

PARTITION PLAT NO. P-107-2006

located in
PARCEL NO. 2, PARTITION PLAT NO. P-61-2003

LYING WITHIN
THE SOUTHEAST 1/4 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 I, JODI SALYER, AM THE OWNER 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 CREATE THE 20-FOOT WIDE SHARED DRIVEWAY EASEMENT ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2, AS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE 20-FOOT WIDE PUBLIC UTILITY EASEMENT, AS SHOWN HEREON.

I HEREBY CREATE A MAINTENANCE EASEMENT TO BENEFIT PARCELS 1 AND 2, AS SHOWN HEREON. THE EASEMENT IS TO ALLOW ACCESS TO THE ADJOINING LOT FOR MAINTENANCE AND REPAIR OF THE STRUCTURES AND FOR UTILITY SERVICE RELATED THERETO. THE EASEMENT SHALL PROVIDE FOR CONSTRUCTION AND MAINTENANCE OF THE ADJOINING STRUCTURE, ROOF AND ROOF OVERHANGS WITH ALLOWANCE FOR STORM WATER RUNOFF AND MATTERS GENERALLY ASSOCIATED WITH ZERO LOT LINE CONSTRUCTION.

I HEREBY CREATE A PARTY WALL EASEMENT SUBJECT TO THE GENERAL RULES OF LAW REGARDING COMMON WALLS ALONG THE COMMON BOUNDARY LINE BETWEEN PARCELS 1 AND 2, AS SHOWN HEREON. THE EASEMENT SHALL PROVIDE FOR THE CONSTRUCTION AND MAINTENANCE OF THE COMMON WALL (WITH INTERIOR UTILITIES IF ANY), ADJOINING ROOF AND ROOF OVERHANGS WITH ALLOWANCE FOR STORM WATER RUNOFF AND MATTERS GENERALLY ASSOCIATED WITH A PARTY WALL. SUCH REPAIRS AND MAINTENANCE SHALL BE AT THE MUTUAL CONSENT OF THE ADJOINING OWNERS AND THE COSTS SHALL BE SHARED EQUALLY. FURTHER, ANY SUCH REPAIRS AND MAINTENANCE SHALL BE DONE IN A TIMELY MANNER. NO LOT OWNER SHALL UNREASONABLY INTERFERE WITH THE USE OF THIS EASEMENT. ANY DAMAGE CAUSED BY AN ACT OF AN OWNER, HIS AGENTS OR INVITEES SHALL BE REPAIRED BY SUCH OWNER AT HIS SOLE EXPENSE. IN THE EVENT OF LEGAL ACTION OR APPEAL THEREFROM, THE LOSING PARTY OR PARTIES SHALL PAY THE PREVAILING PARTY OR PARTIES REASONABLE ATTORNEY'S FEES.

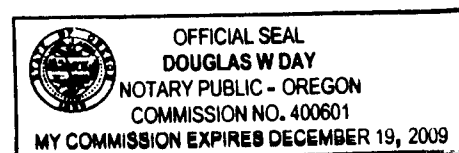
NOW THEREFORE, I DECLARE THAT THE PARTY WALL EASEMENTS SHALL BE FOR THE PURPOSE AND CONSIDERATION OF PROTECTING THE VALUE AND DESIRABILITY OF THE REAL PROPERTIES, AS SHOWN HEREON, AND SHALL BE BINDING UPON ALL PARTIES.

Jodi Salyer
JODI SALYER

STATE OF OREGON)
COUNTY OF JACKSON) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF NOVEMBER, 2006, BY JODI SALYER AND ACKNOWLEDGED THIS TO BE HER VOLUNTARY ACT AND DEED.

Douglas W Day
NOTARY PUBLIC



APPROVALS

[Signature] 11-20-06
CITY OF CENTRAL POINT COMMUNITY DEVELOPMENT DIRECTOR (FILE NO. 07011) DATE
[Signature] 11-20-06
CITY OF CENTRAL POINT PUBLIC WORKS DEPARTMENT DATE

EXAMINED AND APPROVED THIS 9th DAY OF November, 2006.

[Signature]
JACKSON COUNTY SURVEYOR

TAX STATEMENT

ALL FEES, TAXES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 11/20, 2006.

[Signature] 11/20/06
TAX COLLECTOR DATE

[Signature] 11/20/06
ASSESSOR DATE

AFFIDAVIT OF CONSENT

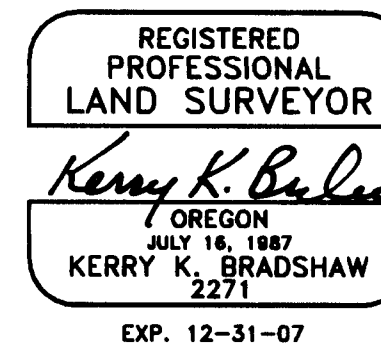
FROM BANK OF THE CASCADES SEE INSTRUMENT NO. 2006- 058456 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SURVEYOR'S CERTIFICATE

I, KERRY K. BRADSHAW, A DULY REGISTERED SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS PLAT 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 AS SET FORTH HEREON.

PARCEL NO. 2 OF PARTITION PLAT RECORDED SEPTEMBER 16, 2003 IN THE "RECORDS OF PARTITION PLATS" OF JACKSON COUNTY, OREGON AS PARTITION PLAT NO. P-61-2003 AND FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY NO. 17917.

[Signature]
I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.



RECORDING STATEMENT

FILED FOR RECORD THIS 20th DAY OF November, 2006 AT 3:47 O'CLOCK P M. AND RECORDED AS PARTITION PLAT NO. P-107-2006 OF THE "RECORDS OF PARTITION PLATS" IN JACKSON COUNTY, OREGON.

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[Signature]
COUNTY CLERK

[Signature]
DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY NO. 19419

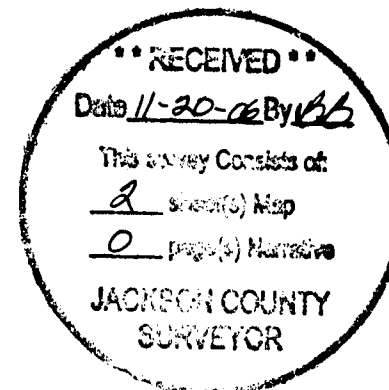
NARRATIVE

PURPOSE:

TO PARTITION THE PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 2005-033021 AS DIRECTED BY THE CLIENT AND AS APPROVED BY THE CITY OF CENTRAL POINT PLANNING DEPARTMENT.

PROCEDURE:

UTILIZING CONTROL ESTABLISHED BY THIS OFFICE DURING THE COMPLETION OF EASY STREET SUBDIVISION (FILED SURVEY NO. 18269), A NIKON DTM-520 TOTAL STATION WAS USED TO TIE FOUND BRASS CAPS MONUMENTING THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 54 AND THE SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 58, AS WELL AS, FOUND PINS FROM FILED SURVEY NUMBERS 12356, 15903 AND 17917. THE EXTERIOR BOUNDARY OF THE CLIENT'S PARCEL WAS ESTABLISHED USING SAID FOUND PINS, AS SHOWN HEREON. THE CLIENT'S PARCEL WAS THEN PARTITIONED ALONG THE AS-BUILT CENTERLINE OF THE EXISTING DUPLEX, AS SHOWN HEREON.



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 #: 06-008 PREPARED FOR: **JODI SALYER**
DATE: 10/25/2006 FOR: 3284 BURSSELL ROAD, CENTRAL POINT, OREGON 97502
DRAWN BY: TEB
CHECKED BY: KKB FILE NAME: 2006/06-008 SALYER-BURSSELL/final.dwg SHEET 1 OF 2

PARTITION PLAT NO. P-107-2006

located in
PARCEL NO. 2, PARTITION PLAT NO. P-61-2003

LYING WITHIN
THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

FOUND BRASS CAP
NE CORNER DLC 54

C/L BURSSELL ROAD

N00°04'13"W 2628.28' (N00°04'11"W 2628.35', FS 17917) (BASIS OF BEARINGS)

493.72' (493.80', FS 17917)

FOUND BRASS CAP
SW CORNER DLC 58

INSTRUMENT NO. 1992-15730

FS 12356

N89°56'20"W (N89°55'32"W, FS 17917)

239.06' (239.12', FS 17917)

146.34' (146.38', FS 17917)

EXISTING SHARED DRIVEWAY EASEMENT & PUE PER FS 17917

PARCEL 1
P-61-2003
FS 17917

PARCEL 1
4483 SQ. FT.

PARCEL 2
4140 SQ. FT.

146.34' (146.38', FS 17917)

N89°54'39"W 239.06' (N89°55'32"W 239.12', FS 17917)

INSTRUMENT NO. 2005-054559

N00°04'13"W 0.13'

- - FOUND 5/8" IRON PIN PER FS 17917
- - FOUND 5/8" IRON PIN PER FS 12356
- △ - FOUND 5/8" IRON PIN PER FS 15903
- - SET 3/4" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW, LS 2271"

- PUE - PUBLIC UTILITY EASEMENT
- INST. NO. - INSTRUMENT NUMBER
- FS - FILED SURVEY IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR
- WM - WITNESS MONUMENT
- DLC - DONATION LAND CLAIM
- SS - SANITARY SEWER
- FENCE

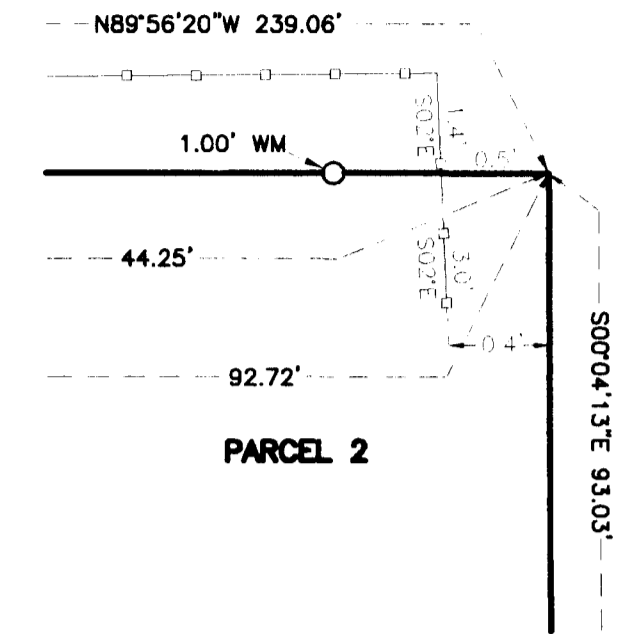
BASIS OF BEARINGS

THE MONUMENTED CENTERLINE OF BURSSELL ROAD SHOWN AS N00°04'13"W ON EASY STREET SUBDIVISION (FS 18269).

ENCUMBRANCE NOTE

THE RIGHT-OF-WAY EASEMENT GRANTED PACIFICORP BY INSTRUMENT NO. 94-40716 MAY AFFECT THIS PROPERTY, BUT IS NOT LOCATABLE.

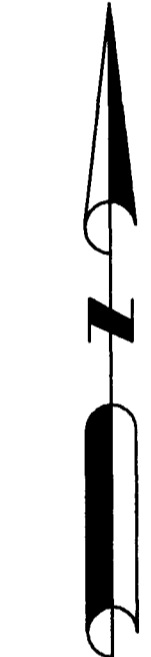
DETAIL (NO SCALE)



LOT 17
SHELTERWOOD
FS 15903
SEE DETAIL

LOT 18
SHELTERWOOD
FS 15903

LOT 19
SHELTERWOOD
FS 15903



SCALE: 1" = 20'

Kerry K. Bradshaw
I CERTIFY THIS TO BE AN EXACT
COPY OF THE ORIGINAL PLAT.

**** RECEIVED ****
Date 11-20-06 By KL
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kerry K. Bradshaw
OREGON
JULY 16, 1987
KERRY K. BRADSHAW
2271
EXP. 12-31-07

TIMBERLINE LAND SURVEYING, INC.
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JOB #: 06-008	PREPARED	FOR: JODI SALYER
DATE: 10/25/2006	3284 BURSSELL ROAD, CENTRAL POINT, OREGON 97502	
DRAWN BY: TEB	CHECKED BY: KKB	FILE NAME: 2006/06-008 SALYER-BURSSELL final.dwg

SHEET 2 OF 2