

PARTITION PLAT P-14-2007
and
PROPERTY LINE ADJUSTMENT

LOCATED IN LOT 1 AND LOT 4,
BLOCK 2 OF THE PARKVIEW SUBDIVISION

SOUTHEAST ONE QUARTER OF SECTION 3,
SOUTHEAST ONE QUARTER OF SECTION 3,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT
JACKSON COUNTY, OREGON
for

AMY MOORE

803 BUCK POINT ST
CENTRAL POINT, OREGON 97502

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Amy M. Moore is the owner of the lands hereon described, and that she has partitioned the same into parcels as shown hereon, and that the number and size of the parcels and the courses and lengths of the lines are plainly set forth, and that this plat is a correct representation of the Partition.

Amy M Moore
Amy M. Moore

State of Oregon)
County of Jackson)
ss

This instrument was acknowledged before me this 2nd day of March, 2007, by Amy M. Moore.

(Signature) Steph D. Gray
(Printed Name)

Notary Public - Oregon Commission No. 378055

My commission expires April 21, 2008

Surveyor's Certificate:

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at a 5/8 inch iron pin marking the northeast corner of Lot 1, Block 2 of the Parkview Subdivision Located in Section 3, Township 37 South, Range 2 West Willamette Meridian, City of Central Point, Jackson County, Oregon, recorded in Volume 7, Page 17 of the Plat Records of said County; thence North 89°50'30" East, along the southerly right-of-way of Tulane Avenue, 76.00 feet (Record 76.01) to a 5/8 inch iron pin marking the POINT OF BEGINNING and the Initial Point; thence leaving said right-of-way South 00°25'30" East 165.00 feet (Record 164.98 feet) to a 5/8 inch iron pin on the southerly boundary of Lot 4 of said Parkview Subdivision; thence South 89°52'05" West, along said southerly boundary of Lot 4, a distance of 76.67 feet to the southeast corner of said Lot 1; thence South 50°42'12" West along the boundary of said Lot 1 a distance of 56.65 feet to a 5/8 inch iron pin at the southwest corner of said Lot 1 and the easterly right of way of Carlton Avenue; thence continuing along the boundary of said Lot 1 and traveling along the easterly right-of-way of said Carlton Avenue, North 39°12'42" West, 216.47 feet to a 5/8 inch iron pin; thence leaving said easterly right-of-way and continuing along the boundary of said Lot 1 along the arc of a curve to the right having radius of 20.00 feet and arc length of 45.05 feet and an internal angle of 129°03'12" (the long chord of which bears North 25°18'54" East 36.11 feet) to the southerly right of way line of Tulane Avenue; thence continuing along said southerly right-of-way and the boundary of said Lot 1 and the easterly prolongation thereof, North 89°50'30" East 240.70 feet to the POINT OF BEGINNING.

Herbert A. Farber
Herbert A. Farber, PLS 2189

Easement Notes:

The Power Easement described in Volume 354, Page 320 deed records of Jackson County, Oregon, has not specific location. There are no overhead power facilities on the property, therefore this easement does not effect this site.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber

OREGON
JULY 26, 2003
HERBERT A. FARBER
2189

RENEWAL DATE 12-31-07

** RECEIVED **
DATE 3-12-07 BY AB
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

Approvals:

Examined and approved by the City of Central Point this 26th day of FEBRUARY, 2007.

Robert W. Stein
Public Works Director

Community Development Director

Examined and approved by the Jackson County Surveyor this 22nd day of FEBRUARY, 2007.

Roger R. Roberts
County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of March 12, 2007

Melissa Beach, Deputy 3/12/07
Tax Collector Date

Amanda Kirkpatrick, Deputy 3/12/07
Assessor Date

Recorder:

Filed for record this 12 day of MARCH, 2007 at 12:57 o'clock P. M. and recorded as Partition Plat No. P-14-2007 of the Records of Jackson County, Oregon, Index Volume 18, Page 14.

Kathleen S Beckett Barbara J SHAW
County Clerk Deputy

County Surveyor's File No. 19554

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

JACKSON OAKS PHASE 1

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6



PARTITION PLAT P-14-2007 and PROPERTY LINE ADJUSTMENT

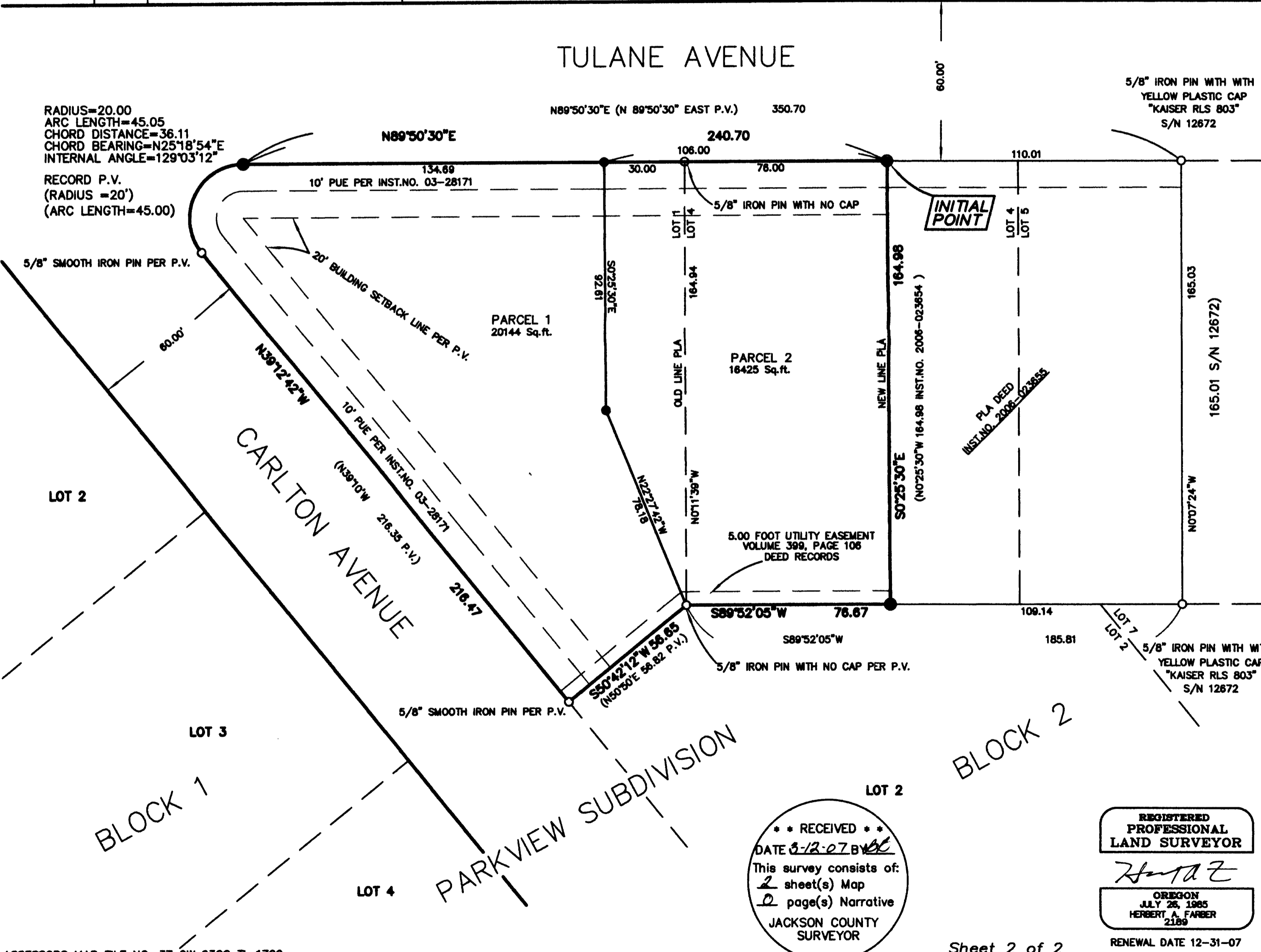
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SOUTHEAST ONE QUARTER OF SECTION 3,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT
JACKSON COUNTY, OREGON

for
AMY MOORE
803 BUCK POINT ST
CENTRAL POINT, OREGON 97502

TULANE AVENUE

N89°50'30"E (N 89°50'30" EAST P.V.) 350.70

RADIUS=20.00
ARC LENGTH=45.05
CHORD DISTANCE=36.11
CHORD BEARING=N25°18'54"E
INTERNAL ANGLE=129°03'12"
RECORD P.V.
(RADIUS =20')
(ARC LENGTH=45.00)



LEGEND

- = FOUND MONUMENT AS DESCRIBED
- = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- S/N = RECORD FILED SURVEY NUMBER

P.V. = PARKVIEW SUBDIVISION VOLUME 7 PAGE 17 PLAT RECORDS
PLA = PROPERTY LINE ADJUSTMENT

- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
- INST. No. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT FOR WATER, SANITARY SEWER, STORM DRAIN, PHONE, GAS, AND CABLE TV.

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

PURPOSE:
TO SURVEY AND MONUMENT THE PARTITION AND PROPERTY LINE ADJUSTMENT APPROVED BY THE CITY OF CENTRAL POINT IN LETTERS DATED JUNE 23, 2006, AND APRIL 5, 2006 RESPECTFULLY.

PROCEDURE:
USING CONTROL ESTABLISHED IN PREVIOUS PROJECTS IN THE AREA I TIED THE FOUND MONUMENTS FROM THE PARKVIEW SUBDIVISION AND SURVEY NUMBER 12672. ALL FOUND MONUMENTS WERE HELD AND THE EXTERIOR BOUNDARY WAS ESTABLISHED BETWEEN THEM. THE NORTH LINE WAS PROLONGATED TO THE WEST AND A RECORD RADIUS ARC WAS HELD CONNECTING THE NORTH AND WEST LINES. THE EAST BOUNDARY WAS CREATED PER THE ABOVE MENTIONED PROPERTY LINE ADJUSTMENT. THE PROPERTY LINE ADJUSTMENT DEEDS WERE RECORDED AS INST.NO. 2006-023654 AND 2006-023655 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. THE BOUNDARY OF THE PARTITION IS DESCRIBED IN INST.NO. 2006-023654.

Surveyed by:

FARBER & SONS, INC.
dba FARBER SURVEYING
(541) 664-5599
PO BOX 5286
431 OAK STREET
CENTRAL POINT, OREGON 97502

SCALE: 1" = 30'



DATE: JANUARY 17, 2007
JOB NO.: 1129-03

DRAWING FILE: JOBS\CENTRAL POINT\PARKVIEW SUBDIVISION\VANDOMELEN\MICROSURVEY\VANDOMELEN PLA.DWG

RECEIVED
DATE 3-12-07 BY *AK*
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2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber
OREGON
JULY 26, 1985
HERBERT A. FARBER
2189

RENEWAL DATE 12-31-07

Sheet 2 of 2