

PARTITION PLAT NO. P-99-2006

Located in the Northwest One-quarter of Section 22, Township 36 South, Range 3 West of the Willamette Meridian, City of Gold Hill, Jackson County, Oregon.

PREPARED FOR:

MARVIN E. DOBKINS
220 2ND STREET
GOLD HILL, OR 97525

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that MARVIN E. DOBKINS, hereinafter referred to as Declarant, is the fee title owner 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.

IN WITNESS WHEREOF, I set my hand and seal this 12th day of October, 2006.

Marvin E. Dobkins
MARVIN E. DOBKINS

STATE OF OREGON }
County of Jackson } 55

Personally appeared before me the above named MARVIN E. DOBKINS known to me, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 12th day of October, 2006.

Before me:
Mark Neathamer
Mark Neathamer NOTARY PUBLIC-OREGON
COMMISSION NO.: 374275
MY COMMISSION EXPIRES: Oct. 30th 2007

CITY OF GOLD HILL
PLANNING DEPT.
Initial HB
Date 10-16-06
Not Applicable
Not SITE PLAN

**** RECEIVED ****
DATE 10-19-06 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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 06-50948 of the Official Records of Jackson County, Oregon, situated within the Northwest One-quarter of Section 22, Township 36 South, Range 3 West of the Willamette Meridian, City of Gold Hill, Jackson County, Oregon, more particularly described as follows:

Commencing at a point where the easterly line of Ambrose Street (First Street West) intersects the northerly line of Fifth Avenue North in the City of Gold Hill, Jackson County, Oregon, according to the Official Plat thereof, now of record: thence, along said easterly line of Ambrose Street, North 12°42'20" East, 132.00 feet to the True Point of Beginning; thence, leaving said easterly line, South 77°18'00" East, 248.85 feet to the westerly line of Sams Valley Highway (234); thence, along last said westerly line, South 17°54'00" West, 162.67 feet to the centerline of vacated Fifth Avenue, per Ordinance Number 300 of the City of Gold Hill, Oregon, notice of which appears in Volume 441 Page 279 of the Deed Records of Jackson County, Oregon; thence, along said centerline, North 77°18'00" West, 234.12 feet to the said easterly line of Ambrose Street; thence along last said easterly line, North 12°42'20" East, 162.00 feet to the True Point of Beginning.

Logan 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 Gold Hill Planning Commission.

Procedure: Utilizing a Trimble S-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, Surveys Numbered 3891, 7832 and 10983 as filed in the Office of the Jackson County Surveyor, Document Number 03-58132 of the Official Records of Jackson County, Oregon, Roll Maps Numbered 101/1 and 31/5 as filed at the Jackson County Surveyors office and the Tentative Partition Plat approved by the City of Gold Hill Planning Department, the project boundaries and interior parcels were computed and monumented as depicted hereon.

The South boundary of the project is the centerline of the vacated Fifth Avenue as shown hereon, found monument per SN 3891 and SN 10983 were used to control this line.

The west boundary of the project is also the east line of Ambrose (formerly First) Street, found monuments shown match record turning angle from Fifth Avenue.

The north boundary of the project was established by holding the record distance from the intersection of the north line of Fifth Avenue and Ambrose street, thence running parallel with the centerline of vacated Fifth Avenue as shown hereon.

The east boundary of the project is called out as the westerly line of Sams Valley Highway 234. Extensive research was conducted to find survey information on this line, no solid evidence was found. The centerline of the 60-foot right-of-way was established by holding the record delta for the curve per Roll Maps 101/1 and 31/5. The tangent bearing of Fourth Avenue (being parallel with Fifth Avenue per SN 3891) was used at a line 30-feet southerly of the north right-of-way line thereof. This fits the existing physical center of the improvements relatively well. The center of the physical improvements as located along the easterly boundary of the project were found to match the record bearing (as turned from Fourth Street) relatively well. The tangents were then force together and the record degree of curve was used to establish the end of the tangent. This location is the best mathematical and physical location of the right-of-way that I could find. The westerly right-of-way was then held in the location as shown hereon.

The first monument for this survey was set on September 14, 2006.

APPROVALS

Examined and approved by the City Administrator/Planning Director of the City of Gold Hill, Jackson County, Oregon.

Mary C. Gordon 10-17-06
City Administrator/Planning Director Date

Examined and approved this 19th day of OCTOBER, 2006.

Robert Robert 19377
Jackson County Surveyor County Surveyor File No.

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.045 HAVE BEEN PAID AS OF OCTOBER 19, 2006.

William Johnson Deputy 10-19-2006 Jim Wolf Deputy 10/19/06
Assessor Date Tax Collector Date

RECORDING

FILED FOR RECORD THIS THE 19th DAY OF October, 2006 AT 1:57 O'CLOCK P. M. AND RECORDED AS PARTITION PLAT NO. P-99-2006 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 17 PAGE 99.

Hathleen S. Beckett Sonya S. Morgan
COUNTY CLERK DEPUTY

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

Logan Miles
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

Logan 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: October 12, 2006 PROJECT NUMBER: 06090
Sheet 1 of 2 © LTM

PARTITION PLAT NO. P-99-2006

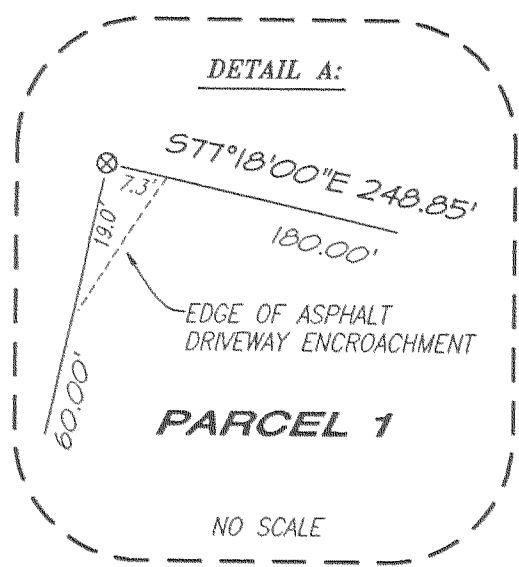
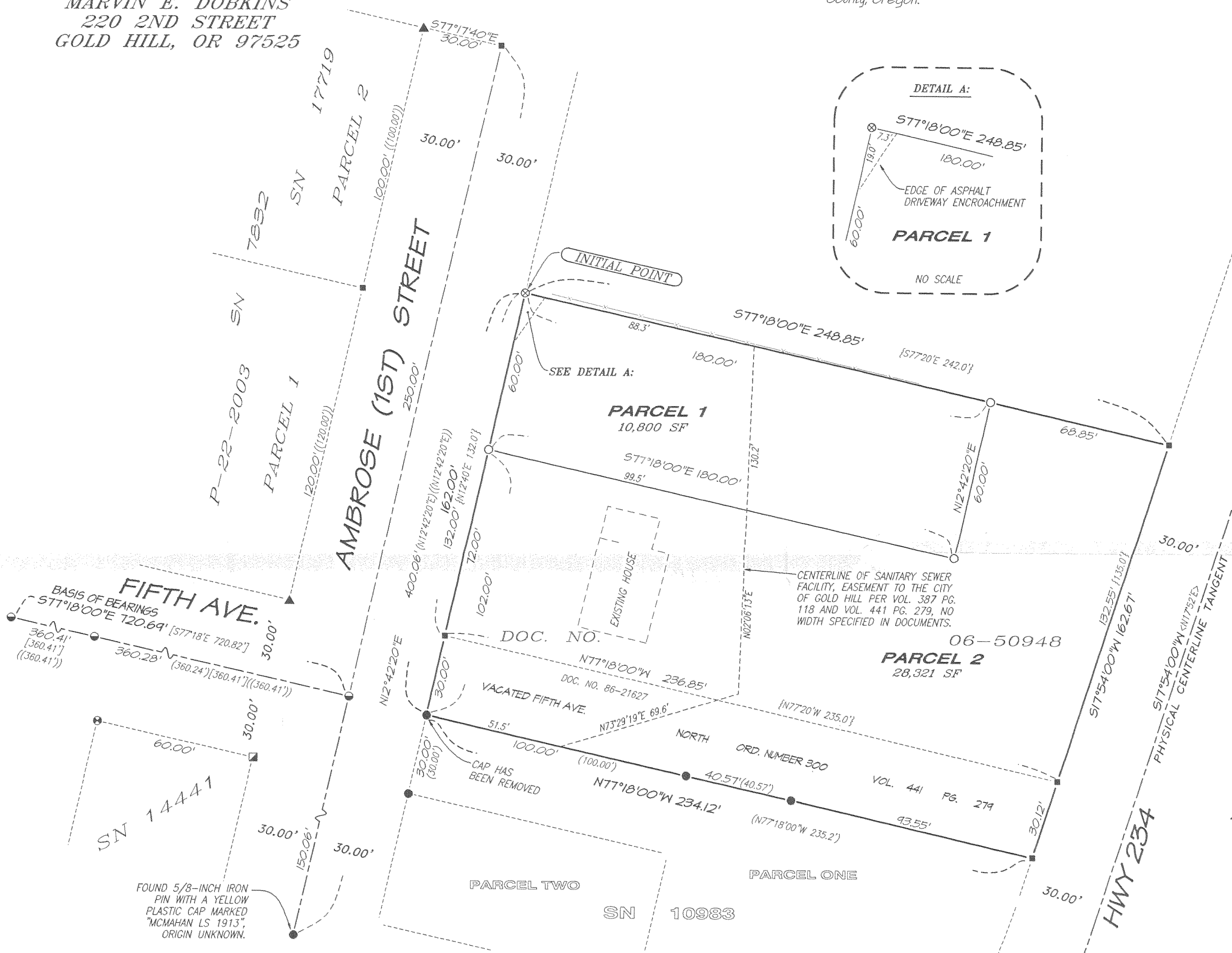
Located in the Northwest One-quarter of Section 22, Township 36 South, Range 3 West of the Willamette Meridian, City of Gold Hill, Jackson County, Oregon.

PREPARED FOR:

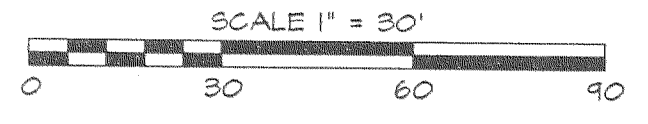
MARVIN E. DOBKINS
220 2ND STREET
GOLD HILL, OR 97525

LEGEND:

- Indicates a set 5/8-inch diameter iron pin, 24 inches in length, with an 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 an orange plastic cap marked "NEATHAMER SURVEYING", top set flush with the surface.
- Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "D.W. EDWARDS PLS 741", per SN 10983, or as noted hereon.
- ⦿ Indicates a found 3/4-inch diameter iron pin, per SN 3891.
- ▲ Indicates a found 3/4-inch diameter iron pin per SN 7832.
- ▣ Indicates a found 5/8-inch diameter iron pin per SN 10353.
- ⊕ Indicates a found 5/8-inch diameter iron pin with a red plastic cap marked "D.A. EDWARDS LS 2339", per SN 14441.
- Indicates a computed position, nothing found or set.
- () Indicates record information per SN 10983.
- [] Indicates record information per SN 3891.
- < > Indicates record information per Roll Map Number 101/1 and 31/5.
- { } Indicates record information per Doc No. 03-58132.
- (()) Indicates record information per SN 7832.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- DOC. NO. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- VOL. PG. Indicates an instrument recorded by Volume and Page of the Records of Jackson County, Oregon.
- x— Indicates an existing fence.



CITY OF GOLD HILL
PLANNING DEPT.
Initial: *Jeg Mls*
Date: *10-16-06*
NOT APPLICABLE
SITE PLAN



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

BASIS OF BEARINGS:

THE CENTERLINE OF FIFTH AVENUE, BETWEEN THE FOUND MONUMENTS AS DEPICTED HEREON, PER SURVEY NUMBER 3891, AS FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

**** RECEIVED ****
DATE *10-19-06* BY *MS*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Jeg Mls
OREGON
JULY 12, 2005
LOGAN MILES
65452

Renewal Date 12/31/06

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