

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, FRANK E. SURMA, AM THE OWNER OF THE LANDS HEREBY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND DO HEREBY DECLARE THAT THE PROPERTY BOUNDARIES AND IMPROVEMENTS CALLED HEREIN, WEST PINE GARDEN CONDOMINIUM, ARE TRUE AND CORRECT, AND DO HEREBY COMMIT SAID PROPERTY TO THE OPERATION AND PROVISIONS OF THE OREGON CONDOMINIUM ACT. THE PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THE PLAT ARE SUBJECT TO THE PROVISIONS OF OREGON REVISED STATUTES 100.005 TO 100.625.

Handwritten signature of Frank E. Surma, FRANK E. SURMA, OWNER

ACKNOWLEDGEMENT

STATE OF OREGON)
JACKSON COUNTY) SS

PERSONALLY APPEARED THE ABOVE NAMED FRANK E. SURMA, ON THIS 7 DAY OF August, 2008 AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE: Lamin G. Miller
NOTARY PUBLIC - OREGON: Lauric A. Miller
COMMISSION NO.: 412791
MY COMMISSION EXPIRES: Jan. 20, 2011

SURVEYORS CERTIFICATE OF COMPLETION

IN ACCORDANCE WITH O.R.S. 100.115(2D), I, SHAWN KAMPMANN, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT OF WEST PINE GARDEN CONDOMINIUM, FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND THE BUILDINGS AND THAT CONSTRUCTION OF THE UNITS AND BUILDINGS, AS DEPICTED ON SUCH PLAT, HAS BEEN COMPLETED.

DATED THIS 18th DAY OF February, 2008.
Shawn Kampmann
SHAWN KAMPMANN, PLS 2883

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN 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 HEREBY SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

COMMENCING AT THE SOUTH-SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 53 IN TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH 89°59'27" EAST, 24.11 FEET (DEED RECORD 89°55'50" EAST, 24.11 FEET) TO THE SOUTHWEST CORNER OF TRACT DESCRIBED IN QUITCLAIM DEED RECORDED IN VOLUME 347, PAGE 221 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON; THENCE NORTH 00°30'19" EAST, ALONG THE WEST LINE OF SAID TRACT, 173.19 FEET (DEED RECORD NORTH 00°29'50" EAST, 173.19 FEET) TO THE CENTERLINE OF GRIFFIN CREEK; THENCE CONTINUING NORTH 00°30'19" EAST, 466.20 FEET TO AN IRON PIPE AT THE NORTHWEST CORNER OF SAID DESCRIBED TRACT, THE INITIAL POINT OF BEGINNING; THENCE SOUTH 00°30'19" WEST, 466.20 FEET TO THE MOST SOUTHERLY CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 98-11738 OF THE OFFICIAL RECORDS OF SAID COUNTY, FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER REFERENCE MONUMENT BEARS NORTH 00°30'19" EAST, 48.00 FEET; THENCE ALONG THE CENTERLINE OF GRIFFIN CREEK THE FOLLOWING COURSES: NORTH 51°31'48" WEST, 105.45 FEET (DEED RECORD NORTH 51°33'40" WEST, 105.41 FEET); THENCE NORTH 42°44'08" WEST, 134.94 FEET (DEED RECORD NORTH 42°46' WEST, 134.88 FEET); THENCE NORTH 07°30'08" WEST, 98.16 FEET (DEED RECORD NORTH 07°32' WEST, 98.12 FEET); THENCE NORTH 11°30'52" EAST, 82.99 FEET (DEED RECORD NORTH 11°29' EAST, 82.96 FEET) TO A POINT ON THE SOUTHERLY LINE OF PINE STREET, FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER REFERENCE MONUMENT BEARS SOUTH 54°51'30" WEST, 14.55 FEET; THENCE NORTH 54°51'30" EAST, ALONG THE SOUTHERLY LINE OF PINE STREET, 213.39 FEET (DEED RECORD NORTH 54°51'30" EAST, 210.6 FEET, MORE OR LESS), TO THE INITIAL POINT OF BEGINNING.

WEST PINE GARDEN CONDOMINIUM

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

FOR
FRANK E. SURMA
349 WEST PINE STREET
CENTRAL POINT, OREGON

SHEET INDEX

- SHEET 1 SIGNATURE SHEET
SHEET 2 PLAT BOUNDARY
SHEET 3 SITE PLAN
SHEET 4 PLAN VIEW
SHEET 5 ELEVATIONS

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

PURPOSE: TO CREATE A CONDOMINIUM PLAT FOR "WEST PINE GARDEN CONDOMINIUM" ON THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 98-11738 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRA 1103 ROBOTIC TOTAL STATION WITH RANGING PRISMS, I SURVEY THE LAND AS SHOWN HEREBY. THE SUBJECT PROPERTY IS BOUNDED BY THE CENTERLINE OF GRIFFIN CREEK ALONG THE SOUTHERLY AND WESTERLY SIDES AND BY WEST PINE STREET ALONG THE NORTHERLY SIDE AND ALONG THE EAST SIDE BY THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN VOLUME 347, PAGE 221 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON. THE EXTERIOR BOUNDARY WAS PREVIOUSLY SURVEYED BY EDWARD MCGINTY IN JUNE, 1961, AND FILED AS SURVEY NO. 1785 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. HE ALSO PLATTED CENTRAL VALLEY SUBDIVISION WHICH BORDERS THE SUBJECT PROPERTY ON THE WEST SIDE OF GRIFFIN CREEK. THE SOUTH-SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 53 WAS RECOVERED BY THIS SURVEY, ALONG WITH A TWO INCH IRON PIPE AT THE NORTHEAST CORNER OF THE SUBJECT TRACT, ALSO CALLED OUT IN DEED RECORD VOLUME 347, PAGE 221, AND A 5/8 INCH IRON PIN ALONG THE SOUTHEASTERLY LINE OF WEST PINE STREET ON THE WESTERLY SIDE OF GRIFFIN CREEK, THAT WERE UTILIZED IN MR. MCGINTY'S ABOVE REFERENCED SURVEYS WHICH I HOLD FOR POSITION. I HELD THE DEED RECORD DISTANCE RUNNING EASTERLY FROM SAID SOUTH-SOUTHWEST DONATION LAND CLAIM CORNER TO DETERMINE THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN DEED RECORD VOLUME 347, PAGE 221, WHICH ESTABLISHED THE WEST LINE OF SAID TRACT, COMMON WITH THE EAST LINE OF THE SUBJECT PROPERTY. THE CENTERLINE OF GRIFFIN CREEK WAS NOT FIELD SURVEYED IN THE COURSE OF THIS PROJECT BECAUSE OF DENSE BRUSH, DEEP WATER AND NUMEROUS OBSTRUCTIONS CREATING UNSAFE CONDITIONS FROM GARBAGE, REFUSE AND ABANDONED VEHICLES THAT HAVE BEEN DUMPED IN THE CREEK CHANNEL. THE LOCATION OF THE CREEK CHANNEL AND BANKS APPEAR TO BE UNCHANGED FROM THE TIME OF MCGINTY'S SURVEYS IN THE EARLY 1960s, BASED ON SPOT CHECKS FROM THIS SURVEY IN ACCESSIBLE AREAS ALONG THE CREEK, THEREFORE FOR THE PURPOSE OF THIS SURVEY, I CALCULATED THE RECORD CREEK CENTERLINE COURSES FROM MCGINTY'S SURVEYS AND ROTATED AND SCALED THE COURSES TO TERMINATE AT THE CENTRAL VALLEY SUBDIVISION PLAT RECORD DISTANCE OF 14.55 FEET NORTHEASTERLY ALONG THE SOUTHERLY LINE OF PINE STREET.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

Shawn Kampmann
SURVEYOR

APPROVALS

EXAMINED AND APPROVED THIS 7th DAY OF August, 2008.

Carly R. Robert
JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED THIS AS REQUIRED BY O.R.S. 100.110 AS OF AUGUST 26, 2008.

William Phelan, Deputy
ASSESSOR, DEPT. OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 100.110 HAVE BEEN PAID AS OF 8-26-2008.

Carol Anderson, Deputy
TAX COLLECTOR

RECORDING:

FILED FOR RECORD THIS 26th DAY OF Aug., 2008 AT 2:08 O'CLOCK PM AND RECORDED IN VOLUME 361, PAGE 441, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker, County Clerk
Sandra J. Morgan, Deputy

THE DECLARATION OF CONDOMINIUM OWNERSHIP, COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN RECORDED IN INSTRUMENT NO. 2008-032528 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

THE BYLAWS OF WEST PINE GARDEN CONDOMINIUM HAVE BEEN RECORDED IN INSTRUMENT NO. 2008-032528 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

RECEIVED stamp: Date 8-26-08 By BB, This survey consists of 5 sheet(s) Map, 0 page(s) Narrative, JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR stamp: Shawn Kampmann, OREGON JULY 14, 1998 SHAWN KAMPMANN 2883 LS, RENEWAL DATE: 6/30/2009

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009
DATE: FEBRUARY 18, 2008
PROJECT NO. 427-07

WEST PINE GARDEN CONDOMINIUM

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

FOR
FRANK E. SURMA
 349 WEST PINE STREET
 CENTRAL POINT, OREGON

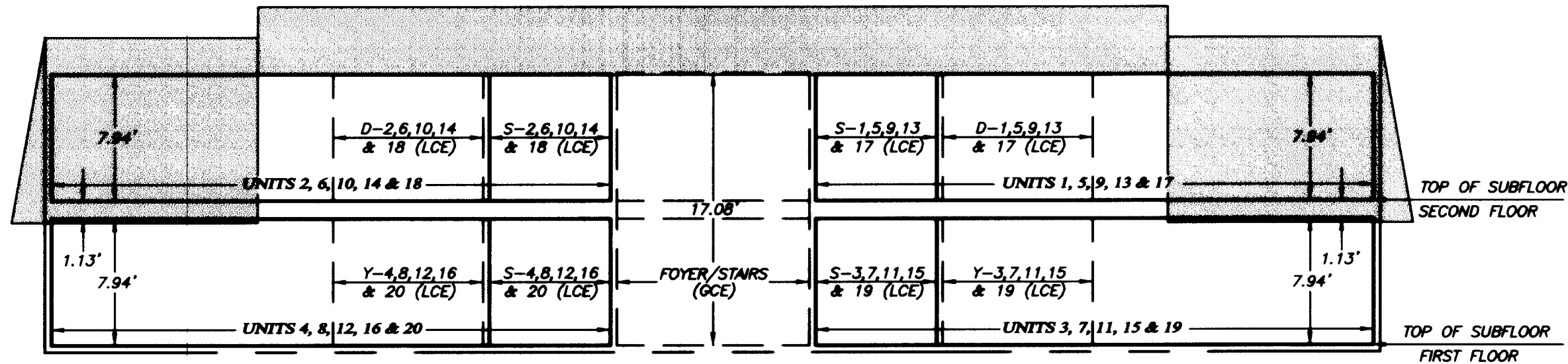
*** RECEIVED ***
 Date 2-26-08 By ES
 This survey consists of
5 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

LEGEND

- UNIT BOUNDARY
- - - - - GCE/LCE BOUNDARY
- - - - - EXTERIOR FOUNDATION STEM WALL
- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- D - # DECK AREA (LCE) ASSOCIATED WITH UNIT (TYPICAL)
- S - # STORAGE AREA (LCE) ASSOCIATED WITH UNIT (TYPICAL)
- Y - # YARD AREA (LCE) ASSOCIATED WITH UNIT (TYPICAL)

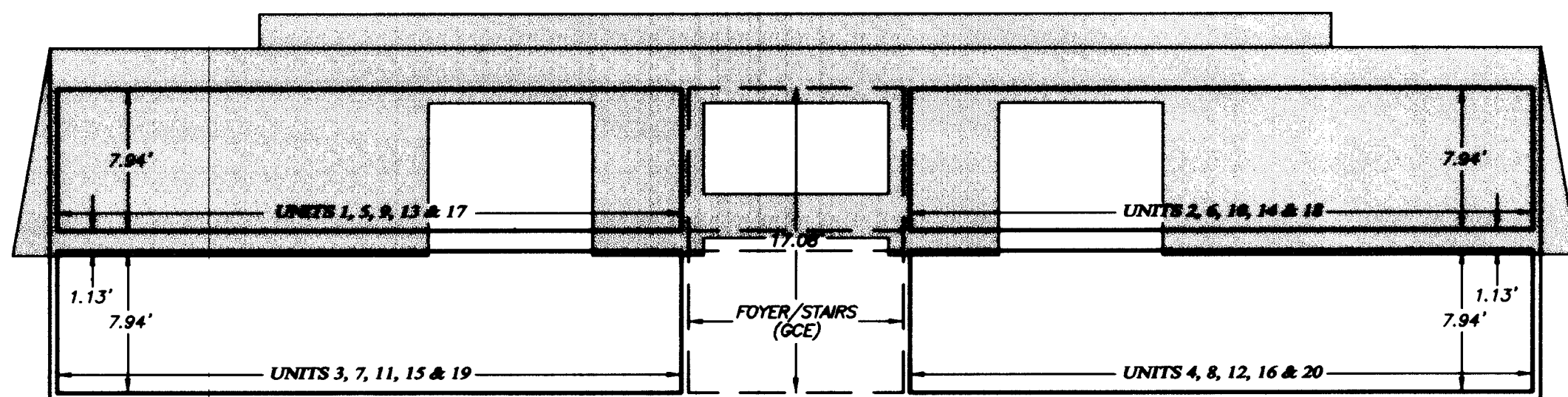
NOTES

- 1) ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
- 2) UNIT HORIZONTAL DIMENSIONS ARE TO FACE OF INTERIOR STUD WALL.
- 3) ELEVATIONS ARE AS FOLLOWS:
 (A) TOP OF PLYWOOD SUBFLOOR FOR ALL UNIT LOWER LIMITS
 (B) BOTTOM OF FLOOR JOISTS FOR FIRST FLOOR UPPER LIMITS
 (C) BOTTOM OF ENGINEERED TRUSSES FOR SECOND FLOOR UPPER LIMITS
- 4) ALL OF THE LAND AND THE BUILDINGS ARE GCE EXCEPT FOR UNITS AND LCE'S SHOWN HEREON.
- 5) THE EXTERIOR OF BUILDING SHOWN HEREON IS MEASURED TO THE OUTSIDE OF THE CONCRETE FOUNDATION STEM WALL.
- 6) THE DISTANCE BETWEEN THE EXTERIOR OF THE BUILDING AND THE INTERIOR UNIT BOUNDARY VARIES AS SHOWN.
- 7) THE BASIS OF VERTICAL CONTROL FOR THIS SURVEY IS THE U.S. COAST & GEODETIC SURVEY (U.S.C. & G.S.) STATION "N-549", A 3" DIAMETER BRASS CAP IN THE TOP OF A CONCRETE WALL, LOCATED IN THE NORTHEAST WALL OF THE GRANGE CO-OP BUILDING AT THE SOUTHEASTERLY INTERSECTION OF PINE STREET AND PACIFIC HIGHWAY IN CENTRAL POINT. BENCHMARK ELEVATION = 1290.69 FEET, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

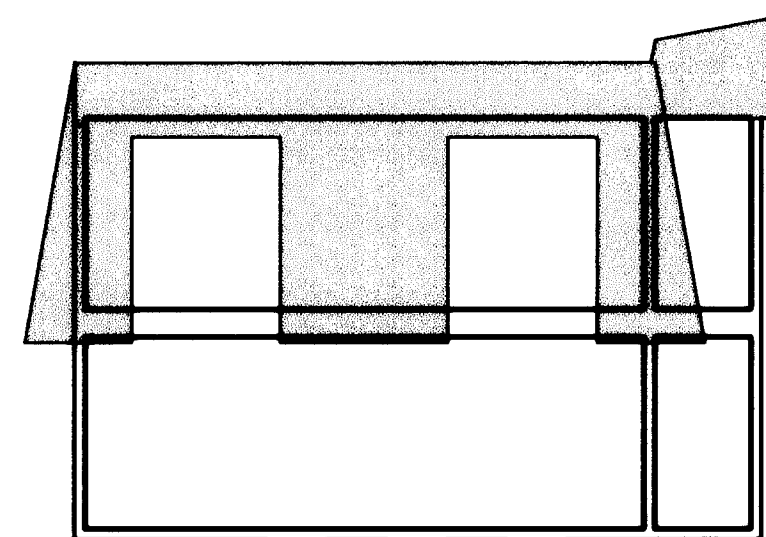


REAR ELEVATION

TABLE OF ELEVATIONS			
UNITS	ELEVATION	UNITS	ELEVATION
1 & 2	1288.45'	3 & 4	1279.41'
5 & 6	1289.16'	7 & 8	1280.09'
9 & 10	1289.90'	11 & 12	1280.83'
13 & 14	1288.24'	15 & 16	1279.15'
17 & 18	1287.85'	19 & 20	1278.77'



FRONT ELEVATION



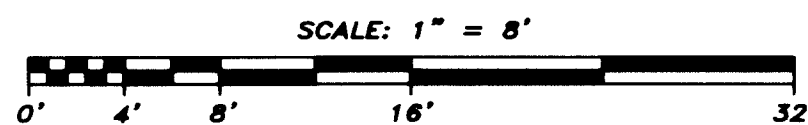
SIDE ELEVATION

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Shawn Kampmann
 OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2009

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

Shawn Kampmann
 SURVEYOR



SURVEYED BY:
POLARIS LAND SURVEYING LLC
 P.O. BOX 459
 ASHLAND, OREGON 97520
 (541) 482-5009
 DATE: FEBRUARY 18, 2008
 PROJECT NO. 427-07

WEST PINE GARDEN CONDOMINIUM

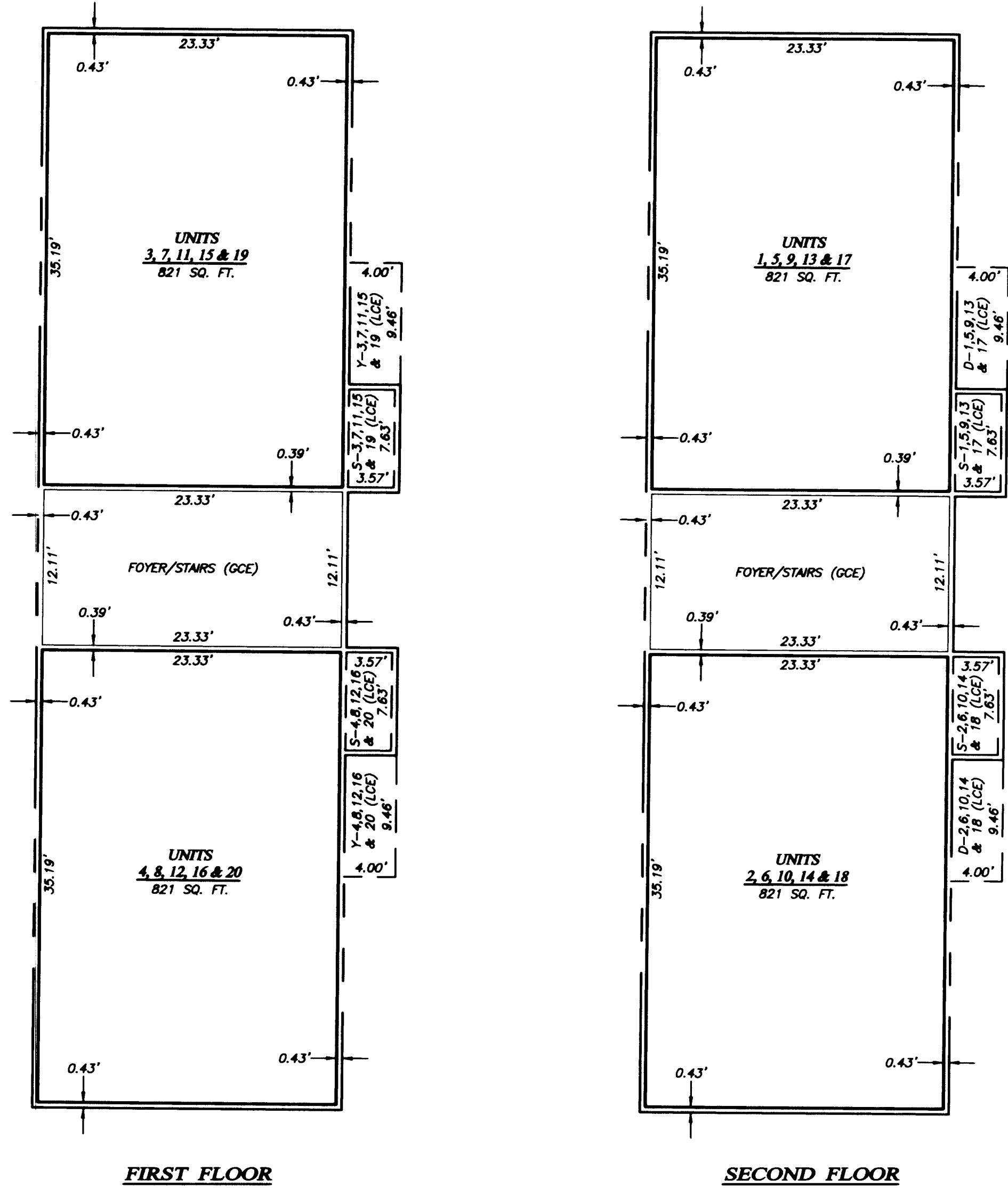
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 JACKSON COUNTY, OREGON

FOR
FRANK E. SURMA
 349 WEST PINE STREET
 CENTRAL POINT, OREGON

LEGEND

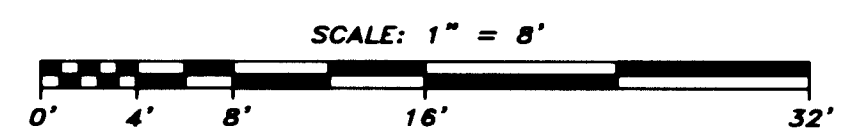
—————	UNIT BOUNDARY
- - - - -	LCE BOUNDARY
—————	EXTERIOR FOUNDATION STEM WALL
GCE	GENERAL COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
SQ. FT.	SQUARE FEET
D-#	DECK AREA (LCE) ASSOCIATED WITH UNIT (TYPICAL)
S-#	STORAGE AREA (LCE) ASSOCIATED WITH UNIT (TYPICAL)
Y-#	CONCRETE PATIO (LCE) ASSOCIATED WITH UNIT (TYPICAL)

**** RECEIVED ****
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 SURVEYOR



- ### NOTES
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Shawn Kampmann
 SURVEYOR



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Shawn Kampmann
 OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS
 RENEWAL DATE: 6/30/2009

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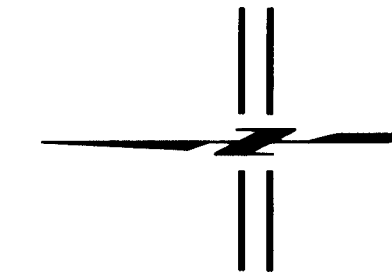
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MERIDIAN, CITY OF CENTRAL POINT
JACKSON COUNTY, OREGON

FOR
FRANK E. SURMA
349 WEST PINE STREET
CENTRAL POINT, OREGON

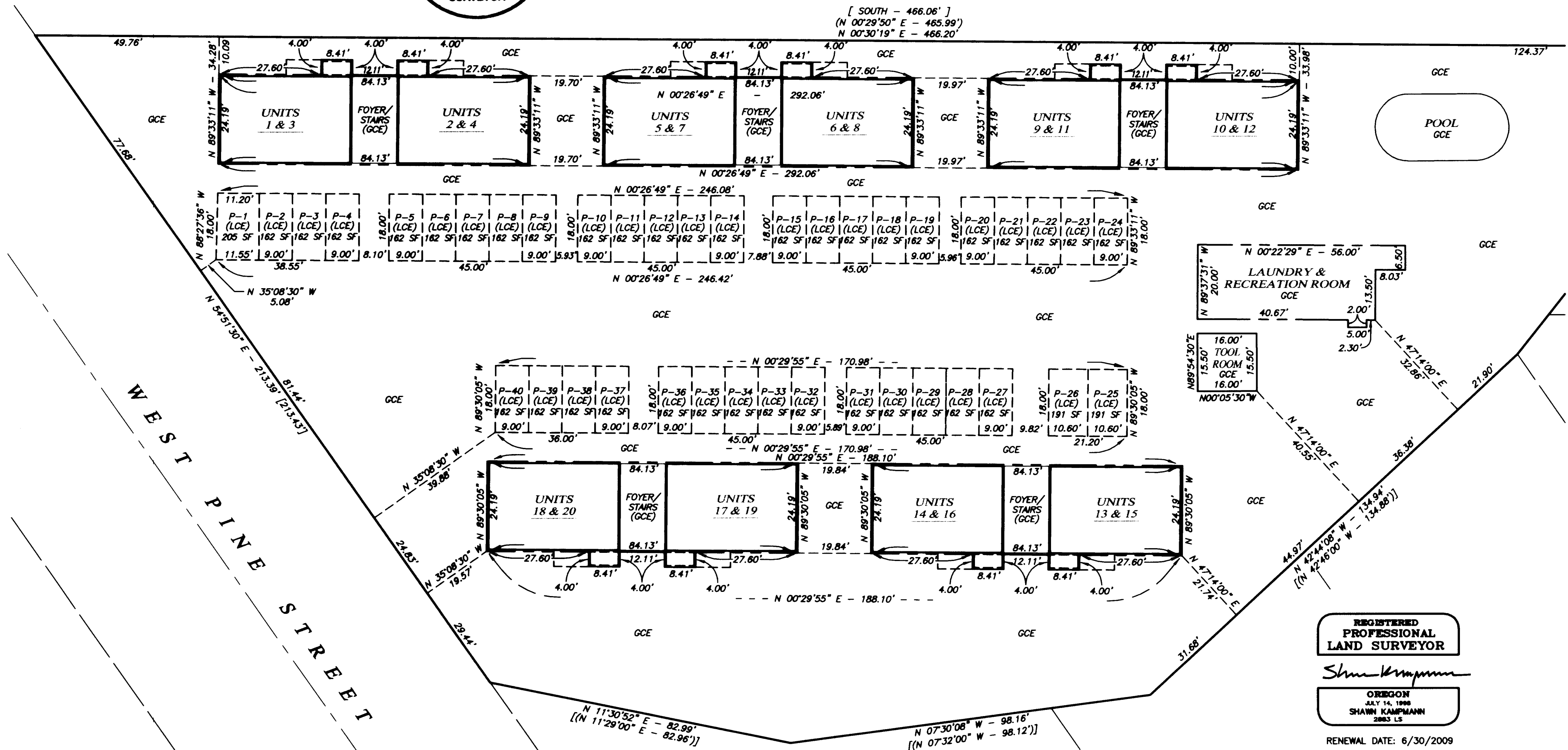
LEGEND

---	UNIT BOUNDARY
- - - -	LCE BOUNDARY
---	EXTERIOR FOUNDATION STEM WALL
---	GENERAL COMMON ELEMENT
---	LIMITED COMMON ELEMENT
---	PARKING SPACE DESIGNATION
---	SQ. FT.
---	SQUARE FEET

RECEIVED
Date 2-24-20 By LS
This survey consists of
5 sheet(s) Map
2 page(s) Narrative
**JACKSON COUNTY
SURVEYOR**



SCALE: 1" = 20'



WEST PINE STREET

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2009

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: FEBRUARY 18, 2008
PROJECT NO. 427-07

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Shawn Kampmann
SURVEYOR

WEST PINE GARDEN CONDOMINIUM

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

FOR
FRANK E. SURMA
349 WEST PINE STREET
CENTRAL POINT, OREGON

GRIFFIN CREEK
ESTATES
SUBDIVISION
S/N 16514

NADINE
LANE

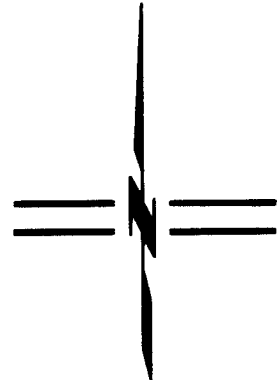
PINE
STREET

FOUND 3" BRASS DISC IN
MONUMENT CASE PER S/N 15829
AT THE INTERSECTION OF
HASKELL STREET AND
WEST PINE STREET

1" IRON PIN

2" IRON PIPE
AT BASE OF
FENCE POST
INITIAL POINT

- LEGEND**
- ⊙ 2 1/2" BRASS CAP D.L.C. CORNER PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES & S/N 4776 (RECOVERED)
 - ⊙ 2 1/2" BRASS DISC STAMPED "LS 1913" PER GRIFFIN CREEK ESTATES SUBDIVISION, OR AS DESCRIBED (RECOVERED)
 - △ 5/8" IRON PIN - NO MARKINGS - PER CENTRAL VALLEY SUBDIVISION (RECOVERED)
 - ⊙ MONUMENT AS NOTED AS SHOWN ON S/N 358, 1785, 4776 (RECOVERED)
 - 5/8" IRON PIN PER S/N 4776 (RECOVERED)
 - 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP MARKED "POLARIS LS 2883" (ESTABLISHED)
 - PROPERTY LINE
 - - - OUTSIDE BUILDING FOUNDATION STEM WALL
 - - - BOUNDARY LINE
 - - - CENTERLINE
 - - - UNIT BOUNDARY
 - - - LCE BOUNDARY
 - - - FENCELINE
 - S/N JACKSON COUNTY SURVEYOR FILE NUMBER
 - O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
 - D.R. DEED RECORD, JACKSON COUNTY CLERK
 - W.C. WITNESS CORNER REFERENCE MONUMENT, AS DESCRIBED
 - D.L.C. DONATION LAND CLAIM CORNER, AS DESCRIBED
 - [] DEED RECORD PER O.R. 98-11738
 - () SURVEY RECORD PER S/N 1785 & CENTRAL VALLEY SUBD.
 - { } SURVEY RECORD PER S/N 4476
 - < > SURVEY RECORD PER S/N 358



SCALE: 1" = 50'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kraupp

OREGON
JULY 14, 1999
SHAWN KRAUPP
2883 LS

RENEWAL DATE: 6/30/2009

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
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CORCORAN LANE

CENTRAL VALLEY
SUBDIVISION

S 54°51'30" W
13.23'
(13.24')

S/N 1785 RECORD
CENTERLINE OF
GRIFFIN CREEK

O.R. 98-11738

1.35 ACRES

S/N 1785

S/N 1785

S/N 1785

S.S.W. CORNER
D.L.C. NO. 53

MONUMENT BEARS
S 81°20'22"E - 0.35'
FROM CORNER

S/N 358
S/N 4776

D.R. 347 / 221

D.R. 347 / 221

370.01' {<369.80'>
S 89°59'27" E - 394.12'
{S 89°59'22" E - 394.20'}

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

Shawn Kraupp
SURVEYOR

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF WEST PINE STREET, HAVING A RECORD BEARING OF NORTH 54°51'30" EAST, AS REFERENCED ON SURVEY NO. 1785, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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