


PARTITION PLAT NO. P-112-2006

LOCATED IN  
NORTHEAST QUARTER OF THE  
SOUTHEAST QUARTER OF SECTION 3,  
TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN  
"BLOCK 70 OF PLAT OF CENTRAL POINT"  
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

FOR  
JODI SALYER  
P.O. BOX 5229  
CENTRAL POINT, OREGON

SEPTEMBER 15, 2006

SURVEY BY:  
**TIMBERLINE  
LAND SURVEYING  
INCORPORATED**  
KERRY K. BRADSHAW L.S. 2271  
P.O. BOX 3064  
CENTRAL POINT OREGON 97502  
(541)664-7510 CELL 944-6692

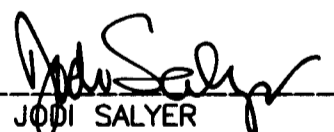
DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT JODI SALYER IS THE OWNER IN FEE SIMPLE OF THAT CERTAIN REAL PROPERTY AS SET FORTH IN THE SURVEYOR'S CERTIFICATE AS SHOWN HEREON. JODI SALYER HAS CAUSED THIS REAL PROPERTY TO BE SURVEYED AND PARTITIONED AND HEREBY CREATES AND ESTABLISHES PARCEL 1 (ONE) AND PARCEL 2 (TWO) AS SHOWN HEREON. THE SIZES OF THE PARCELS AS WELL AS THE COURSES AND LENGTHS OF ALL BOUNDARY LINES ARE PLAINLY SET FORTH AND THIS IS A CORRECT REPRESENTATION OF THE PARTITION AND SURVEY.

THE DECLARANT DOES HEREBY CREATE A MAINTENANCE EASEMENT TO BENEFIT PARCELS 1 AND 2, AS SHOWN HEREON. THE EASEMENT IS TO ALLOW ACCESS TO THE ADJOINING PARCEL 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.

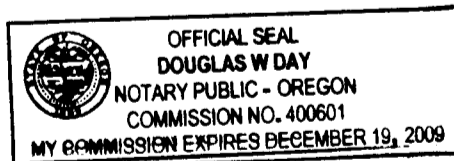
THE DECLARANT DOES HEREBY CREATE A PARTY WALL EASEMENT SUBJECT TO THE GENERAL RULES OF LAW REGARDING COMMON WALLS ALONG THE COMMON BOUNDARY LINE BETWEEN PARCELS 1 AND 2, AS SHOWN HEREON. THE EASEMENT SHALL PROVIDE FOR THE CONSTRUCTION AND MAINTENANCE OF THE COMMON WALL (WITH INTERIOR UTILITIES IF ANY), 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 PARCEL 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, THE DECLARANT DECLARES 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

ACKNOWLEDGEMENT

STATE OF OREGON )  
                          ) s.s.  
COUNTY OF JACKSON)



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
20<sup>th</sup> DAY OF November, 2006 BY  
JODI SALYER KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN  
INSTRUMENT AS HER VOLUNTARY ACT AND DEED.

  
DOUGLAS W. DAY  
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

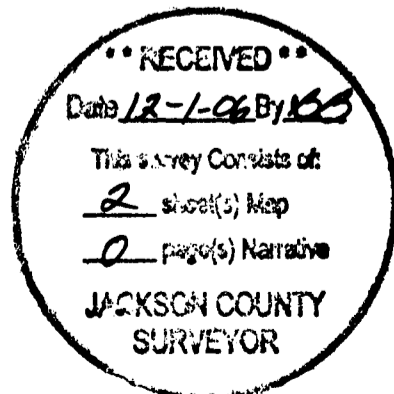
I, KERRY K. BRADSHAW, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

LOT 8, BLOCK 70 OF THE CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD.



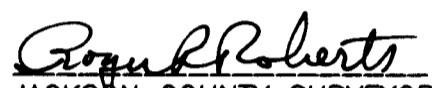


NARRATIVE



THE FIELD CONTROL SURVEY WAS CONDUCTED USING A NIKON DTM 520 TOTAL STATION. EXISTING MONUMENTS CONTROLLING THE STREET CENTERLINES SURROUNDING BLOCK 70 OF THE ORIGINAL TOWN OF CENTRAL POINT WERE TIED IN THIS CONTROL SURVEY. IT MIGHT BE NOTED THAT THE CITY OF CENTRAL POINT HAD RECONSTRUCTED CHERRY STREET SEVERAL YEARS EARLIER AND HAD THIS OFFICE REFERENCE THE THEN EXISTING CENTERLINE MONUMENTS. FOLLOWING CONSTRUCTION, THIS OFFICE RE-ESTABLISHED THE CENTERLINE POSITIONS WITH MONUMENT CASES AND BRASS CAPS, ALTHOUGH NO MAP OF SAID ACTIVITY WAS REQUIRED OR REQUESTED BY THE CITY. HOWEVER, AT THE REQUEST OF THE COUNTY SURVEYOR'S OFFICE, THE REMONUMENTATION MAPPING IS IN PROGRESS. HAVING THE BOUNDARY OF SAID BLOCK 70 CONTROLLED, THE LOTS WERE ESTABLISHED BY PROPORTIONATE MEASUREMENT AND THE PARTITION LINE ESTABLISHED PER CLIENT INSTRUCTION.



APPROVALS

  
CENTRAL POINT PLANNING DEPARTMENT. 12-01-06 DATE  
  
CENTRAL POINT PUBLIC WORKS DIRECTOR 12-1-06 DATE  
EXAMINED THIS 17<sup>th</sup> DAY OF November, 2006.  
  
ROGER ROBERTS  
JACKSON COUNTY SURVEYOR

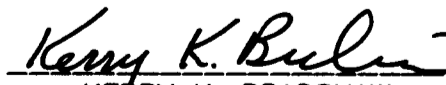
TAX STATEMENT

ALL TAXES, FEES, ASSESSMENTS OR ANY OTHER CHARGES AS REQUIRED BY OREGON REVISED STATUTE 92.095 HAVE BEEN PAID AS OF THE 1<sup>ST</sup> DAY OF DECEMBER, 2006.  
 WILLIAM JOHNSON, Deputy ASSESSOR  
 PATTY BURROWS, Deputy TAX COLLECTOR

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS THE 1<sup>ST</sup> DAY OF DECEMBER, 2006 AT 3:33 O'CLOCK P. M. AND RECORDED AS PARTITION PLAT NO. P-112-2006 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 17, PAGE 112.  
KATHLEEN S. BECKETT COUNTY CLERK  
KAREN ALONZO DEPUTY  
COUNTY SURVEYOR FILE NUMBER 19436


I HEREBY CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

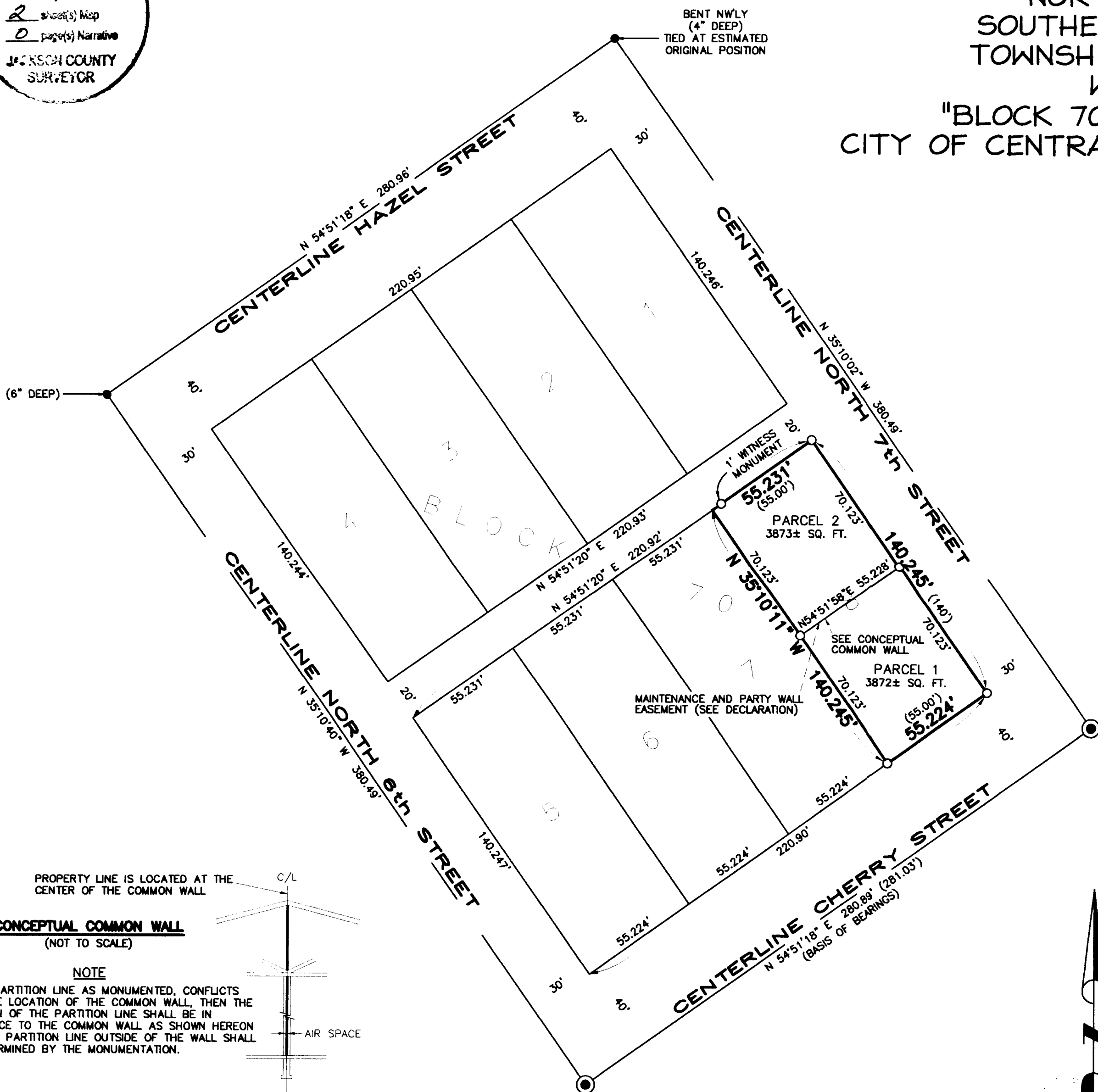
  
KERRY K. BRADSHAW  
L.S. 2271

RECEIVED  
 Date 12-1-06 By KSB  
 This Survey Consists of:  
 2 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

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- LEGEND**
- FOUND BRASS DISC WITH PUNCH MARK IN MONUMENT CASE STAMPED "2271".
  - FOUND 5/8" IRON PIN AS NOTED.
  - SET 5/8"x24" REBAR WITH YELLOW CAP STAMPED "BRADSHAW LS 2271".
  - (...) RECORD DATA PER PLAT OF CENTRAL POINT, OREGON.

**BASIS OF BEARINGS**  
 THE BEARING N 54°51'18" E AS SHOWN ON FILED SURVEY 14201.

I HEREBY CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

*Kerry K. Bradshaw*  
 KERRY K. BRADSHAW  
 L.S. 2271

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

