

Partition Plat P-44-2007

located in the
SOUTHEAST QUARTER OF SECTION 4,
SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 36 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, CITY OF EAGLE POINT,
JACKSON COUNTY, OREGON

for
ALAN CORNWELL
and
ANTOINETTE DAMICO
10677 HANNON ROAD
EAGLE POINT, OREGON 97524

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Alan Cornwell and Antionette Damico as tenants by the entirety of the lands hereon described, and have partitioned the same into parcels as shown hereon and 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 this Partition.

Alan Cornwell
Alan Cornwell

Antionette Damico
Antionette Damico

State of OREGON)
County of JACKSON)^{SS}

Personally appeared before me on April 6th 2007,
the above named Alan Cornwell, and acknowledged the foregoing
instrument to be his voluntary act and deed.

(Signature) Susan Morgan Farber
(Printed Name) SUSAN MORGAN FARBER

Notary Public - ORE Commission No. 378055
(State)

My commission expires April 21, 2008
Month, Day, Year,

State of OREGON)
County of JACKSON)^{SS}

Personally appeared before me on April 6th 2007,
the above named ANTOINETTE Damico, and acknowledged the foregoing
instrument to be her voluntary act and deed.

(Signature) Susan Morgan Farber
(Printed Name) SUSAN MORGAN FARBER

Notary Public - ORE Commission No. 378055
(State)

My commission expires April 21, 2008
Month, Day, Year,

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 the Southwest corner of Donation Land Claim Number 46 in Township 36 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon, thence along the West boundary of said claim, North 00°03'27" East 294.11 feet to a 5/8" iron pin on the South boundary of the tract of land as described in Instrument Number 94-10659 of the Official Records of said County; thence South 89°55'56" East 139.08 feet to a 5/8 inch iron pin marking the POINT OF BEGINNING also being THE INITIAL POINT of this partition; thence continuing South 89°55'56" East along the South boundary of the tract of land as described in Instrument Number 01-53253 of the Official Records of said County, 128.73 feet; thence North 38°00'00" West 50.93 feet; thence North 52°00'00" East 10.00 feet; thence South 37°56'45" East 58.72 feet (record South 38°00'00" East 58.76 feet) thence South 89°55'56" East 540.99 feet (record 89°56' 540.99 feet) to a 5/8" iron pin on the Northwesterly boundary of Parcel No. 2 as conveyed to the State of Oregon, by and through its State Highway Commission and recorded in Volume 276, Page 576 of the Deed Records of said County; thence along said Parcel boundary North 39°22'10" East 153.39 feet to a 5/8" iron pin; thence along the Northwesterly right of way line of Crater Lake Highway (State Highway No. 62) North 23°03'51" East 166.33 feet to a 5/8" iron pin; thence continuing along said right of way line, along the arc of a curve to the left having a radius of 5669.53 feet, an internal angle of 2°34'21" and an arc length of 254.55 feet (the long chord of which bears North 20°47'20" East 254.53 feet) to the North line of the tract described in deed recorded in Volume 223, Page 556 of the Official Deed Records of said County; thence South 89°57'19" West, along the North boundary of said tract, 1073.62 feet to a point on the West line of said Donation Land Claim Number 46; thence continuing along said boundary, North 89°57'33" West, 296.77 feet to a 5/8 inch iron pin marking to the Northwest corner of said tract; thence leaving said North boundary, South 452.76 feet to the West-Southwest corner of said tract; thence South 89°57'55" East 296.22 feet (record East 296.64) to intersect the West boundary of said Donation Land Claim Number 46; thence along said claim boundary South 0°03'27" West 55.04 feet (record South 0°03'00" West 55.00 feet); thence South 89°55'56" East 139.08 feet to the POINT OF BEGINNING. EXCEPTING THEREFROM a portion conveyed unto the State, by and through its Department of Transportation by deed recorded as Document Number 97-42323 of the Official Records of said County.

Herbert A. Farber
Herbert A. Farber, PLS 2189

Easement Notes:

The California Oregon Power Company (COPCO) right of way easements described in Volume 223 Page 582, Volume 269, Page 639 and Volume 305 Page 413 as well as Pacific Power and Light right of way easement described in Volume 522 Page 153 of the Official Records of Jackson County, Oregon, are of a blanket type in nature and therefore not able to be located. All constructed overhead power lines located on the subject tract are depicted on sheet 2 of this Partition.

The easement created by Volume 587, Page 199 of Jackson County Deed Records does not fall within the boundaries of this Partition.

Approvals:

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon.
(FILE NUMBER PA#06/07-02:MLP)

This 15TH day of JUNE, 2007.

David A. Russell
City Administrator/Planning Director

Examined and approved this 25TH day of January, 2007.

Robert R. Roberts
County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 6-22-2007

J. H. [Signature] Deputy 6-22-2007
Tax Collector Date

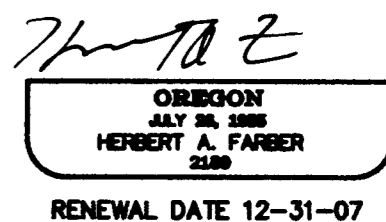
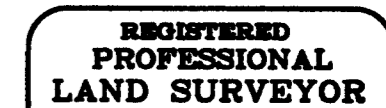
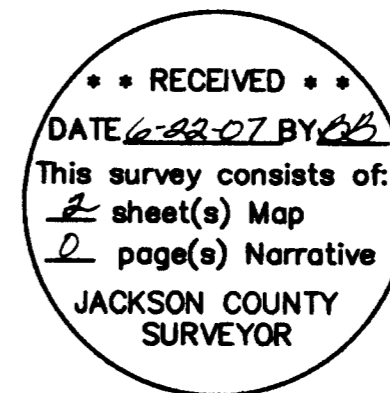
Nena Crawford Deputy 6-22-07
Assessor Date

Recorder:

Filed for record this 22ND day of June, 2007 at 3:40 o'clock P. M. and recorded as Partition Plat No. P-44-2007 of the Records of Jackson County, Oregon, Index Volume 18, Page 44.

Kathleen S. Beckett Cheryl Argeris
County Clerk Deputy

County Surveyor's File No. 19680



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

Herbert A. Farber

PARTITION PLAT *P-44-2007*

located in the
 SOUTHEAST QUARTER OF SECTION 4,
 SOUTHWEST QUARTER OF SECTION 3,
 TOWNSHIP 36 SOUTH, RANGE 1 WEST,
 WILLAMETTE MERIDIAN, CITY OF EAGLE POINT,
 JACKSON COUNTY, OREGON

for
ALAN CORNWELL
 and
ANTOINETTE DAMICO
 10677 HANNON ROAD
 EAGLE POINT, OREGON 97524

LEGEND

- = FOUND AS DESCRIBED BRASS CAP - D.L.C. CORNER
- = FOUND 5/8" IRON PIN, L.S. 803 (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"
- S/N = JACKSON COUNTY SURVEYOR FILED SURVEY NUMBER
- O.D.O.T. = OREGON DEPARTMENT OF TRANSPORTATION

- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
- REC = 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.
- Vol. P. = VOLUME AND PAGE AS RECORDED IN THE DEED RECORDS OF JACKSON COUNTY, OREGON.

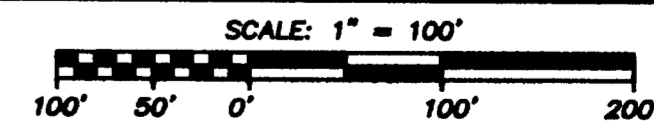
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THE PARTITION AS APPROVED BY THE CITY OF EAGLE POINT PLANNING COMMISSION, FILE NUMBER PA#06/07:MLP AND DATED AUGUST 15, 2006.

PROCEDURE: I TIED THE MONUMENTS AS SHOWN HEREON UTILIZING GLOBAL POSITIONING SYSTEMS AND ROBOTIC TOTAL STATION USING CONTROL ESTABLISHED ON THIS AND OTHER SURVEYS, BY THIS OFFICE. THE BOUNDARIES OF THIS PLAT ARE DERIVED FROM DEEDS AND SURVEYS DONE BY OTHERS REFLECTING VARIOUS DEED ELEMENTS FOR THIS SITE. MONUMENTS FOUND ARE HELD AT THEIR FOUND POSITIONS. THE DEEDS USED TO DERIVE THE BOUNDARY INCLUDE, VOL. 223, P. 556 (PARENT TRACT), VOL. 276, P. 576-578 (HIGHWAY 62) AND THE LAST DEED OF RECORD INST. No. 94-10659. THE HIGHWAY 62 DEED IS DERIVED FROM ODOT MAP 6B-18-6 DATED 1945. THIS IS STILL THE CURRENT RIGHT OF WAY DEED FOR THIS PROPERTY. HIGHWAY 62 CENTER LINE WAS REDEFINED CIRCA 1988 AS DEPICTED ON SN 16586. A RIGHT OF WAY DEED AND EASEMENT DEED WAS DONE IN INST. No. 97-42323 CREATING HANNON ROAD ADDING AN EASEMENT SHOWN BUT IT DID NOT CHANGE THE RIGHT OF WAY FOR HIGHWAY 62. THE ODOT RIGHT OF WAY DEED WAS RETRACED USING THE COORDINATE VALUES ON THE 1945 MAP, THEN TRANSLATED AND ROTATED USING COMMON SURVEY CONTROL POINTS BEING THE NW CORNER OF D.L.C. 46, THE SW CORNER OF D.L.C. 46 AND COMPUTING THE SURVEYS DONE BY KAISER AND ODOT OR THEIR AGENTS. THESE COMPUTATIONS RESULTED IN AN ACCEPTABLE FIT OF THE RIGHT OF WAY MONUMENTS FOUND AND SET. THE RESULTING BEARINGS AND DISTANCES COMPARING THE RECORD AND MEASURED ARE BOTH VERY CLOSE TO THE MEASURED BEARINGS AND DISTANCE AND SOME NOT AS GOOD. SINCE THERE IS NO CLEAR PATTERN TO THE DIFFERENCES OUR MEASURED BEARING IS USED ALONG WITH ELEMENT OF THE DEED RECORD AS DEEMED APPROPRIATE. THE DEED RECORD LOCATION WAS HELD FOR THE EAST AND WEST END OF THE NORTH LINE, FOLLOWING THE BOUNDARY RESOLUTION THE PIN FOUND ON SAID NORTH LINE WAS RECOVERED AND HELD, THEREBY CREATING A SLIGHT ANGLE POINT IN THE NORTH LINE.

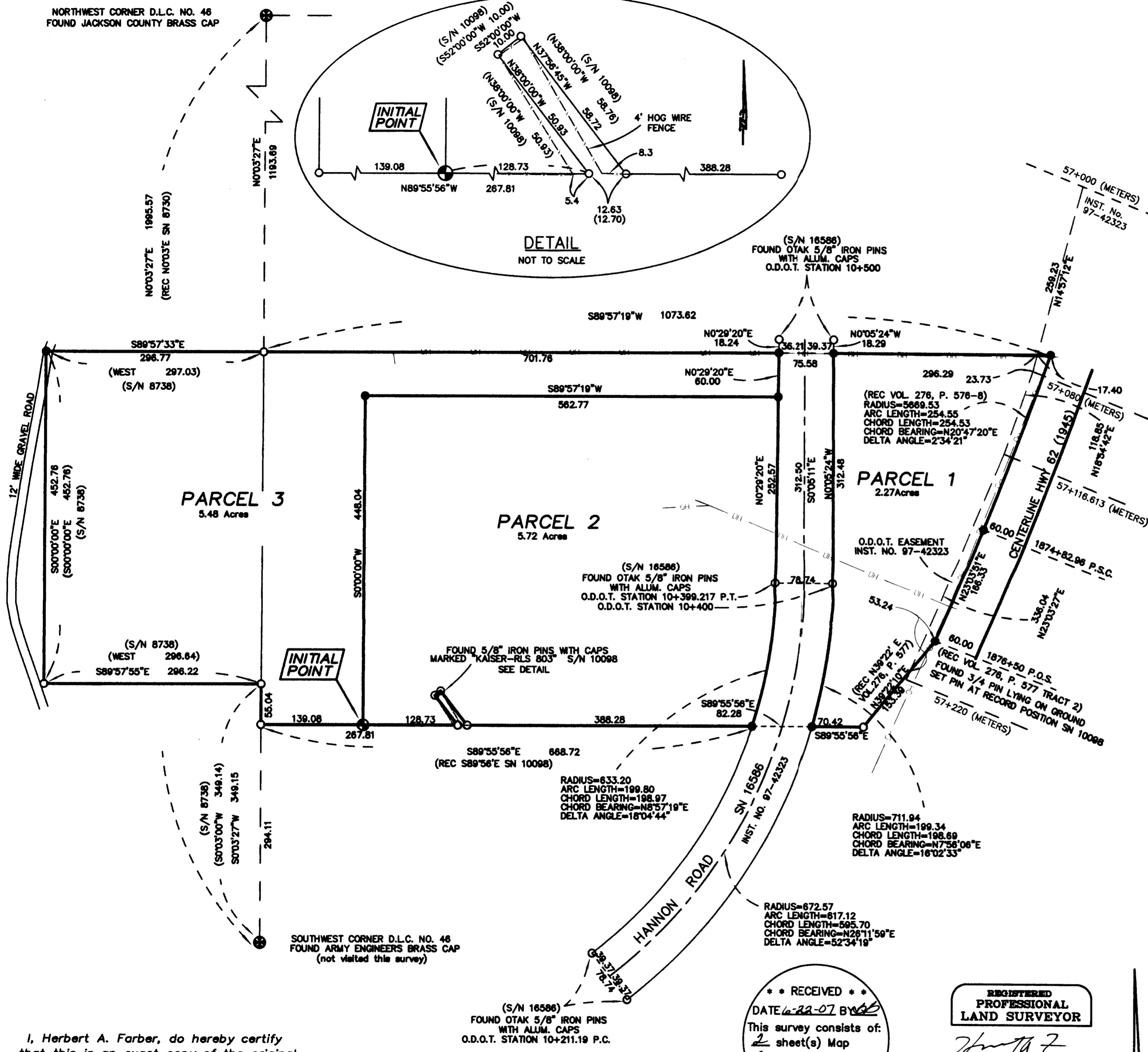
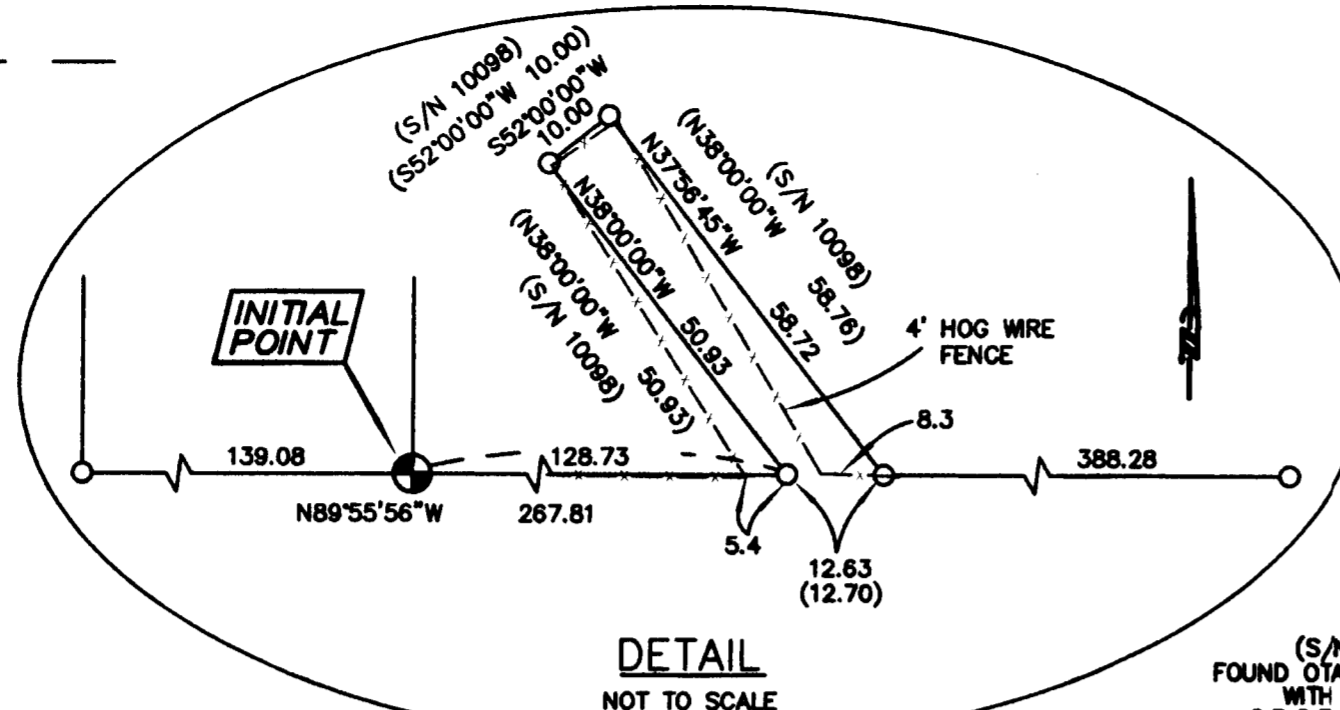
Surveyed by:

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



DATE: JANUARY 18, 2007
 JOB NO.: 1421-06

NORTHWEST CORNER D.L.C. NO. 46
 FOUND JACKSON COUNTY BRASS CAP



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

Herbert A. Farber

RECEIVED
 DATE *6-22-07* BY *[Signature]*
 This survey consists of:
 2 sheet(s) Map
 2 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
 OREGON
 JULY 26, 1985
 HERBERT A. FARBER
 2189

RENEWAL DATE 12-31-07