

# Partition Plat No. P-53-2006

LYING WITHIN  
THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11,  
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN,  
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, CECIL N. WHITTEN AND ARDELE WHITTEN, ARE THE OWNERS, IN FEE SIMPLE, 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 TO THE PUBLIC FOR PUBLIC USE, THE PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON, AND DO HEREBY CREATE A 21-FOOT WIDE PRIVATE MUTUAL INGRESS/EGRESS EASEMENT OVER AND ACROSS PARCELS 1 AND 2 FOR THE BENEFIT OF PARCELS 2 AND 3, AS SHOWN HEREON, AND DO HEREBY CREATE A 5-FOOT WIDE PRIVATE UTILITY EASEMENT OVER AND ACROSS PARCEL 3 FOR THE BENEFIT OF PARCELS 1 AND 2, AS SHOWN HEREON.

*Cecil N. Whitten*

CECIL N. WHITTEN

*Ardele Whitten*

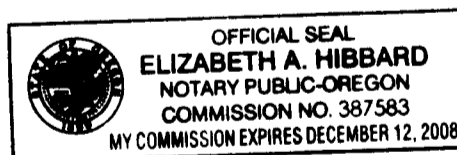
ARDELE WHITTEN

## ACKNOWLEDGEMENT

STATE OF OREGON )  
                          ) S.S.  
COUNTY OF JACKSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6<sup>th</sup> DAY OF June, 2006 BY CECIL N. WHITTEN AND ARDELE WHITTEN KNOWN TO ME AS THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED.

*Elizabeth A. Hibbard*  
NOTARY PUBLIC



## NARRATIVE

CONTROL WAS ESTABLISHED USING A NIKON DTM 522 TOTAL STATION AND DATA COLLECTOR. THE SOUTH AND EAST LINES HAD BEEN DEVELOPED DURING A SURVEY BY THIS OFFICE FOR "EASY STREET SUBDIVISION". ALIGNMENT FOR PITVIEW AVENUE ALSO HAD BEEN LOCATED PREVIOUSLY BY ANOTHER IN-HOUSE SURVEY FOR "PITVIEW SUBDIVISION". THE WEST LINE WAS HELD PER DEED RECORD, HOWEVER DISAGREES WITH FILED SURVEY NO. 11194. THIS VERY DISCREPANCY WAS DISCOVERED DURING THE SURVEY OF SAID "EASY STREET SUBDIVISION" AND WAS DISCUSSED IN RELATED NARRATIVE. THE PARCELS WERE LAID OUT PER CLIENT INSTRUCTION AND CITY OF CENTRAL POINT APPROVAL.

## 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:

BEGINNING AT THE 3-INCH BRASS DISC, ON THE SOUTH RIGHT-OF-WAY OF PITVIEW AVENUE, MONUMENTING THE NORTHWEST CORNER OF SYDNEY ESTATES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON, SAID NORTHWEST CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 5 OF THE AMENDED PLAT OF LOTS 3 TO 10 INCLUSIVE, PITT VIEW SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID COUNTY; THENCE SOUTH 00°03'48" WEST, ALONG THE WEST LINE OF SAID SYDNEY ESTATES AND THE EAST BOUNDARY OF SAID LOT 5 AND LOT 4 OF SAID AMENDED PITT VIEW SUBDIVISION, 277.27 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, SAID SOUTHEAST CORNER ALSO BEING THE NORTHEAST CORNER OF EASY STREET SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID COUNTY; THENCE, LEAVING SAID WEST LINE, NORTH 89°55'00" WEST, ALONG THE SOUTH BOUNDARY OF SAID LOT 4 AND THE NORTH LINE OF SAID EASY STREET SUBDIVISION, 135.01 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 00-32569 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE, LEAVING SAID SOUTH BOUNDARY AND SAID NORTH LINE, NORTH 00°04'13" WEST, ALONG THE WEST LINE OF SAID PARCEL, 277.21 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY AND THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89°56'23" EAST, ALONG SAID RIGHT-OF-WAY, 135.04 FEET TO THE INITIAL POINT OF BEGINNING.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

EXP. 12-31-07

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

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

## APPROVALS

*[Signature]*  
CENTRAL POINT PLANNING DEPARTMENT  
PLANNING FILE NO. 05043

6/08/06  
DATE

EXAMINED THIS 6<sup>th</sup> DAY OF June, 2006.

*[Signature]*  
JACKSON COUNTY SURVEYOR

## TAX STATEMENT

ALL TAXES, FEES, ASSESSMENTS OR ANY OTHER CHARGES AS REQUIRED BY OREGON REVISED STATUTE 92.095 HAVE BEEN PAID AS OF THE

12<sup>th</sup> DAY OF June, 2006.

*[Signature]*  
ASSESSOR

*[Signature]*  
TAX COLLECTOR

## RECORDER'S CERTIFICATE

FILED FOR RECORD THIS THE 12<sup>th</sup> DAY OF June, 2006 AT 10:44 O'CLOCK A. M. AND RECORDED AS

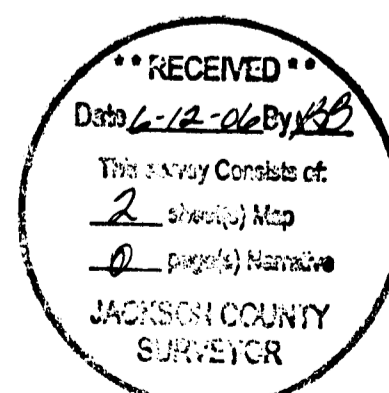
PARTITION PLAT NO. P-53-2006 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON.

INDEX VOLUME 17 PAGE 53 DOC.# 06-030031

*[Signature]*  
COUNTY CLERK

*[Signature]*  
DEPUTY

COUNTY SURVEYOR FILE NO. 19216

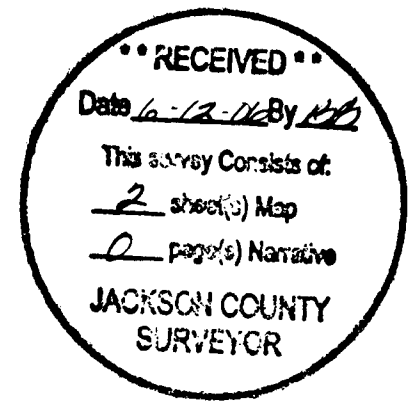


**TIMBERLINE LAND SURVEYING, INC.**  
LAND SURVEYING-WATER RIGHTS  
KERRY K. BRADSHAW, P.L.S. - C.W.R.E. CHARLES R. SMITH, P.L.S.  
CELL: 541-944-6692 CELL: 541-778-6629  
P.O. BOX 3064 PHONE: (541) 664-7510  
CENTRAL POINT, OREGON 97502 FAX: (541) 664-7863

JOB #: 05-027	PREPARED
DATE: 06/01/2006	FOR: CECIL N. and ARDELE WHITTEN
DRAWN BY: TWO D	7993 ATLANTIC AVENUE, WHITE CITY, OREGON 97503
CHECKED BY: KKB	FILE NAME: Projects\2005\05-027 Whitten\Partition.dwg
	SHEET 1 OF 2

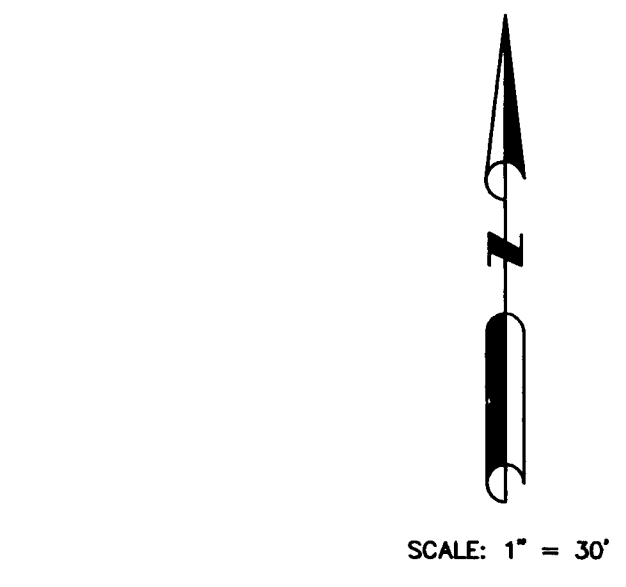
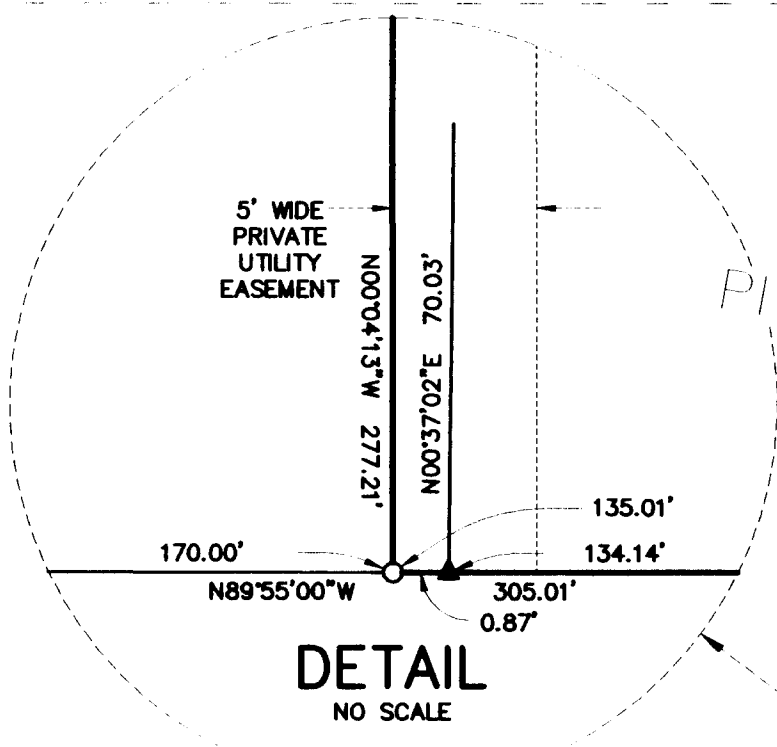
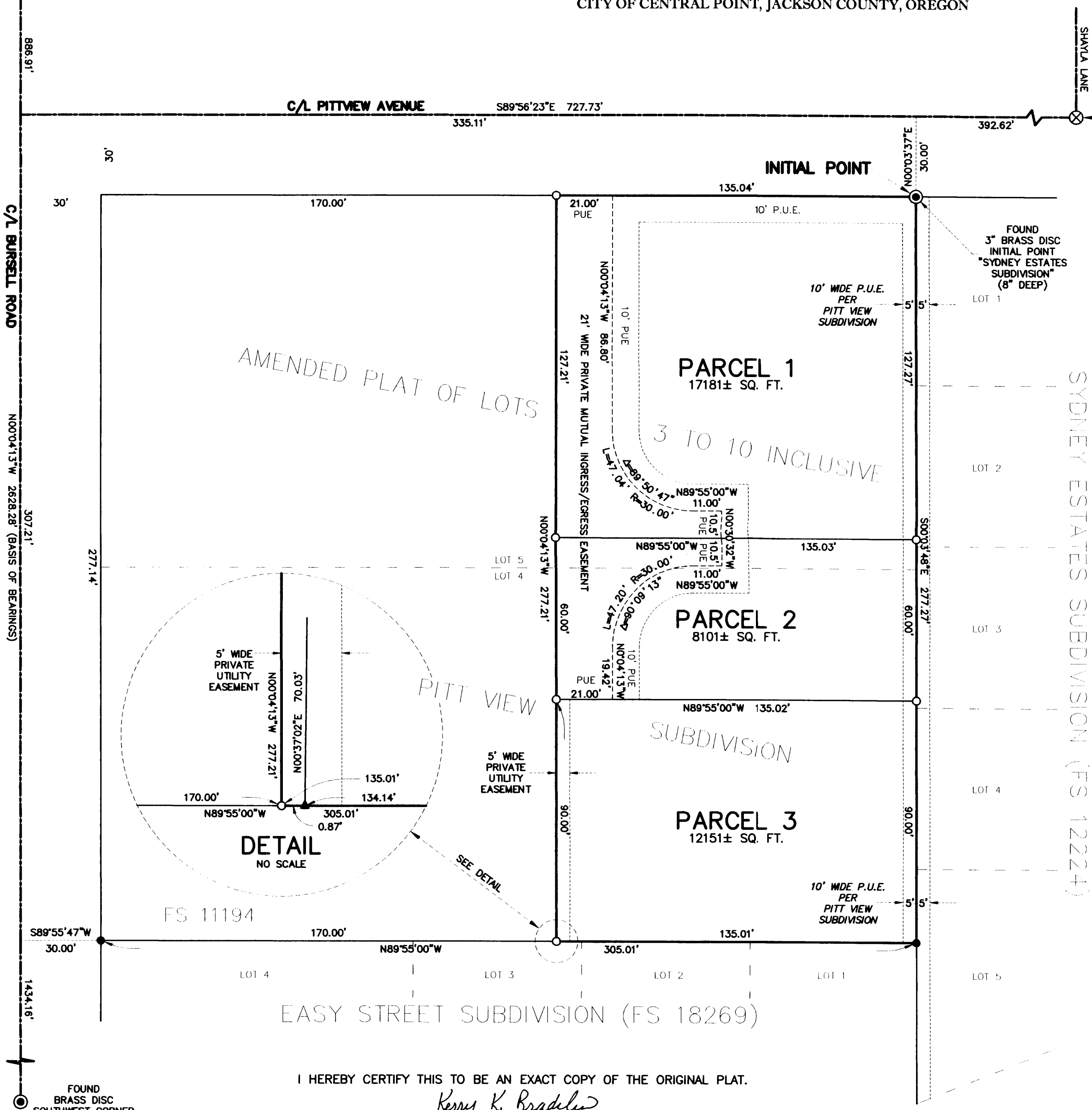
# Partition Plat No. P-53-2006

LYING WITHIN  
THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11  
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN,  
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON



FOUND BRASS DISC  
NORTHEAST CORNER  
D.L.C. NO. 54

FOUND ALUMINUM CAP MARKED "L.J. FRIAR & ASSOC."  
PER CODY ESTATES SUBDIVISION (FS 17019).



- FOUND BRASS DISC IN CONCRETE AS NOTED.
  - FOUND 5/8" REBAR WITH YELLOW CAP STAMPED "BRADSHAW L.S. 2271" PER EASY STREET SUBDIVISION.
  - ▲ FOUND 5/8" REBAR WITH YELLOW CAP STAMPED "FRIAR P.L.S. 961" PER F.S. 11194.
  - SET 5/8"x24" REBAR WITH YELLOW CAP STAMPED "BRADSHAW L.S. 2271".
- F.S. FILED SURVEY WITH JACKSON COUNTY SURVEYOR'S OFFICE.  
PUE PUBLIC UTILITY EASEMENT.

### BASIS OF BEARINGS

THE MONUMENTED CENTERLINE OF BURSSELL ROAD BETWEEN THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 54 AND THE SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 58 SHOWN AS N00°04'13"W ON FILED SURVEY NO. 18269.

REGISTERED PROFESSIONAL LAND SURVEYOR

*Kerry K. Bradshaw*  
OREGON  
JULY 16, 1987  
KERRY K. BRADSHAW  
2271  
EXP. 12-31-07

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

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

TIMBERLINE LAND SURVEYING, INC.  
LAND SURVEYING-WATER RIGHTS  
KERRY K. BRADSHAW, P.L.S. - C.W.R.E. CHARLES R. SMITH, P.L.S.  
CELL: 541-944-6692 CELL: 541-778-6629  
P.O. BOX 3064 PHONE: (541) 664-7510  
CENTRAL POINT, OREGON 97502 FAX: (541) 664-7863

JOB #: 05-027	PREPARED FOR: CECIL N. and ARDELE WHITTEN
DATE: 06/01/2006	7993 ATLANTIC AVENUE, WHITE CITY, OREGON 97503
DRAWN BY: TWO D	
CHECKED BY: KKB	FILE NAME: Projects\2005\05-027 Whitten\Partition.dwg
	SHEET 2 OF 2