

# JOHNSON COURT

A SUBDIVISION  
located in the

NORTHEAST ONE-QUARTER OF SECTION 10,  
TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT,  
JACKSON COUNTY, OREGON

for

**KAROLYNE J. JOHNSON**

1927 TAYLOR ROAD  
CENTRAL POINT, OREGON 97502

### 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:

Beginning at a point on the north line of Donation Land Claim No. 53 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon, said north line also being the south line of Section 3 in said Township and Range, said POINT OF BEGINNING also being the INITIAL POINT of this subdivision, said POINT OF BEGINNING bears North 89°49'28" East (record North 89°45' East), 2025.20 feet from the Northwest corner of said Claim, said POINT OF BEGINNING also being the Northeast corner of the tract of land described in Instrument Number 2002-43145 of the Deed Records of Jackson County, Oregon; thence South 01°25'32" East (record South 01°30' East), along the Westerly boundary of Janscourt Subdivision as filed in the office of the Jackson County Surveyor as survey number 19376, a distance of 352.91 feet to the centerline of Griffin Creek; thence along said centerline, North 70°23'00" West (record North 70°33' West) 64.14 feet; thence continuing along said centerline North 74°18'58" West 36.25 feet; thence leaving said centerline, North 01°24'24" West (record North 01°30' East) along the Easterly boundary of McArthur Court Subdivision as filed in the office of the Jackson County Surveyor as survey number 19290, a distance of 295.00 feet, to the southerly right-of-way line of the realigned Taylor Road; thence traveling along said right-of-way line, along the arc of a curve to the left, having a radius of 238.00 feet, an internal angle of 18°53'44" and an arc length of 70.18 feet (the long chord of which bears North 63°17'01" East 69.93 feet); thence continuing along said southerly right-of-way line of the realigned Taylor Road, North 54°50'09" East 22.78 feet to the Northwest corner of said Janscourt Subdivision; thence leaving said southerly right-of-way line, South 35°09'51" East, along the Westerly boundary of said Janscourt Subdivision, 22.03 feet to the POINT OF BEGINNING.

*Herbert A. Farber*

Herbert A. Farber, PLS 2189

### Release Affidavits:

From State Farm Bank, F.S.B., as beneficiary,  
recorded as Instrument No. \_\_\_\_\_  
Official Records of Jackson County, Oregon.

From State Farm Bank, F.S.B., as beneficiary,  
recorded as Instrument No. \_\_\_\_\_  
Official Records of Jackson County, Oregon.

### Easement Note:

- Easement for electrical transmission lines and equipment as described in Volume 433, Page 69 of the Deed Records of Jackson County, Oregon, does not effect this property.

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

*Herbert A. Farber*

### Declaration:

KNOWN ALL MEN BY THESE PRESENTS, that KAROLYNE J. JOHNSON, is the owner of the lands hereon described, and has subdivided same into lots, and streets as shown hereon, and the number and size of the lots and the courses and lengths of all lines are plainly set forth and that this plat is a correct representation of the subdivision, and does hereby dedicate to the public, for public use, the street and public utility easements as shown hereon.

The Declarant does hereby create maintenance easements to benefit lots 1, 2, 3, and 4 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.

The Declarant does hereby create a Party Wall Easement, subject to general rules of law regarding common walls, along the common boundary line between the Lots 1 and 2 and between Lots 3 and 4 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, 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.

We hereby designate said subdivision as JOHNSON COURT.

*Karolyne J. Johnson*  
Karolyne J. Johnson  
Owner

State of Oregon )  
                          )  
County of Jackson )

Personally appeared before me on Jan 9<sup>th</sup> 2007 the above named Karolyne J. Johnson, owner of the described lands, and does acknowledge the foregoing instrument to be her voluntary act and deed.

(Signature) *Susan Morgan Farber*  
(Printed Name) SUSAN MORGAN FARBEN

Notary Public - Oregon Commission No. 378055

My commission expires April 21, 2008

### Approvals:

Examined and approved by the City of Central Point this 23<sup>rd</sup> day of JANUARY, 2007.

*Robert Pein*  
Public Works Director

*Tommy*  
Community Development Director

Examined and approved by the Jackson County Surveyor this 8<sup>th</sup> day of January, 2007.

*Robert Pein*  
County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 3-21-07.

*John W. Deputy*  
Tax Collector

Examined and approved as required by O.R.S. 92.100 this 21<sup>st</sup> day of March, 2007.

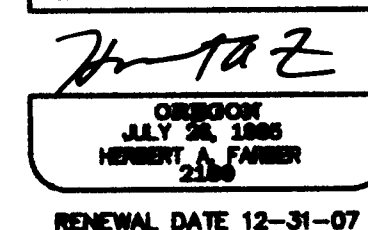
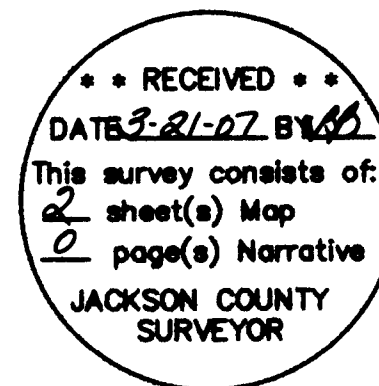
*Amanda Kirkpatrick, deputy*  
Assessor

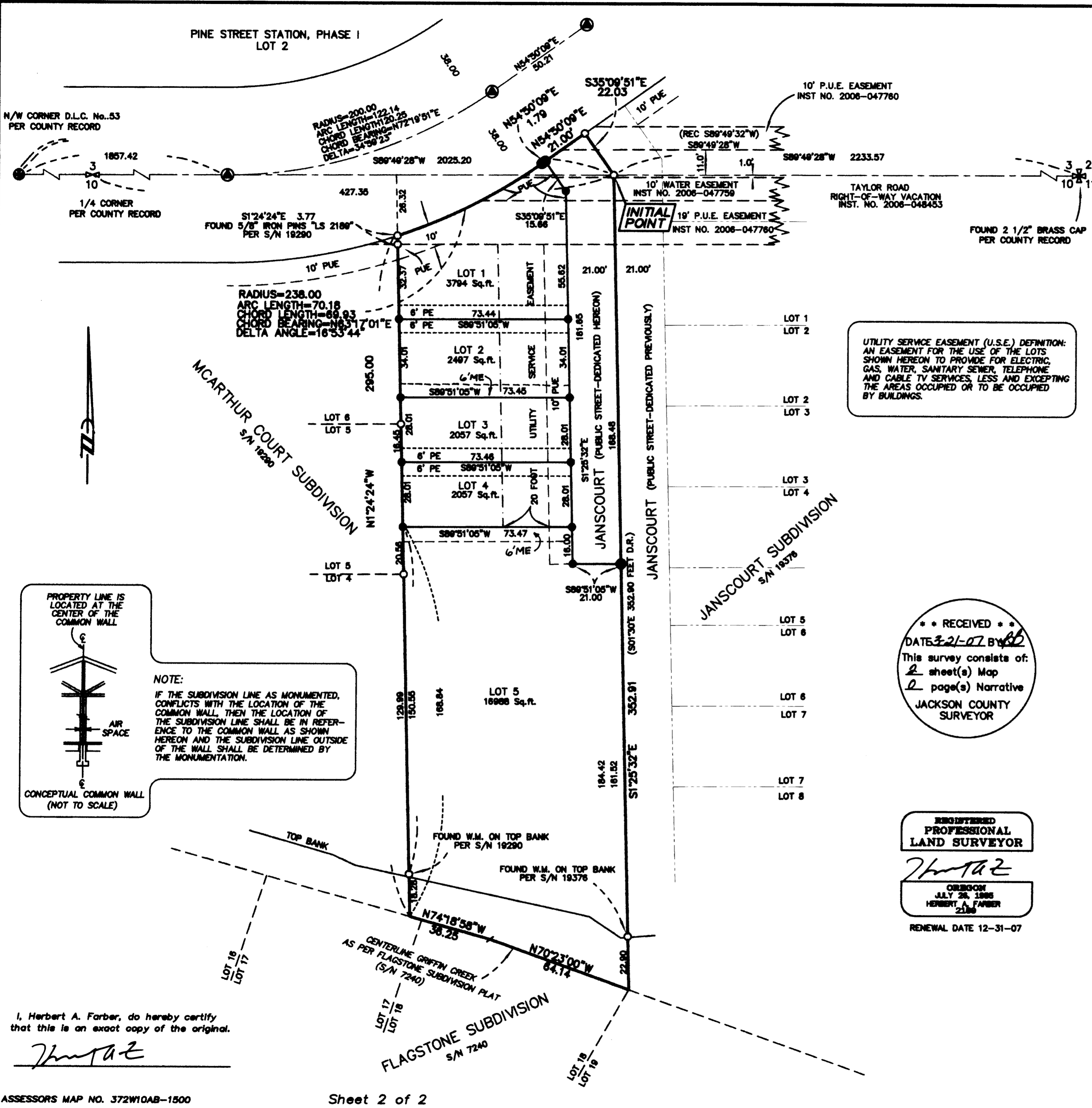
### Recorder:

Filed for record this 21 day of MARCH, 2007 at 3:04 O'clock P.M. and recorded in Volume 33, Page 17 of the Plat Records of Jackson County, Oregon.

*Kathleen S Beckett*      *Barbara Shaw*  
County Clerk                      Deputy

Approved for Recording: *[Signature]* March 21, 2007  
County Commissioner/Administrator      Date





**JOHNSON COURT**  
 a subdivision located in the  
 NORTHEAST ONE QUARTER OF SECTION 10,  
 TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
 WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT,  
 JACKSON COUNTY, OREGON  
 for  
**KAROLYNE J. JOHNSON**  
 1927 TAYLOR ROAD  
 CENTRAL POINT, OREGON 97502

- LEGEND**
- ⊕ = FOUND 3" BRASS CAP - SECTION CORNER
  - ⊙ = FOUND 2 1/2" BRASS CAP - 1/4 SECTION CORNER
  - = FOUND 2 1/2" BRASS CAP - D.L.C. CORNER
  - = FOUND 5/8" IRON PIN, L.S. 2189 (OR AS NOTED)
  - = 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"
  - ⊕ = FOUND 1 1/2 INCH ALUMINUM CAP MARKED "FARBER PLS 2189"
- S/N = RECORD FILED SURVEY NUMBER  
 W.M. = WITNESS MONUMENT  
 D.R. = DEED RECORD
- 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.
  - ME = 6 FOOT MAINTENANCE EASEMENT TO ALLOW ACCESS OVER AND ACROSS THE RESPECTIVE LOTS FOR MAINTENANCE AND REPAIR OF ZERO LOT LINE STRUCTURES AND UTILITIES (SEE DECLARATION).
  - PE = 6 FOOT PARTY WALL EASEMENT TO ALLOW FOR THE CONSTRUCTION AND MAINTENANCE OF THE COMMON WALL LINE BETWEEN PARTY WALL STRUCTURES (SEE DECLARATION).

UTILITY SERVICE EASEMENT (U.S.E.) DEFINITION:  
 AN EASEMENT FOR THE USE OF THE LOTS  
 SHOWN HEREON TO PROVIDE FOR ELECTRIC,  
 GAS, WATER, SANITARY SEWER, TELEPHONE  
 AND CABLE TV SERVICES, LESS AND EXCEPTING  
 THE AREAS OCCUPIED OR TO BE OCCUPIED  
 BY BUILDINGS.

\*\* RECEIVED \*\*  
 DATE 3-21-07 BY *BF*  
 This survey consists of:  
 2 sheet(s) Map  
 2 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**  
*Herbert A. Farber*  
 OREGON  
 JULY 26, 1986  
 HERBERT A. FARBER  
 2189  
 RENEWAL DATE 12-31-07

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

PURPOSE: TO SURVEY AND MONUMENT THE SUBDIVISION AS APPROVED BY THE CITY OF CENTRAL POINT PLANNING COMMISSION, PER STAFF LETTER, DATED MAY, 24, 2006, FILE NUMBER 06067.

PROCEDURE: USING CONTROL ESTABLISHED IN THIS AND ADJACENT SURVEYS FOR MCARTHUR COURT SUBDIVISION (S/N 19290) AND JANS COURT SUBDIVISION (S/N 19378), I TIED THE MONUMENTS AS SHOWN HEREON. UTILIZING CLIENTS DEED RECORDS 02-43145, THE RECOVERED MONUMENTS ALONG THE WEST BOUNDARY FROM RECORD SURVEY NUMBER 19290 MATCHED DEED RECORD AND WERE HELD. FOR THE SOUTH BOUNDARY, THE CENTERLINE OF GRIFFIN CREEK WAS HELD AS PER THE FLAGSTONE SUBDIVISION PLAT AS RECORDED IN VOLUME 13, PAGE 37 OF THE RECORDS OF JACKSON COUNTY. THE EAST BOUNDARY WAS ESTABLISHED AT THE DEED RECORD LOCATIONS. TO ESTABLISH THE NORTH BOUNDARY, I HELD DEED RECORD PER PROPERTY LINE ADJUSTMENT DEED FILED AS INSTRUMENT NUMBER 2006-050990 OF THE JACKSON COUNTY DEED RECORDS AND THE RELOCATED TAYLOR ROAD.

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: NOVEMBER 29, 2006  
 JOB NO.: 1418-08  
 DRAWING FILE: JOBS\CENTRAL POINT\JOHNSON TAYLOR RD\MICROSURVEY\FINAL PLAT.DWG

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

*Herbert A. Farber*