

PARTITION PLAT NO. P-68-2006

LOCATED IN
LOT 23 OF HAPPY HOLLOW SUBDIVISION
IN THE NE 1/4 OF THE NE 1/4 OF SECTION 25,
T.36S., R.3W., W.M., JACKSON COUNTY, OREGON

Land Partition (File SUB2005-00132)

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Albert Lee McCann, Betty Jo Juveland, and Richard Dean McCann, are the owners in fee simple of the land shown hereon and that we have caused the same to be divided into parcels as shown hereon.

Albert Lee McCann
Albert Lee McCann

Betty Jo Juveland
Betty Jo Juveland

Richard Dean McCann
Richard Dean McCann

STATE OF Oregon
COUNTY OF Jackson)SS.

This certifies that on this 27th day of June, 2006, before me a Notary Public, personally appeared Albert Lee McCann, Betty Jo Juveland, and Richard Dean McCann, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Donna O'Grady
Donna O'Grady Notary Public - Oregon
Commission No. 383771
My Commission Expires: 9-20-08
(Month, date, year)

NARRATIVE

PURPOSE: To survey and mark the corners of a two parcel Land Partition per Jackson County Planning file number SUB2005-00132, as shown hereon.

PROCEDURE: Ties were made to the Northeast corner of Section 25 and the North 1/16 corner on the East line of Section 25. Monuments set and found on filed survey number 17142 were tied and used for additional control. The original plat of HAPPY HOLLOW SUBDIVISION called for the Easterly boundary line to be on the Easterly line of said Section 25. It is to be noted that the Southeast corner of HAPPY HOLLOW SUBDIVISION a found 2" iron pipe doesn't fall on the East line of Section 25, which states in the Surveyor's certificate of HAPPY HOLLOW SUBDIVISION that a 2" iron pipe was set for the 1/4 1/4 corner. The South line of HAPPY HOLLOW SUBDIVISION stated that the South line of said Subdivision was the 1/4 1/4 Section line, which does not correspond. The measurements on the Plat of HAPPY HOLLOW SUBDIVISION fit better than the monuments on the ground. I would suspect a problem with the setting of the original monuments. I held deed calls from the intersection of Blackwell Road and the East line of Section 25 surveying around the perimeter holding the monumented East line of Lot 22 per filed survey 17142. The South right of way line of Blackwell Road was established by holding monuments set on filed survey number 17142. The found 1 1/2"x 3" channel iron as reported on filed survey number 3713 falls on the right of way line, but doesn't intersect the East line of Section 25. Monuments were set at the parcel corners, as shown. At the Northeast corner of Parcel 2, I computed the location of the deed corner, which lies very close to center of the found 1 1/2"x 3" channel iron, which I will utilize as a witness corner.

SURVEYOR'S CERTIFICATE

I, Richard G. Templin, a registered surveyor of the State of Oregon do hereby certify that this map correctly represents a survey made by me and marked with the proper monuments as provided by law. The parcel of land hereon shown and the Plat is a correct representation of the same. The following is an accurate description of the parent parcel, as set forth hereon:

Beginning at the INITIAL POINT, a 5/8" iron rod on the East line of Section 25, Township 36 South, Range 3 West of the Willamette Meridian, Jackson County, Oregon, from which the Northwest corner of said Section 25 bears North 00°16'50" West, 704.92 feet; thence North 00°16'50" West along said East line, 269.27 feet to the South right of way line of Blackwell Road; thence South 81°24'15" West along said South line, 470.53 feet to a 5/8" iron rod set for the Northeast corner of Lot 22 of " HAPPY HOLLOW SUBDIVISION" now of record in the plat records of Jackson County, Oregon; thence South 00°14'21" West (Deed Record, South) along the East line of said Lot 22, 269.64 feet to a 5/8" iron rod at the Southwest corner of Volume 552, Page 133 of the Deed Records of Jackson County, Oregon; thence North 81°24'15" East parallel with the South right of way line of Blackwell Road along the South line of said Volume 552, Page 133, 473.01 feet (Deed Record, 469.5 feet) to the true point of beginning.

Richard G. Templin
Richard G. Templin L.S. 2359

RECORDER'S CERTIFICATE

Filed for record this 17th day of July, 2006
at 1:33 o'clock P.M., and recorded as Partition Plat No. P-68-2006
of " RECORD OF PARTITION PLATS " in Jackson County, Oregon.

(Index Volume 17 , Page 68)

KATHLEEN S BECKETT KAREN ALONZO
County Clerk Deputy

Jackson County Survey File No. 19258

APPROVALS

Approved this 26th day of June, 2006.
Roger Roberts
Jackson County Surveyor

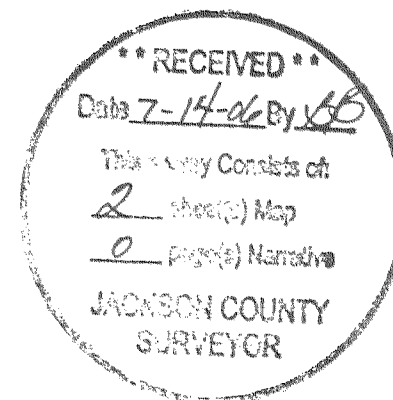
Approved this 10th day of July, 2006.
Richard G. Templin
Jackson County Planning
Land Partition (File SUB2005-00132)

The Conditions of Approval from Land Use Case File# SUB2005-00132 will apply to both lots within the plat.

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid, as of July 14, 2006

Amanda Kirkpatrick, deputy 7/14/06
ASSESSOR DATE

Patty Budson, Deputy 7/14/06
TAX COLLECTOR DATE



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

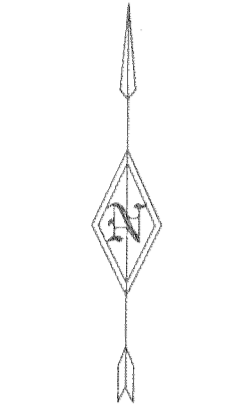
Richard G. Templin
RICHARD G. TEMPLIN L.S. 2359

REGISTERED PROFESSIONAL LAND SURVEYOR <u>Richard G. Templin</u>	RICHARD TEMPLIN LAND SURVEYING P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON
OREGON JULY 26, 1988 RICHARD G. TEMPLIN 2359 MY CERTIFICATE EXPIRES JUNE 30, 2008	MINOR LAND PARTITION LOCATED IN LOT 23 OF HAPPY HOLLOW SUBDIVISION IN THE NE 1/4 OF THE NE 1/4 OF SECTION 25, T.36S., R.3W., W.M., JACKSON COUNTY, OREGON For: Mr. Jon Herzog 855 Haskell Street Central Point, Oregon 97502 DATE: JUNE 9, 2006

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Land Partition (File SUB2005-00132)



SCALE: 1"=50'

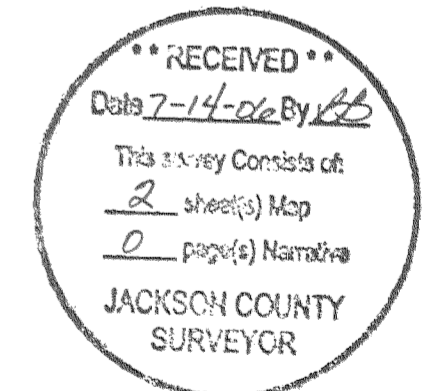
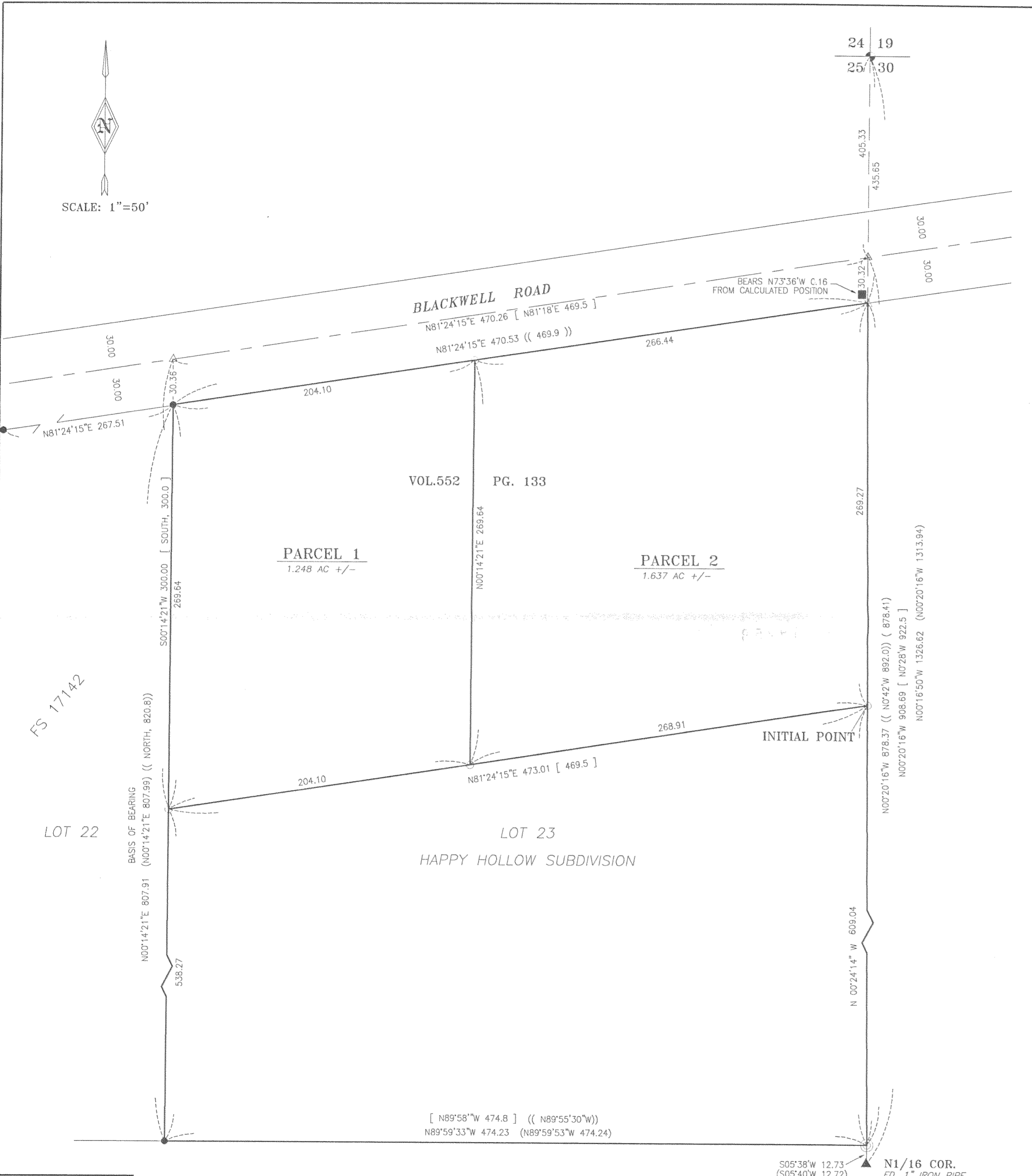
LEGEND

- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
- FD. 5/8" IRON ROD WITH PLASTIC CAP MARKED "KAISER RLS 803" PER FS 17142
- ⊕ FD. JACKSON COUNTY MONUMENT PER RE-ESTABLISHMENT
- ▲ FD. 1" IRON PIPE, FLUSH PER JACKSON COUNTY INTERMEDIATE BOOK
- ⊙ FD. 2" IRON PIPE PER HAPPY HOLLOW SUBDIVISION
- FD. 1 1/2" X 3" CHANNEL IRON 14" DEEP PER FS 3713
- △ INDICATES CALCULATED POSITION
- [] INDICATES RECORD DATA PER DEED RECORD
- (()) INDICATES RECORD DATA PER HAPPY HOLLOW SUBDIVISION
- () INDICATES RECORD DATA PER FS 17142
- FS INDICATES FILED SURVEY

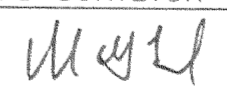
BASIS OF BEARING: THE EAST LINE OF LOT 22 HAPPY HOLLOW SUBDIVISION PER FS 17142

ENCUMBRANCES SHOWN ON CURRENT TITLE REPORT

- 1.) RIGHT OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AS RECORDED IN VOL. 153, PAGE 229, AND IN DOCUMENT NO. 67-05912 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, IS UN-PLOTTABLE.
- 2.) THE RIGHTS OF THE PUBLIC IN AND TO ANY PORTION LYING WITHIN THE RIGHT OF WAY LINES OF BLACKWELL ROAD.



FILE: "blackwell june9.dwg"

REGISTERED PROFESSIONAL LAND SURVEYOR  OREGON JULY 26, 1988 RICHARD G. TEMPLIN 2359 MY CERTIFICATE EXPIRES JUNE 30, 2008	RICHARD TEMPLIN LAND SURVEYING P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON MINOR LAND PARTITION LOCATED IN LOT 23 OF HAPPY HOLLOW SUBDIVISION IN THE NE 1/4 OF THE NE 1/4 OF SECTION 25, T.36S., R.3W., W.M., JACKSON COUNTY, OREGON For: Mr. Jon Herzog 855 Haskell Street Central Point, Oregon 97502
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