

APPROVALS: (FILE NO. SUB 2005-00011)

PARTITION PLAT NO. P-35-2006

SURVEYOR'S CERTIFICATE:

I, DOUGLAS C. MCMAHAN, 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:
LOT THIRTEEN (13) OF PRAIRIE VIEW SUBDIVISION, A RESUBDIVISION OF LOTS 2-7 AND 8 IN BLOCK 4 OF AGATE SUBDIVISION EXTENSION NO. 1 IN JACKSON COUNTY, OREGON ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD.

JACKSON COUNTY PLANNING DEPARTMENT:

Paula DeL... 4/3/06
Planner Date

LOCATED IN:
LOT 13 OF PRAIRIE VIEW SUBDIVISION, IN
THE S.W. 1/4 OF SECTION 20, T.36S., R.1W., W.M.
JACKSON COUNTY, OREGON

Examined and approved this 31ST day of March, 2006.

Douglas C. McMahon
County Surveyor

FOR:
FRED GOODWIN
2473 GRAMERCY
WHITE CITY, OREGON 97503

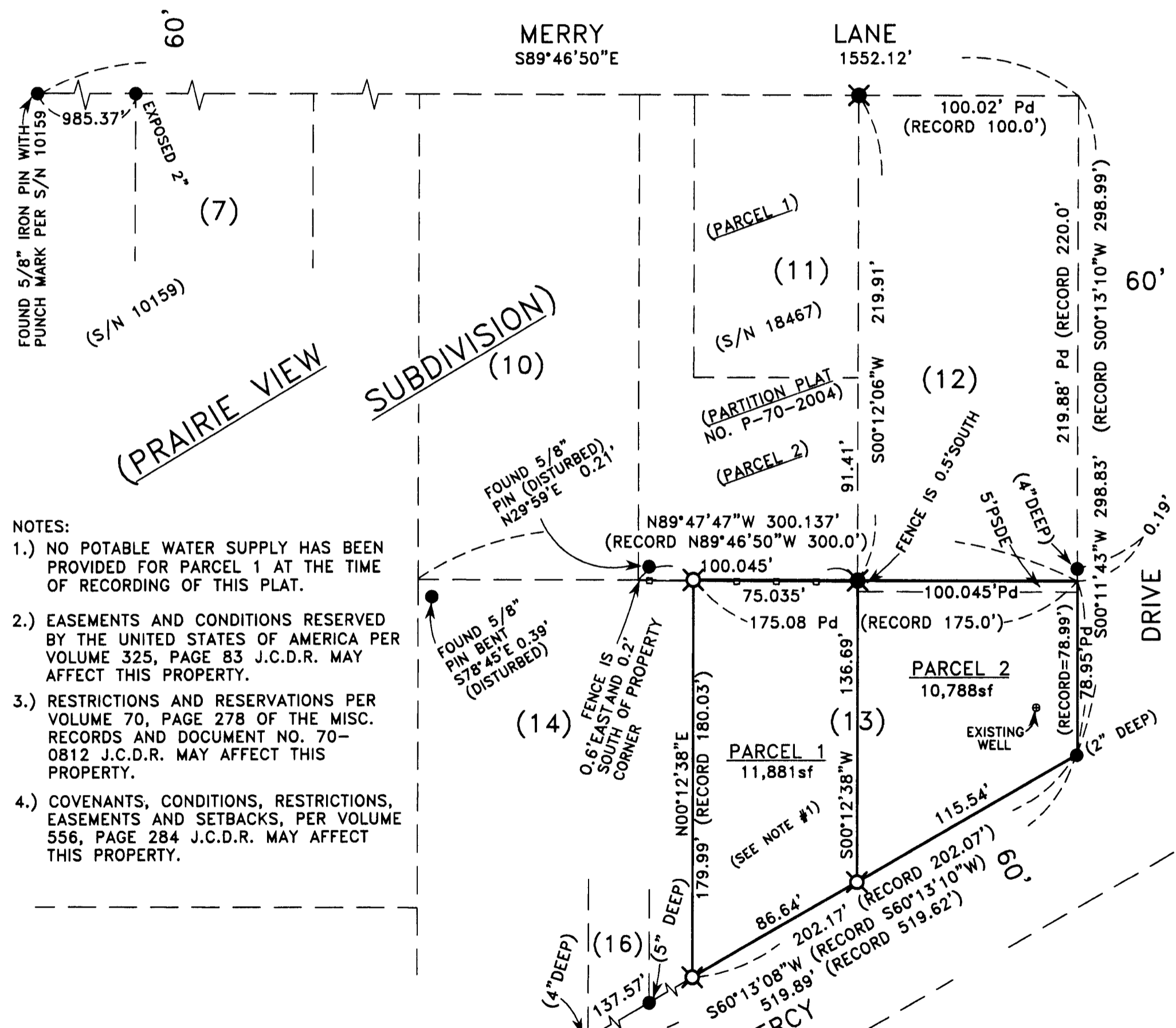
Douglas C. McMahon
Surveyor

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 19131

PURPOSE: TO PREPARE FINAL PLAT OF A 2-LOT PARTITION PER JACKSON COUNTY PLANNING FILE NO. 2005-00011 AND PER THE CLIENT'S REQUEST.

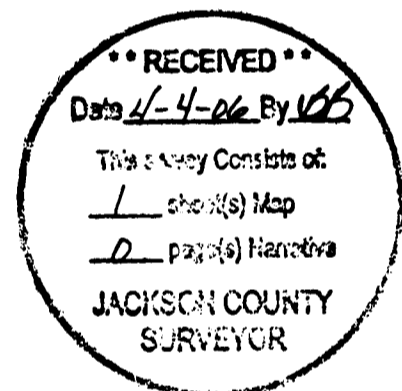
PROCEDURE: UTILIZING INFORMATION AND FOUND MONUMENTATION PER FILED SURVEYS NO. 10159, 18467 AND PLAT OF PRAIRIE VIEW SUBDIVISION, FOR CONTROL, I PROPORTIONED AS SHOWN HEREON, THE MEASURED DISTANCE TO PLAT DISTANCES TO DETERMINE PROPER LOCATION FOR CORNERS OF LOT 13. INSTRUMENT NO. 2004-064988, J.C.D.R. WAS USED FOR CLIENT'S PROPERTY. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.



- NOTES:
- 1.) NO POTABLE WATER SUPPLY HAS BEEN PROVIDED FOR PARCEL 1 AT THE TIME OF RECORDING OF THIS PLAT.
 - 2.) EASEMENTS AND CONDITIONS RESERVED BY THE UNITED STATES OF AMERICA PER VOLUME 325, PAGE 83 J.C.D.R. MAY AFFECT THIS PROPERTY.
 - 3.) RESTRICTIONS AND RESERVATIONS PER VOLUME 70, PAGE 278 OF THE MISC. RECORDS AND DOCUMENT NO. 70-0812 J.C.D.R. MAY AFFECT THIS PROPERTY.
 - 4.) COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND SETBACKS, PER VOLUME 556, PAGE 284 J.C.D.R. MAY AFFECT THIS PROPERTY.

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON
(541) 779-4641 97504

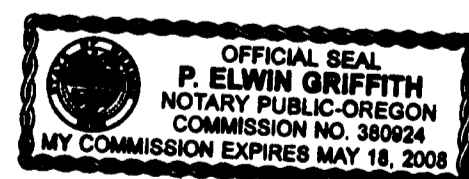
- SCALE: 1" = 50'
DATE: MARCH 17, 2006
FILED SURVEY NO. 18467
- BASIS OF BEARING:
Pd = PROPORTIONED DISTANCE
[] = PER SURVEY NO.
J.C.D.R = JACKSON COUNTY DEED RECORDS
S/N = FILED SURVEY NUMBER
- ⊗ = FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC.", PER S/N 18467
 - ⊗ = SET 5/8"X24" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
 - = FOUND 5/8" IRON PIN PER PLAT OF PRAIRIE VIEW SUBDIVISION, UNLESS OTHERWISE SHOWN.
 - sf = SQUARE FEET, MORE OR LESS
 - PSDE = PRIVATE STORM DRAINAGE EASEMENT
 - = FENCE LINE



DECLARATION:
KNOW ALL MEN BY THESE PRESENTS, THAT EAGLE CONSTRUCTION OF ROGUE VALLEY, AN ASSUMED BUSINESS NAME, FOR FRED GOODWIN, 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 5 FOOT PRIVATE STORM DRAINAGE EASEMENT FOR STORM DRAINAGE PURPOSES ACROSS PARCEL 2 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF PARCEL 1 AS SHOWN HEREON.

EAGLE CONSTRUCTION OF ROGUE VALLEY:
IN WITNESS WHEREOF, SIGNED THIS 30 DAY OF March, 2006.

STATE OF OREGON)
COUNTY OF JACKSON) ss.
PERSONALLY APPEARED THE ABOVE NAMED FRED GOODWIN AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED, ON BEHALF OF EAGLE CONSTRUCTION OF ROGUE VALLEY.
BEFORE ME THIS 30 DAY OF March, 2006.



All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. As of 4-4-2006

William Johnson Deputy Assessor 4-4-2006 Date
Patty Anderson Deputy Tax Collector 4-4-06 Date

I certify this plat to be an exact photocopy of the original.
Douglas C. McMahon
SURVEYOR



RECORDER'S CERTIFICATE:
FILED FOR RECORD THIS 4th DAY OF April, 2006, AT 1:56 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-35-2006 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON (INDEX VOLUME 17 PAGE 35).
Kathleen S. Beckett COUNTY CLERK
Carmen D. Helman DEPUTY