

PARTITION PLAT NO. P-17-2008

Located within a portion of Lot 7 Block 2 of the Riverside Addition to Gold Hill, being located within the Northwest One-quarter of the Northeast One-quarter of Section 21, Township 36 South, Range 3 West of the Willamette Meridian, in the City of Gold Hill, Jackson County, Oregon.

PREPARED FOR:

Duncan Development
25 South Front Street
Central Point, Oregon
97502

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that MICHAEL K. DUNCAN and PATRICIA J. DUNCAN, husband and wife, hereinafter referred to as Declarants, are the fee title owners of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, and have caused this tract of land to be surveyed and platted into parcels, as shown hereon, and the number of each parcel and the course and length of all lines are plainly set forth hereon and this plat is a correct representation of this partition. Declarants hereby dedicate to the City of Gold Hill for public use, all public easements, as depicted hereon. Declarants hereby create for the use and benefit of Parcels 1 to 3, that area portrayed hereon as the 20-foot wide Ingress-Egress Easement, being over, through and across Parcels 1 and 2. Parcels 1, 2 and 3 herein, shall be subject to the Maintenance and Access Agreement, as set forth in Instrument Number 2008 - 9330, of the Official Records of Jackson County, Oregon.

IN WITNESS WHEREOF, I set my hand and seal this 6th day of March, 2008.

Michael K. Duncan
MICHAEL K. DUNCAN

Patricia J. Duncan
PATRICIA J. DUNCAN

STATE OF OREGON }
County of Jackson } SS

Personally appeared before me the above named MICHAEL K. DUNCAN and above named PATRICIA J. DUNCAN, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and seal this 6th day of March, 2008.

Before me, Mark Neathamer
Mark Neathamer NOTARY PUBLIC-OREGON
COMMISSION NO.: 421242
MY COMMISSION EXPIRES: Oct. 30th 2011

RELEASE:

Michael K. Duncan and Patricia J. Duncan, Trustees of the Duncan Family Trust, dated March 23, 1994, as holders of beneficiary interest under that certain Trust Deed recorded as Instrument Number 2008-004811 of the Official Records of Jackson County, Oregon, do hereby release from lien of said trust deed, all property described in the "SURVEYOR'S CERTIFICATE" hereon, dedicated for public use.

Signed this 6th day of March, 2008.

Michael K. Duncan
MICHAEL K. DUNCAN
Trustee

Patricia J. Duncan
PATRICIA J. DUNCAN
Trustee

STATE OF OREGON }
County of Jackson } SS

Personally appeared before me the above named MICHAEL K. DUNCAN and PATRICIA J. DUNCAN known to me as a Trustees of the Duncan Family Trust, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and seal this 6th day of March, 2008.

Before me, Mark Neathamer
Mark Neathamer NOTARY PUBLIC-OREGON
COMMISSION NO.: 421242
MY COMMISSION EXPIRES: Oct. 30th 2011

SURVEYOR'S CERTIFICATE

I, Cael E. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law, the tract of land shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

All that real property described in Instrument recorded as 06-018142 of the Official Records of Jackson County, Oregon, situated within Lot 7 in Block 2 of the Riverside Addition to Gold Hill, a plat now of record, being located within the Northwest One-quarter of the Northeast One-quarter of Section 21, Township 36 South, Range 3 West of the Willamette Meridian, in the City of Gold Hill, Jackson County, Oregon, and being more particularly described as follows:

Commencing at the Northeast corner of Section 21 in Township 36 South, Range 3 West of the Willamette Meridian, in the City of Gold Hill, Jackson County, Oregon, thence South 00°01'00" West, 534.92', (Record: South 537 feet, more or less), to the southerly right-of-way line of Second Avenue North; thence along said southerly right-of-way North 77°18'05" West, 1698.83 feet, (Record: North 77°18' West, 1696.42 feet), to the True Point of Beginning, being the Initial Point and the Northwest corner of tract described in Volume 44, Page 487 of the Deed Records of Jackson County, Oregon; thence along said right-of-way South 77°18'05" East, 100.08 feet to the Northwest corner of tract described in Volume 231, Page 371 of said Deed Records, being the Northwest corner of Parcel 1 of Partition Plat No. P-10-1996 recorded January 23, 1996, Jackson County Records, and filed as Survey Number 14823 in the Office of the Jackson County Surveyor; thence leaving said southerly right-of-way South 12°41'55" West, 180.00 feet to the Southwest corner of Parcel 2 of said Partition Plat No. P-10-1996; thence North 77°18'05" West, 100.08 feet to a point on the westerly line of Lot 7 in Block 2 of the Riverside Addition to Gold Hill, according to the Official Plat thereof, now of record; thence along last said westerly line North 12°41'55" East, 280.00 feet to the Point of Beginning.

Cael E. Neathamer
Surveyor

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

Purpose: Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and as approved by the City of Gold Hill Planning Commission.

Procedure: Utilizing a Trimble S-6 Total Station and a TSC2 Data Collector with Trimble software, all found monuments, as depicted hereon, were tied in a closed loop traverse or by redundant observations.

Based on said traverse, Surveys Numbered 3233, 6177, 14823, 15215 and 18399 as filed in the Office of the Jackson County Surveyor, Instrument No. 06-018142 of the Official Records of Jackson County, Oregon, and the Tentative Partition Plat approved by the City of Gold Hill Planning Department, the project boundaries and interior parcels were computed and monumented as depicted hereon.

The southerly right-of-way of Second Avenue North was established utilizing found monuments per SN 18399, SN 6177 and SN 3233 and the record width of 60.00 feet establishing the northerly boundary of the project. The east boundary of the project is also the west line of Partition Plat No. P-10-1996, found monuments shown match record turning angle from Second Avenue North.

The south and west boundaries of the project were then established utilizing found monuments per SN 3233, SN 7104 and SN 15215 holding record distances and angles parallel with and at right angles to the southerly right-of-way of Second Avenue North as shown hereon.

The first monument for this survey was set on March 5, 2008.

APPROVALS

Examined and approved by the City Administrator/Planning Director of the City of Gold Hill, Jackson County, Oregon.

May C. Galloway
City Recorder

MARCH 10, 2008
Date

Scott A. Lingle
City Engineer

MARCH 7, 2008
Date

Examined and approved this 11th day of March, 2008.

Gregory R. Roberts
Jackson County Surveyor

Filed in the Office of the Jackson County Surveyor as 19963.

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF March 12, 2008.

Amanda Kirkpatrick, deputy Assessor Date 3/12/08
W. Walker, Deputy Tax Collector Date 3-12-08

RECORDING

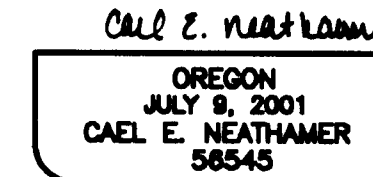
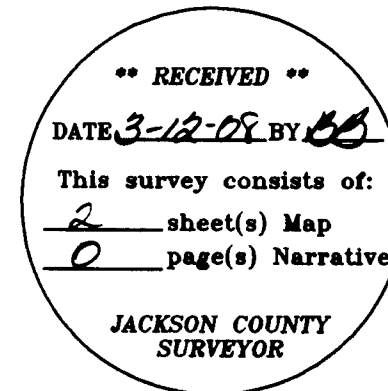
FILED FOR RECORD THIS THE 12 DAY OF MARCH, 2008 AT 11:39 O'CLOCK A. M. AND RECORDED AS PARTITION PLAT NO. P-17-2008 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 19 PAGE 17.

Christine D. Walker
COUNTY CLERK

Barbara J. Shaw
DEPUTY

I hereby certify that this is an exact copy of the original.

Cael E. Neathamer
Surveyor



PREPARED BY: Neathamer Surveying, Inc.
3132 State St., Suite 110
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: March 5, 2008 PROJECT NUMBER: 05104

Sheet 1 of 2

