

# PARTITION PLAT NO. P-54-2006

A Replat of Lot 33, Echoes of the Ponderosa Subdivision, Phase I, according to the Official Plat thereof, now of record, being located in the Northwest One-quarter of Section 10, Township 36 South, Range 1 West of the Willamette Meridian, City of Eagle Point, Jackson County, Oregon.

## PREPARED FOR:

Lorraine Ortiz  
172 Birch Wood  
Eagle Point, Oregon 97524

### DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that LORRAINE E. ORTIZ, hereinafter referred to as Declarant, is the fee title owners of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, and has 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. Declarant here creates a driveway easement over and across Parcel 2 for the use and benefit of Parcel 1 as depicted hereon.

This replat is not intended to vacate any easements or any existing Public Utility Easements as dedicated by ECHOES OF THE PONDEROSA SUBDIVISION, PHASE I.

IN WITNESS WHEREOF, I set my hand and seal this First day of JUNE, 2006.

Lorraine E. Ortiz 6-1-06  
LORRAINE E. ORTIZ

STATE OF OREGON }  
County of Jackson } SS

Personally appeared before me the above named LORRAINE E. ORTIZ, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and seal this 1 day of JUNE, 2006.

Before me:  
Carl E. Neathamer  
Carl E. Neathamer NOTARY PUBLIC-OREGON  
COMMISSION NO.: 359838  
MY COMMISSION EXPIRES: JULY 29, 2006

### 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.

Regulations, levies, liens, assessments, right-of-ways and easements for ditches and canals of the Eagle Point Irrigation District.

An easement created for the transmission and distribution of electricity and other purposes for PacifiCorp, or its predecessors in interest by Volume 500 Page 421 of the Deed Records of Jackson County, Oregon. (No exact location given)

Terms and provisions of Declaration regarding irrigation canal maintenance per Document Number 00-36518 of the Official Records of Jackson County, Oregon, does not effect this project.

Terms and provisions of Eagle Point Irrigation District Agreement per Document Number 00-36519 of the Official Records of Jackson County, Oregon, does not effect this project.

A temporary storm drain easement created by Document Number 01-11263 of the Official Records of Jackson County, Oregon, does not effect this project.

Terms and provisions of Restrictive covenants relating to fair share payment agreement per Document Number 01-12364 of the Official Records of Jackson County, Oregon, does not effect this project.

Covenants, conditions, restrictions, easements, and/or setbacks imposed by Documents Numbered 01-19823 and 01-22245 of the Official Records of Jackson County, Oregon.

### SURVEYOR'S CERTIFICATE

I, Logan Miles, 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 02-61626 of the Official Records of Jackson County, Oregon, situated within Lot 33 of ECHOES OF THE PONDEROSA SUBDIVISION, PHASE I, recorded in Volume 27 of Plats and Page 25 of the records of Jackson County, Oregon, and filed as Survey Number 16893, being in the Northwest One-quarter of Section 10, Township 36 South, Range 1 West of the Willamette Meridian, City of Eagle Point, Jackson County, Oregon, more particularly described as follows:

Lot 33 of said ECHOES OF THE PONDEROSA SUBDIVISION, PHASE I.

Log Miles  
Surveyor

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

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

**Procedure:** Utilizing a Trimble 5-6 Total Station and a TSC2 Data Collector with Trimble software, all found monuments, as depicted hereon, were tied in a closed loop traverse or by redundant observations.

Based on said traverse and observations, ECHOES OF THE PONDEROSA SUBDIVISION, PHASE I, recorded in Volume 27 of Plats and page 25 of the records of Jackson County, Oregon, and filed as Survey Number 16893 in the office of the Jackson County Surveyor, ECHOES OF THE PONDEROSA SUBDIVISION, PHASES 2 AND 3, recorded in Volume 31 of Plats a Page 15 of the records of Jackson County, Oregon, and filed as Survey Number 18663 in the office of the Jackson County Surveyor and Document Number 02-61626 of the Official Records of Jackson County, the resultant boundaries were monumented as depicted hereon.

The first monument for this survey was set on May 5, 2006.

### APPROVALS

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. (File PA#05/06-12:EXPMLP)

David A. Russell 6/7/06  
City Administrator/Planning Director Date

Examined and approved this 5<sup>th</sup> day of June, 2006.

Proper Roberts 19218  
Jackson County Surveyor County Surveyor File No.

### TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 42.045 HAVE BEEN PAID AS OF June 12, 2006.

S. Russell Deputy 6-12-06 Janica Clark Deputy 6/12/06  
Assessor Date Tax Collector Date

### RECORDING

FILED FOR RECORD THIS THE 12<sup>th</sup> DAY OF June, 2006 AT 1:40 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-54-2006 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 17 PAGE 54.

Kathleen J. Beckett Carmen J. Helman  
COUNTY CLERK DEPUTY

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

Log Miles  
Surveyor

\*\* RECEIVED \*\*  
DATE 6-12-06 BY BB  
This survey consists of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Log Miles  
OREGON  
JULY 12, 2005  
LOGAN MILES  
65452  
Renewal Date 12/31/06

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

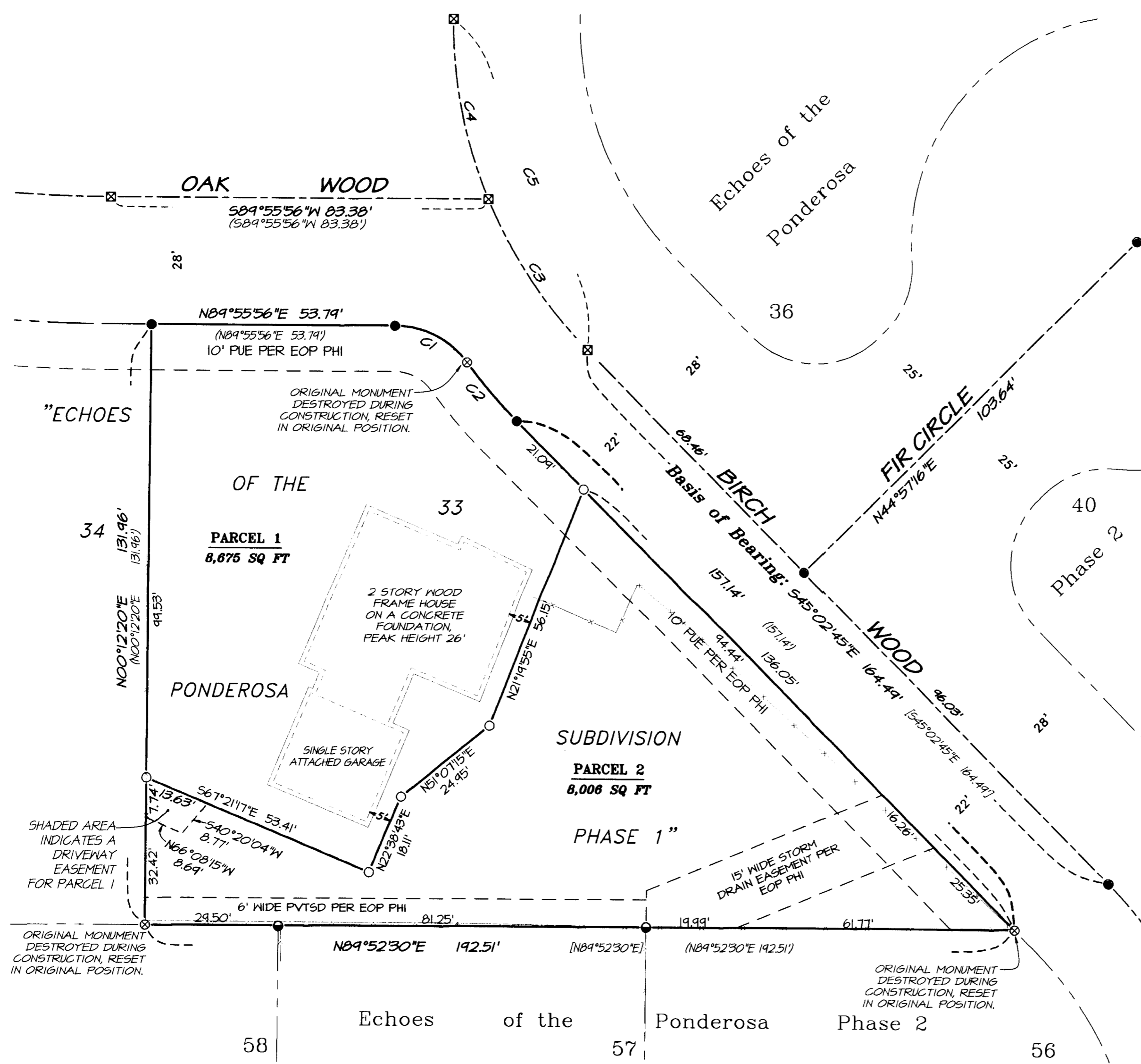
PLOT DATE: May 30, 2006 PROJECT NUMBER: 05088  
Sheet 1 of 2 © LTM

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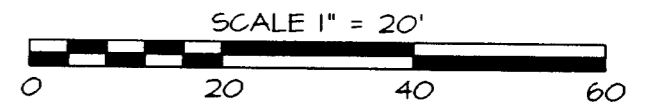
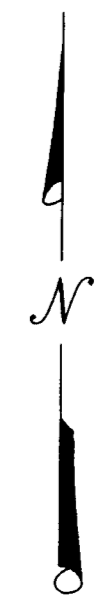
PREPARED FOR:

Lorraine Ortiz  
172 Birch Wood  
Eagle Point, Oregon 97524



**LEGEND:**

- Indicates a set 5/8-inch diameter iron pin, 24 inches in length, with a orange plastic cap marked "NEATHAMER SURVEYING", top set flush with the surface.
- ⊗ Indicates a set 5/8-inch diameter iron pin, 30 inches in length, with a orange plastic cap marked "NEATHAMER SURVEYING", top set flush with the surface.
- ⊙ Indicates a found 2-inch diameter aluminum cap marked "C/L MON LS 56545", per SN 18663.
- Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "NEATHAMER LS 2675", per SN 16893.
- ⊠ Indicates a found 2-inch diameter aluminum cap, marked "NEATHAMER LS 2675", per SN 16893.
- Indicates a found 5/8-inch diameter iron pin with a orange plastic cap marked "C NEATHAMER LS 56545", per SN 18663.
- PVTSD Indicates a Private Storm Drain Easement.
- 10' PUE Indicates a 10-foot wide Public Utility Easement per Echoes of the Ponderosa Subdivision, Phase I.
- EOP PHI Indicates Echoes of the Ponderosa Subdivision, Phase I.
- ( ) Indicates record information per SN 16893.
- [ ] Indicates record information per SN 18663.
- x— Indicates an existing fence.



**CURVE TABLE**

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	52°45'45"	20.00'	18.42'	S63°41'11"E	17.77'
C2	07°44'25"	125.00'	16.89'	S41°10'31"E	16.87'
C3	22°16'53"	103.00'	40.05'	N33°54'17"W	34.80'
C4	22°41'47"	103.00'	40.80'	S11°24'57"E	40.54'
C5	44°58'40"	103.00'	80.86'	S22°33'24"E	78.80'

\*\* RECEIVED \*\*  
DATE 10-12-06 BY LSB  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

I hereby certify that this is an exact copy of the original.  
*Log Miles*  
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

*Log Miles*  
OREGON  
JULY 12, 2005  
LOGAN MILES  
65452

Renewal Date 12/31/06

**BASIS OF BEARINGS:**  
ECHOES OF THE PONDEROSA SUBDIVISION, PHASE I, recorded in Volume 27 of Plats and page 25 of therecords of Jackson County, Oregon, and filed as Survey Number 16893 in the office of the Jackson County Surveyor. Bearings applied to the found monuments in the centerline of Birch Wood as depicted hereon.

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

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Sheet 2 of 2 © LTM