

PARTITION PLAT NO. P-5-2006

PREPARED FOR:

Roxanne J. Adams
PO Box 3654
Central Point,
Oregon 97502

A Pad Lot Development, being a Re-Plat of portions of Lots 3 and 4 in Block 54 of the Plat of Central Point, a plat now of record, being located in the Northwest One-quarter of the Southwest One-quarter of Section 2, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that we ROXANNE J. ADAMS, and WINTER HENDRIX, not as tenants in common, but with rights of survivorship, 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, and have caused this tract of land to be surveyed and platted into parcels, as shown hereon, and the number of each parcel and the course and length of all lines are plainly set forth hereon and this plat is a correct representation of this partition. Declarants here dedicate to the City of Central Point for public use a 10-foot wide public utility easement as depicted hereon.

IN WITNESS WHEREOF, I set my hand and seal this 20th day of Dec., 2005

Roxanne J. Adams
Roxanne J. Adams

IN WITNESS WHEREOF, I set my hand and seal this 20th day of December, 2005

Winter Hendrix
Winter Hendrix

STATE OF OREGON }
County of Jackson } SS

Personally appeared before me the above named Roxanne J. Adams, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and seal this 20th day of December, 2005

Before me:
By N. Pinkham
By N. Pinkham NOTARY PUBLIC-OREGON
COMMISSION NO.: 390075
MY COMMISSION EXPIRES: Oct. 26, 2009

STATE OF OREGON }
County of Jackson } SS

Personally appeared before me the above named Winter Hendrix, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and seal this 20th day of December, 2005

Before me:
Mark Neathamer
Mark Neathamer NOTARY PUBLIC-OREGON
COMMISSION NO.: 374275
MY COMMISSION EXPIRES: OCT. 30th 2007

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 described in Instrument recorded as 05-24775 of the Official Records of Jackson County, Oregon, situated within Lots 3 and 4 in Block 54 of the Plat of Central Point, a plat now of record, being located in the Northwest One-quarter of the Southwest One-quarter of Section 2, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon, more particularly described as follows:

The southerly 70.00 feet of said Lots 3 and 4, being parallel to the southerly line thereof.

Cael E. Neathamer
Surveyor

RELEASE

People's Bank of Commerce, an Oregon Corporation, as holder of beneficiary interest under that certain Trust Deed dated October 18, 2005 and recorded as Instrument Number 05-64285 on October 20, 2005, in the Official Records of Jackson County, Oregon, of said records, does hereby release from lien of said Trust Deed all property shown hereon as dedicated to public use.

Signed this 27 day of December, 2005

Ken Trautman
Ken Trautman, President
PEOPLE'S BANK OF COMMERCE
REAL ESTATE LOAN CENTER

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Ken Trautman, known to me to be the President of the PEOPLE'S BANK REAL ESTATE LOAN CENTER, an Oregon Corporation, and acknowledged the foregoing instrument, to be his voluntary act and deed.

WITNESS my hand and seal this 27th day of December, 2005

Before me:
Mark Neathamer
Mark Neathamer NOTARY PUBLIC-OREGON
COMMISSION NO.: 374275
MY COMMISSION EXPIRES: OCT. 30th 2007

NOTES:

This Partition Plat is subject to the following matters of record:
The premises herein described are within and subject to statutory powers of the Rogue Valley Sewer Services.

APPROVALS

CITY OF CENTRAL POINT PLANNING FILE NUMBER 05062

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

[Signature] 12-22-05
Planning Director Date
[Signature] 12-02-05
Public Works Director Date

Examined and approved this 20th day of December, 2005

[Signature] 19037
Jackson County Surveyor County Surveyor File No.

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF JANUARY 18, 2006.

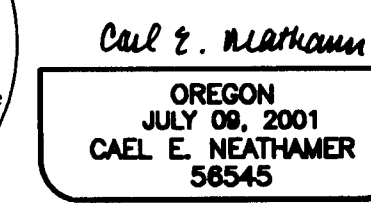
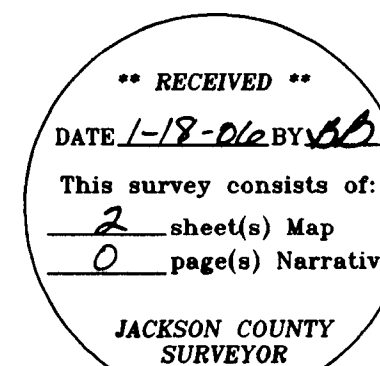
William [Signature] 1/18/06 Carol [Signature] 1/18/06
Assessor Date Tax/Collector Date

RECORDING

FILED FOR RECORD THIS THE 18th DAY OF JANUARY, 2006 AT 4:00 O'CLOCK P. M. AND RECORDED AS PARTITION PLAT NO. P-5-2006 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 17 PAGE 5.

Kathleen S Beckett Barbara J Shaw
COUNTY CLERK DEPUTY

I hereby certify that this is an exact copy of the original.
Cael E. Neathamer
Surveyor



PREPARED BY: Neathamer Surveying, Inc.
3132 State St., Suite 110
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382
PROJECT NUMBER: 05008 DATE: December 14, 2005

PARTITION PLAT NO. P-5-2006

PREPARED FOR:

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

A Pad Lot Development, being a Re-Plat of portions of Lots 3 and 4 in Block 54 of the Plat of Central Point, a plat now of record, being located in the Northwest One-quarter of the Southwest One-quarter of Section 2, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon.

**Roxanne J. Adams
PO Box 3654
Central Point,
Oregon 97502**

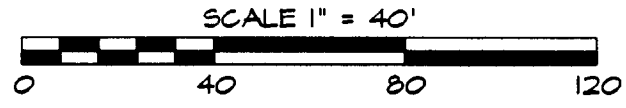
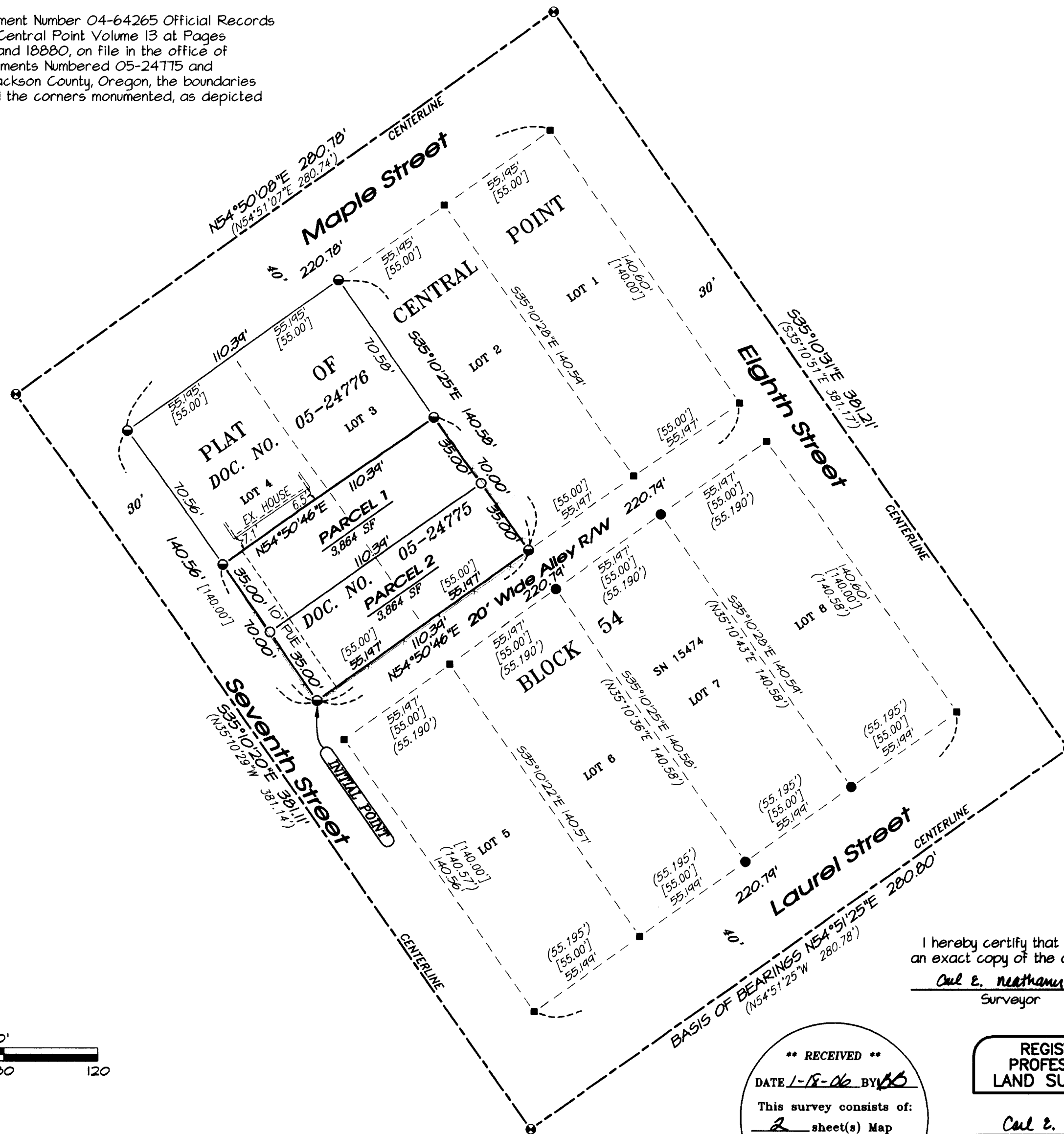
Purpose: Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and as approved by the City of Central Point Planning Commission.

Procedure: Utilizing a Nikon DTM-522 Total Station, and a Trimble TSCE data collector with Trimble software, all found monuments, as depicted hereon, were tied in a closed loop traverse.

Based on said traverse and ties, Instrument Number 04-64265 Official Records of Jackson County, the Original Plat of Central Point Volume 13 at Pages 582-585, Survey Numbers 15474, 16674 and 18880, on file in the office of the Jackson County Surveyor, and Documents Numbered 05-24775 and 05-24776 of the Official Records of Jackson County, Oregon, the boundaries of Client's property were computed and the corners monumented, as depicted hereon.

LEGEND

- Indicates set 5/8-inch diameter iron pin, 24 inches in length, with an orange plastic cap marked "C. NEATHAMER LS 56545", set flush with the surface.
- Indicates a found 5/8-inch diameter iron pin, with an orange plastic cap marked "C. NEATHAMER LS 56545", per SN 18880.
- Indicates a found 5/8-inch diameter iron pin, with a yellow plastic cap marked "BRADSHAW LS 2271", per SN 15474.
- Indicates a found 2-inch diameter brass cap, set in a monument case, center punched, and marked "LS 2271".
- Indicates a computed position, nothing found or set.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- SF Indicates the number of square feet within a closed area such as a tract.
- PUE Indicate Public Utility Easement.
- () Indicates record information per SN 15474.
- [] Indicates record information per the Plat of Central Point, according to the official plat thereof, now of record.
- x- Indicates an existing fence line.



I hereby certify that this is an exact copy of the original.
Carl E. Neathamer
Surveyor

BASIS OF BEARINGS:
Basis of Bearings: The centerline of Laurel Street, per Survey Number 15474, as filed in the office of the Jackson County Surveyor, bearings applied to found monuments, as depicted hereon.

** RECEIVED **
DATE 1-18-06 BY AS
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Carl E. Neathamer
OREGON
JULY 08, 2001
CAEL E. NEATHAMER
56545
Renewal Date 12/31/06

PREPARED BY: Neathamer Surveying, Inc.
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P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 05008 **DATE:** December 14, 2005
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