

APPROVALS:

CENTRAL POINT PLANNING DEPARTMENT
PLANNING ACTION NO. 06059
6/06/06 DATE

EXAMINED AND APPROVED THIS 6th DAY OF June, 2006
Rogun Roberts
JACKSON COUNTY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, RICHARD J. COOK AND ANDREA D. COOK ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND THAT WE HAVE PARTITIONED THE SAME INTO PARCELS SHOWN HEREON, AND THAT THE SIZE OF THE PARCELS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION. WE HEREBY DEDICATE TO THE CITY OF CENTRAL POINT FOR PUBLIC USE, A TEN FOOT (10.00') WIDE STRIP OF LAND FOR ROAD PURPOSES, ADJACENT TO THE EASTERLY LINE OF GRANT ROAD AS SHOWN HEREON. WE ALSO HEREBY DEDICATE TO THE CITY OF CENTRAL POINT FOR PUBLIC USE, A TWENTY FIVE FOOT WIDE (25.00') STRIP OF LAND FOR ROAD PURPOSES, ALONG A PORTION OF THE NORTHERLY LINE OF THIS PARTITION, AS SHOWN HEREON. WE ALSO HEREBY DEDICATE TO THE CITY OF CENTRAL POINT FOR PUBLIC USE, A TEN-FOOT WIDE (10.00') PUBLIC UTILITY EASEMENT ALONG GRANT ROAD AND THE RESIDENTIAL LANE AS SHOWN HEREON. WE ALSO HEREBY CREATE A VARIABLE WIDTH EASEMENT FOR FIRE APPARATUS ACCESS AS SHOWN HEREON.

RICHARD J. COOK

STATE OF OREGON )
COUNTY OF JACKSON ) SS

PERSONALLY APPEARED THE ABOVE NAMED RICHARD J. COOK, ON THIS 6 DAY OF June, 2006, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: Jamie C. Miller
Notary Public, State of Oregon
Commission No. 363080
My Commission Expires 1/20/2007

ANDREA D. COOK

STATE OF OREGON )
COUNTY OF JACKSON ) SS

PERSONALLY APPEARED THE ABOVE NAMED ANDREA D. COOK, ON THIS 6 DAY OF June, 2006, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME: Jamie C. Miller
Notary Public, State of Oregon
Commission No. 363080
My Commission Expires 1/20/2007

AFFIDAVIT OF CONSENT

FOR MARK A. WHITE AND PATRICIA LOUISE WHITE, AS BENEFICIARY OF THAT TRUST DEED DATED JUNE 15, 2005 AND RECORDED ON JUNE 17, 2005, AS INSTRUMENT NO. 2005-036367 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2006-030850 OF SAID DESCRIBED OFFICIAL RECORDS.

AFFIDAVIT OF CONSENT

FOR HUYCKE, O'CONNOR AND JARVIS, LLP, 401 PROFIT SHARING PLAN, FBO PATRICK G. HUYCKE, AN UNDIVIDED TWO-THIRDS INTEREST, AND PATRICK G. HUYCKE AND SHIRLEY A. HUYCKE, AS TO AN UNDIVIDED ONE-THIRD INTEREST, AS BENEFICIARY OF THAT TRUST DEED DATED NOVEMBER 14, 2005, AND RECORDED NOVEMBER 15, 2005, AS INSTRUMENT NO. 2005-069828 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2006-030849 OF SAID DESCRIBED OFFICIAL RECORDS.

LAND PARTITION
PARTITION PLAT NO. P- 57-2006
LYING SITUATE IN
NORTHWEST QUARTER OF SECTION 10
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON
FOR
CoWest LLC
3634 GRANT ROAD
CENTRAL POINT, OREGON

SURVEY NARRATIVE
TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2005-036152 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN.
PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH ASHTECH PROMARK 2 SURVEY GRADE RECEIVERS TO ESTABLISH A SURVEY CONTROL NETWORK, I SURVEY THE MONUMENTS AS SHOWN HEREON. THE SUBJECT PROPERTY WAS ORIGINALLY CREATED OUT OF A PORTION OF THE BLUMENSTEIN TRACT DESCRIBED IN VOLUME 356, PAGE 170 OF THE DEED RECORDS OF JACKSON COUNTY, AND DESCRIBED AS BEGINNING AT A POINT BEING 14.99 CHAINS (989.34') SOUTH, 5.14 CHAINS (339.24') WEST AND 8.55 CHAINS (564.30') SOUTH FROM THE NORTHWEST CORNER OF DONATION LAND CLAIM NO. 53. THIS POINT WAS MONUMENTED IN NOVEMBER 1999 BY SURVEYOR DOUG McMAHON AS SHOWN ON THE PLAT OF "COUNTRY MEADOW ESTATES SUBDIVISION, UNIT NO. 3" AND FILED AS SURVEY NO. 16342. I MAKE A DETERMINATION TO HOLD SAID MONUMENT AS THE NORTHEAST CORNER OF THE BLUMENSTEIN TRACT, ALTHOUGH IT FALLS 1.5' WEST AND 0.5' NORTH OF MY COMPUTED POSITION PER THE DEED RECORD FROM SAID NORTHWEST CORNER OF CLAIM NO. 53. FROM THIS MONUMENT, I RUN DEED RECORD DISTANCE OF 912.98' MINUS 564.30' (8.55 CHAINS) EQUALING 348.68' TO THE NORTHEAST CORNER OF THE SUBJECT PROPERTY. I THEN CONTINUE DEED RECORD SOUTH FOR 135.00 FEET TO THE SOUTHEAST CORNER, WHICH CORRELATES WITH THE NORTHEAST CORNER OF THAT TRACT CONVEYED TO McKIBBIN BY INSTRUMENT NO. 66-08442. DEED RECORD ANGLES WERE HELD FOR THE NORTHERLY AND SOUTHERLY LINES OF THE SUBJECT PROPERTY, TERMINATING ALONG THE EASTERLY LINE OF GRANT ROAD WHICH WAS RECENTLY RETRACED BY THE JACKSON COUNTY SURVEYOR AND FILED AS SURVEY NO. 18929. ALSO, EASEMENTS ENCUMBERING THE SUBJECT PROPERTY FOR IRRIGATION PURPOSES AND FURTHER DESCRIBED IN THE EASEMENT NOTES ON THIS PAGE, ARE SHOWN FOR GRAPHIC PURPOSES ONLY AND CANNOT BE ACCURATELY DEPICTED ON THIS PLAT BECAUSE OF THE LACK OF, OR INSUFFICIENTLY DESCRIBED METES AND BOUNDS DESCRIPTIONS.

EASEMENT NOTES:

THOSE FOLLOWING EASEMENTS DESCRIBED WITHIN TICOR TITLE REPORT ORDER NO. 03-70692, DATED MAY 10, 2006, AS EXCEPTION'S NO. 5, 6 & 7, ARE EITHER BLANKET IN NATURE, OR INSUFFICIENTLY DESCRIBED, THEREFORE THEIR LOCATIONS CAN NOT BE ACCURATELY DEPICTED ON THIS PLAT AND ARE SHOWN FOR GRAPHIC PURPOSES ONLY, EXCEPT EXCEPTION NO. 5.

- EASEMENT DATED NOVEMBER 21, 1929 FOR AN IRRIGATION CANAL RIGHT OF WAY, DESCRIBED WITHIN VOLUME 180, PAGE 306 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON TO ROGUE RIVER VALLEY CANAL COMPANY.
EASEMENT DATED MARCH 10, 1970 FOR AN IRRIGATION CANAL RIGHT OF WAY, DESCRIBED WITHIN INSTRUMENT NO. 70-01844 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON TO ROGUE RIVER VALLEY CANAL COMPANY.
EASEMENT DATED NOVEMBER 20, 1992 FOR INSTALLATION, USE AND MAINTENANCE OF AN IRRIGATION PIPELINE, DESCRIBED WITHIN INSTRUMENT NO. 92-35672 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON TO EDWIN E. MCKIBBIN AND VIRGINIA S. MCKIBBIN.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

Shawn Kampmann
SURVEYOR

RECORDING:

FILED FOR RECORD THIS 15th DAY OF June, 2006 AT 3:53 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P- 57-2006 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 17, PAGE 57.
Kathleen S. Beckett
COUNTY CLERK
Carman D. Helman
DEPUTY

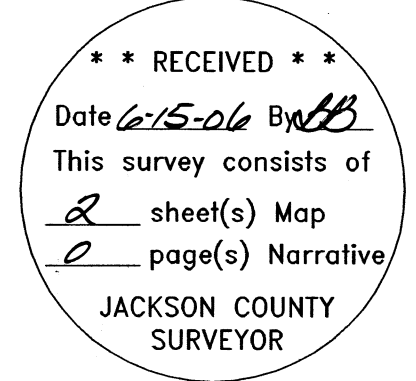
COUNTY SURVEYOR FILE NO. 19226

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF June 15th, 2006.

Tracy Mancuso Deputy 6-15-06
TAX COLLECTOR DATE

S. Hensold deputy 6-15-06
ASSESSOR DATE



SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY 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 HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

COMMENCING AT THE NORTHWEST CORNER OF DONATION LAND CLAIM NO. 53 LOCATED IN TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH 14.99 CHAINS (989.34 FEET); THENCE WEST 5.16 CHAINS (340.72 FEET) [DEED RECORD WEST 5.14 CHAINS]; THENCE SOUTH 912.46 FEET [DEED RECORD SOUTH 912.98 FEET] TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2005-036152 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THE POINT OF BEGINNING; THENCE SOUTH 00°00'02" EAST, ALONG THE EAST LINE OF SAID DESCRIBED TRACT, A DISTANCE OF 135.00 FEET [DEED RECORD SOUTH 135.0 FEET] TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 66-08442 OF SAID OFFICIAL RECORDS; THENCE SOUTH 84°17'03" WEST, ALONG THE NORTHERLY LINE OF SAID DESCRIBED TRACT, A DISTANCE OF 304.70 FEET [DEED RECORD SOUTH 84°17'05" WEST 299.05 FEET] TO A 5/8 INCH IRON PIN ON THE EASTERLY LINE OF GRANT ROAD; THENCE NORTH 14°40'07" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 135.99 FEET [DEED RECORD NORTH 14°30' WEST 135.0 FEET] TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF SAID TRACT DESCRIBED WITHIN INSTRUMENT NO. 2005-036152; THENCE NORTH 84°17'03" EAST 339.30 FEET [DEED RECORD NORTH 84°17'05" EAST 320.0 FEET] TO THE INITIAL POINT OF BEGINNING.



SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009
DATE: MAY 10, 2006
PROJECT NO. 319-05

**LAND PARTITION**  
**PARTITION PLAT NO. P- 57-2006**

LYING SITUATE IN  
 NORTHWEST QUARTER OF SECTION 10  
 TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN  
 CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

FOR  
**CoWest LLC**  
 3634 GRANT ROAD  
 CENTRAL POINT, OREGON

**LEGEND**

- ⊗ 2 1/2" BRASS CAP DONATION LAND CLAIM CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- ⊙ 2" ALUMINUM CAP ON 5/8" IRON PIN MARKED "JACKSON COUNTY C.S." PER S/N 18929 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "D. McMAHON L.S. 1913" PER S/N 16342 & 16803 (RECOVERED)
- ⊗ 1/2" IRON PIPE, 10" DEEP IN ASPHALT PER 1910 COUNTY ROAD SURVEY AND S/N 18929 (RECOVERED)
- 5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- ⊙ 5/8"x 30" IRON PIN w/ 2" ALUMINUM CAP MARKED "INITIAL POINT PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
- PROPERTY LINE
- - - PARTITION LINE
- BOUNDARY LINE
- - - CENTERLINE
- \*\*\*\*\* FENCELINE
- S/N SURVEY NUMBER FILE, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- D.R. DEED RECORDS, JACKSON COUNTY RECORDER
- D.L.C. DONATION LAND CLAIM
- P.U.E. PUBLIC UTILITY EASEMENT
- [ ] DEED RECORD DATA PER O.R. 2005-036152 & 66-08442
- { } SURVEY RECORD DATA PER S/N 18929
- ( ) SURVEY RECORD DATA PER S/N 16342 & 16803
- △ APPROXIMATE LOCATION OF EASEMENTS DESCRIBED IN EASEMENT NOTES ON SHEET 1 (TYPICAL)

TAYLOR ROAD

COUNTRY MEADOW ESTATES SUBD.  
 UNIT NO. 3

**BASIS OF BEARING**  
 THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF GRANT ROAD BETWEEN BEALL LANE AND THE ANGLE POINT NORTHERLY THEREFROM, HAVING A RECORD PLAT BEARING OF NORTH 14°40'07" WEST, AS REFERENCED ON SURVEY NO. 18929, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

FLAG	Δ	R	A	T	CHORD
①	98°57'10"	20.00'	34.54'	23.40'	N 34°48'28"E - 30.41'
②	90°57'30"	25.00'	39.67'	25.42'	S 38°48'18"W - 35.65'
③	52°10'18"	25.00'	22.76'	12.24'	N 32°45'36"W - 21.99'

O.R. 92-24073

**STREET DEDICATION**

7363 SQ. FT.

COOK LANE  
 N 84°17'03" E - 210.08'

PARCEL 1  
 14,561 SQ. FT.

PARCEL 2  
 21,329 SQ. FT.

APPROXIMATE LOCATION OF 15' WIDE IRRIGATION EASEMENT PER 92-35672

APPROXIMATE LOCATION OF 10' WIDE IRRIGATION EASEMENT PER O.R. 70-01844

O.R. 66-08442

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

*Shawn Kampmann*  
 SURVEYOR

SCALE: 1" = 50'

BLUE JAY LANE

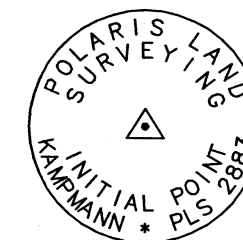
GRANT ROAD

ROAD

COUNTRY MEADOW ESTATES SUBDIVISION  
 UNIT 2, PHASE 2

MENDOLIA WAY

\* Vacated Portion  
 Doc# 2021-038172  
 09/07/2021



MONUMENT DETAIL  
 2" ALUMINUM CAP ON  
 5/8"x 30" IRON PIN

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Shawn Kampmann*

OREGON  
 JULY 14, 1998  
 SHAWN KAMPMANN  
 2883 LS

RENEWAL DATE: 6/30/2007

SURVEYED BY:  
**POLARIS LAND SURVEYING LLC**  
 P.O. BOX 459  
 ASHLAND, OREGON 97520  
 (541) 482-5009

DATE: MAY 10, 2006  
 PROJECT NO. 319-05