CREATES AND ESTABLISHES PARCEL 1 (ONE), PARCEL 2 (TWO) AND PARCEL 3 (THREE) AS SHOWN HEREON. THE SIZES OF THE PARCELS AS WELL AS THE COURSES AND LENGTHS OF ALL BOUNDARY LINES ARE PLAINLY SET FORTH AND THIS IS A CORRECT REPRESENTATION OF THE PARTITION AND SURVEY. PAUL WILLIAMS DEDICATES HEREON A 8 FOOT WIDE STRIP FOR PUBLIC STREET RIGHT-OF-WAY AND A 10 FOOT WIDE STRIP FOR PUBLIC UTILITIES AS SHOWN HEREON. IN ADDITION PAUL WILLIAMS CREATES AND ESTABLISHES A 21 FOOT WIDE PRIVATE INGRESS & EGRESS EASEMENT FOR THE BENEFIT OF PARCEL 1, PARCEL 2 AND PARCEL 3 AND PUBLIC UTILITIES EASEMENT AS SHOWN HEREON. MAINTENANCE OF SAID PRIVATE INGRESS & EGRESS EASEMENT SHALL BE THE MUTUAL RESPONSIBILITY OF THE OWNERS OF PARCEL 1, PARCEL 2 AND PARCEL 3.

*Paul O Williams*  
PAUL WILLIAMS

FOR  
PAUL WILLIAMS  
1985 TAYLOR ROAD  
CENTRAL POINT, OREGON 97502

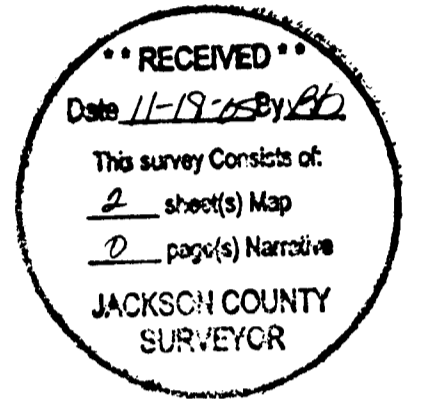
AUGUST 4, 2005

SURVEY BY:



TIMBERLINE  
LAND SURVEYING  
INCORPORATED

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



SURVEYOR'S CERTIFICATE

I, KERRY K. BRADSHAW, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP 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 OF LAND AS SET FORTH HEREON:

COMMENCING AT THE NORTHWEST CORNER OF DONATION LAND CLAIM NUMBER 53, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE ALONG THE NORTH LINE OF SAID D.L.C. NO. 53, NORTH 89°49'15" EAST, 1591.16 FEET, THENCE LEAVING SAID LINE, SOUTH 10°13'45" EAST, 30.47 FEET TO THE NORTHEAST CORNER OF LOT 1 OF THE FLAGSTONE SUBDIVISION RECORDED IN VOLUME 13 OF PLATS AT PAGE 37 OF RECORDS OF JACKSON COUNTY, OREGON, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF TAYLOR ROAD, THENCE ALONG SAID LINE, NORTH 89°49'15" EAST, 5.00 FEET TO THE INITIAL POINT OF BEGINNING, THENCE ALONG SAID LINE, SOUTH 89°49'15" WEST, 5.00 FEET TO SAID NORTHEAST CORNER OF LOT 1, THENCE ALONG THE EASTERLY LINE OF SAID LOT 1 SOUTH 10°13'45" EAST, 191.23 FEET; THENCE SOUTH 70°04'00" EAST, 106.99 FEET; THENCE NORTH 0°14'15" EAST, 225.09 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF TAYLOR ROAD; THENCE ALONG SAID LINE, SOUTH 89°49'15" WEST, 130.48 FEET TO THE INITIAL POINT OF BEGINNING.

APPROVALS

*[Signature]*  
CENTRAL POINT PLANNING  
DEPARTMENT  
*[Signature]*  
CENTRAL POINT PUBLIC WORKS DEPARTMENT

11-15-05  
DATE

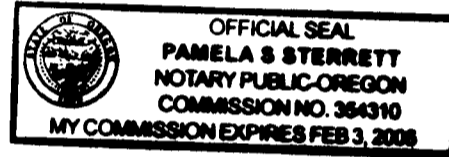
11-8-05  
DATE

EXAMINED THIS 4<sup>th</sup> DAY OF AUGUST, 2005.

*[Signature]*  
JACKSON COUNTY SURVEYOR

ACKNOWLEDGEMENT

STATE OF OREGON }  
COUNTY OF JACKSON } ss.



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4<sup>th</sup> DAY OF August, 2005 BY PAUL WILLIAMS KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

*[Signature]*  
NOTARY PUBLIC

CONSENT TO PLAT

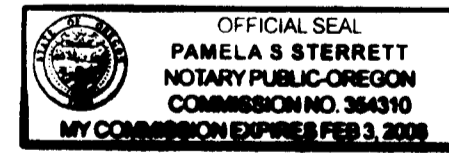
KNOW ALL MEN BY THESE PRESENTS, THAT PREMIER WEST BANK, BENEFICIARY OF THAT CERTAIN TRUST DEED RECORDED SEPTEMBER 1, 2004, AS INSTRUMENT NUMBER 2004-051483, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON DOES HEREBY RELEASE FROM THE LIEN OF SAID TRUST DEED THAT PORTION BEING DEDICATED TO THE PUBLIC AS SHOWN ON THE

FINAL PLAT OF PARTITION PLAT NO. P-85-2005.

*[Signature]*  
PREMIER WEST BANK

ACKNOWLEDGEMENT

STATE OF OREGON }  
COUNTY OF JACKSON } ss.

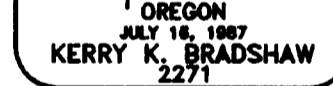


THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4<sup>th</sup> DAY OF August, 2005 BY Kathy Trautman KNOWN TO ME AS THE PERSON(S) WHO EXECUTED THE WITHIN INSTRUMENT AS HIS/HER/THEIR VOLUNTARY ACT AND DEED.

*[Signature]*  
NOTARY PUBLIC



*[Signature]*  
KERRY K. BRADSHAW



EXP. 12-31-08

NARRATIVE

USING A WILD T-1000 TOTAL STATION CONTROL WAS ESTABLISHED THROUGH THE SUBJECT AREA. THE N.W. CORNER OF D.L.C. NO. 53 AND THE BRASS DISK NORTH QUARTER CORNER OF SECTION 3 WERE TIED, THUS ESTABLISHING THE NORTH LINE OF SAID DONATION LAND CLAIM. DEED RECORD STATES A COMMENCING DIRECTION AND DISTANCE ALONG THE SAID NORTH LINE AND THIS WAS HELD AND THE SUBSEQUENT DEED RECORD CALL WAS USED FOR THE WEST BOUNDARY. FLAGSTONE SUBDIVISION BOUNDS THE SUBJECT TRACT ON THE WEST AND SOUTH. DEED RECORD MATCHES SAID SUBDIVISION ON THE WEST BUT DIFFERS ON THE SOUTH LINE. THE SOUTH LINE CALL IS "TO AND ALONG" THE CENTERLINE OF GRIFFIN CREEK. THAT CENTERLINE HAD BEEN PHYSICALLY TIED DOWN BY THE FLAGSTONE SUBDIVISION AND WAS HELD AS BEST EVIDENCE AVAILABLE. DEED RECORD (141.01') WAS HELD ALONG THE NORTH BOUNDARY (BEING THE D.L.C. LINE) AND DEED RECORD DIRECTION WAS USED FROM THE NORTHEAST CALCULATED POSITION TO INTERSECT THE EASTERLY PROGRESSION OF THE SOUTH LINE. SAID CORNER POSITIONS WERE MONUMENTED USING WITNESS MONUMENTS WHERE NEEDED.

TAX STATEMENT

ALL TAXES, FEES, ASSESSMENTS OR ANY OTHER CHARGES AS REQUIRED BY OREGON REVISED STATUTE 92.095 HAVE BEEN PAID AS OF THE 15<sup>th</sup> DAY OF November, 2005.

*[Signature]* ASSESSOR  
*[Signature]* TAX COLLECTOR

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS THE 18<sup>th</sup> DAY OF November, 2005 AT 1:12 O'CLOCK P.M. AND RECORDED AS

PARTITION PLAT NO. P-85-2005 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON

INDEX VOLUME 16 PAGE 85

*[Signature]* COUNTY CLERK  
*[Signature]* DEPUTY

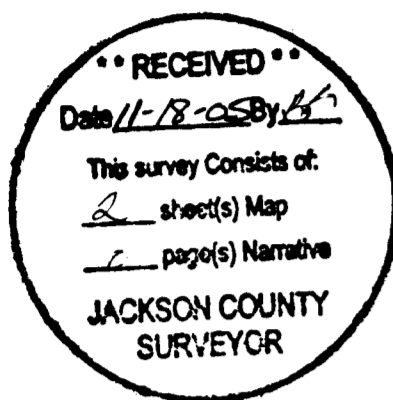
COUNTY SURVEYOR FILE NO. 18972

I HEREBY CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

*[Signature]*  
KERRY K. BRADSHAW  
L.S. 2271

PARTITION PLAT NO. P-85-2005

LOCATED IN  
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 TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
 WILLAMETTE MERIDIAN  
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 JACKSON COUNTY, OREGON



FOR  
 PAUL WILLIAMS  
 1985 TAYLOR ROAD  
 CENTRAL POINT, OREGON 97502  
 AUGUST 4, 2005

SURVEY BY:  

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18972

FOUND  
 BRASS CAP  
 N.W. CORNER  
 D.L.C. NO. 53

FOUND  
 3" BRASS CAP  
 NORTH 1/4 CORNER  
 SECTION 3  
 (LETTERING ILLEGIBLE)

NORTH LINE OF D.L.C. NO. 53  
 (BASIS OF BEARINGS)  
 N 89°49'15" E 1732.17'

TAYLOR ROAD

BASIS OF BEARINGS

THE NORTH LINE OF DONATION LAND CLAIM NUMBER 53 SHOWN AS N 89°49'15" E ON THE FLAGSTONE SUBDIVISION IS THE BASIS OF BEARING FOR THIS SURVEY.

LEGEND

- ◆ FOUND MONUMENT AS NOTED.
- SET 5/8"x30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW LS 2271".
- (...) DEED RECORD

ENCUMBRANCE NOTE

THE FOLLOWING APPARENT ENCUMBRANCE, WHICH INCLUDES "BLANKET ENCUMBRANCE" AS DEFINED BY ORS 92.305(1), AND ALSO EASEMENT, RESTRICTIVE COVENANT AND RIGHTS OF WAY IS SHOWN ON SUBDIVISION GUARANTEE NO. 7169-540284 PREPARED FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON DATED MARCH 9, 2005 AND IS NOT LOCATED SPECIFICALLY.

- RESTRICTIVE COVENANT - DOCUMENT NUMBER 89-11490, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

FLAGSTONE SUBDIVISION  
 GRIFFIN

INITIAL POINT OF BEGINNING AND 5' WITNESS MONUMENT

10' WITNESS MONUMENT

TOP OF BANK  
 N 10°13'45" W 191.23'  
 (S 10°18' E 221.70')

PRIVATE INGRESS & EGRESS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 AND PUBLIC UTILITIES EASEMENT

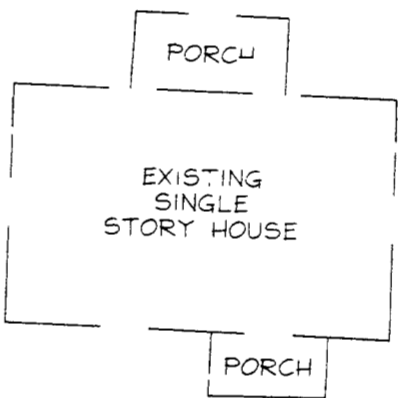
141.01' HELD RECORD DISTANCE

N 89°49'15" E 135.48'

8' PUBLIC STREET RIGHT-OF-WAY DEDICATED HEREON  
 N 89°49'15" E 134.00'

10' PUBLIC UTILITIES EASEMENT DEDICATED HEREON

PARCEL 1  
 9357± SQ. FT.  
 0.215± ACRE



N 89°49'15" E 120.43'

PARCEL 2  
 6000± SQ. FT.  
 0.138± ACRE

2' WIDE WATER LINE EASEMENT

N 89°49'15" E 110.86'

PARCEL 3  
 7657± SQ. FT.  
 0.176± ACRE

TOP OF BANK

(S 73°02' E 105.28')  
 N 70°04'00" W 106.99'

89°35' HELD RECORD ANGLE

N 00°14'15" E 130.00'

1078± SQ. FT.  
 0.025± ACRE

FENCE 0.7' OFF PROPERTY LINE

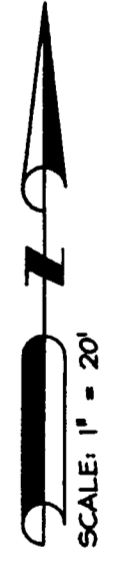
N 00°14'15" E 225.09'  
 (N 00°10' E 249.22')

89.86'

75.65'

FENCE ON PROPERTY LINE

16' WITNESS MONUMENT



REGISTERED PROFESSIONAL LAND SURVEYOR

*Kerry K. Bradshaw*  
 OREGON  
 JULY 18, 1987  
 KERRY K. BRADSHAW  
 2271

EXP. 12-31-05

I HEREBY CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

*Kerry K. Bradshaw*  
 KERRY K. BRADSHAW  
 L.S. 2271

18972