

\*see Aff. of Correction

# PARTITION PLAT NO. P-38-2009

LOCATED IN  
LOT'S 8, 9, 10 & 11 OF DESERT VIEW ESTATES (P.U.D)  
IN THE NW 1/4 OF SECTION 21, T.36S., R.1W., W.M.  
JACKSON COUNTY, OREGON

JACKSON COUNTY PLANNING FILE SUB2009-00062

### DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Bob Fellows Construction, LLC, an Oregon limited liability company, are the owners in fee simple of the land shown hereon and that we have caused the same to be divided into parcels as shown hereon, and the number of each parcel and the course and length of all lines are plainly set forth, and this plat is a correct representation of the Partition.

Bob Fellows Construction, LLC by: Bob Fellows  
its MANAGER/OWNER

STATE OF OREGON  
COUNTY OF JACKSON )SS.

This certifies that on this 4TH day  
of NOVEMBER 2009, before me a Notary Public,

personally appeared BOB FELLOWS of Bob Fellows Construction, LLC,  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: STACY CONDELLO  
Stacy Condello Notary Public - Oregon  
Commission No. 440438

My Commission Expires: SEPT. 18, 2013  
(Month, date, year)

### SURVEYOR'S CERTIFICATE

I, Richard G. Templin, a duly registered 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 hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

Beginning at the Initial Point, a 5/8" iron rod at the Southwest corner of Lot 8 of DESERT VIEW ESTATES, A PLANNED COMMUNITY SUBDIVISION, as recorded in Volume 34, Page 45 of the Records of Jackson County, Oregon and filed in the Jackson County Surveyor's office as filed survey number 20152; thence North 00°12'25" East, along the West line of said Lot 8, 61.14 feet to a 5/8" iron rod; thence along a 28.00 foot radius curve to the right (the long chord of which bears North 28°00'35" East, 26.12 feet), 27.17 feet to a 5/8" iron rod; thence South 89°46'33" East, along the North line of said Lot 8 and the extension thereof, 103.82 feet to a 5/8" iron rod; thence South 77°21'59" East, 10.24 feet to a 5/8" iron rod on the Westerly right of way line of 27th Street; thence South 00°15'06" West, along said Westerly line, 62.00 feet to a 5/8" iron rod; thence along a 20.00 foot radius curve to the right (the long chord of which bears South 45°11'40" West, 28.25 feet), 31.37 feet to a 5/8" iron rod on the Northerly right of way line of Antelope Road; thence North 89°48'25" West, along said Northerly line, 105.98 feet to the true point of beginning.

Richard G. Templin  
RICHARD G. TEMPLIN LS2359

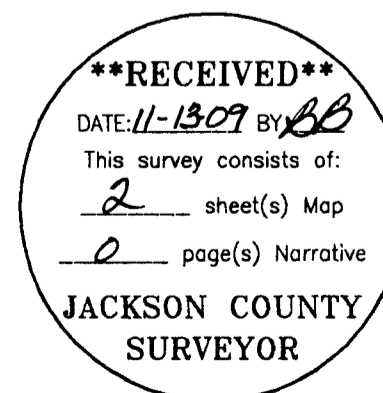
### SURVEY NARRATIVE

PURPOSE: To create a three parcel partition of Lots 8,9,10 and 11 of "DESERT VIEW ESTATES, A PLANNED COMMUNITY SUBDIVISION".

PROCEDURE: From previous control set on "DESERT VIEW ESTATES", I computed the new Parcels at my client's request. I set monuments at the new parcel corners, as shown.

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

Richard G. Templin  
RICHARD G. TEMPLIN L.S. 2359



### APPROVALS

Examined and approved this 3<sup>rd</sup> day of NOVEMBER, 2009

Kerry K. Bradshaw  
JACKSON COUNTY SURVEYOR

County Surveyor File No. 20534

Examined and approved by Jackson County Development Services.

Dated this 12<sup>th</sup> day of NOVEMBER, 2009.

K. Allred  
JACKSON COUNTY DEVELOPMENT SERVICES

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid, as of November 13, 2009.

Nathan E. Mealy, deputy  
ASSESSOR

11/13/2009  
DATE

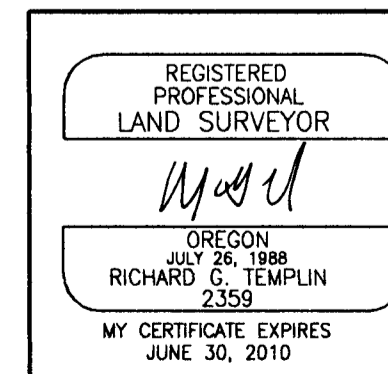
Chris Johnson  
TAX COLLECTOR

11/13/2009  
DATE

### RECORDERS CERTIFICATE

Filed for record this 13<sup>th</sup> day of November, 2009 at  
2:51 o'clock P.M. and recorded as Partition Plat No. P-38-2009  
of "RECORD OF PARTITION PLATS" in Jackson County, Oregon.  
(Index Volume 20, Page 38)  
Christine D. Walker Carmen D. Helman  
COUNTY CLERK DEPUTY

FILE: "fellows REPLAT 10-28-09.dwg"



RICHARD TEMPLIN LAND SURVEYING  
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON

## PARTITION PLAT

LOCATED IN  
LOT'S 8, 9, 10 & 11 OF DESERT VIEW ESTATES (P.U.D)  
IN THE NW 1/4 OF SECTION 21, T.36S., R.1W., W.M.  
JACKSON COUNTY, OREGON

For: Mr. Robert Fellows  
2950 Phillips Way  
Central Point, Oregon

DATE: OCTOBER 28, 2009



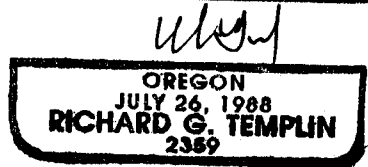
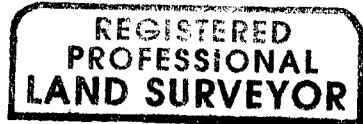
I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.  
Christine Walker - County Clerk

AFFIDAVIT OF CORRECTION  
pursuant to ORS 209.170

20534

I, Richard G. Templin, Registered Professional Land Surveyor, of the State of Oregon, No. 2359, do hereby state that I have discovered drafting errors on my "PARTITION PLAT NO. 38-2009 filed for record in Volume 20, Page 38 of the records of Jackson County, Oregon and filed in the Jackson County Surveyor's office as filed survey number 20534

  
Richard G. Templin L.S. 2359




MY CERTIFICATE EXPIRES JUNE 30, 2010

STATE OF OREGON )  
COUNTY OF JACKSON) SS.

November 20<sup>th</sup> A.D. 2009

Personally appeared the above named Richard G. Templin, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed before me.

  
Notary Public for the State of Oregon  
My Commission Expires Aug 28, 2011



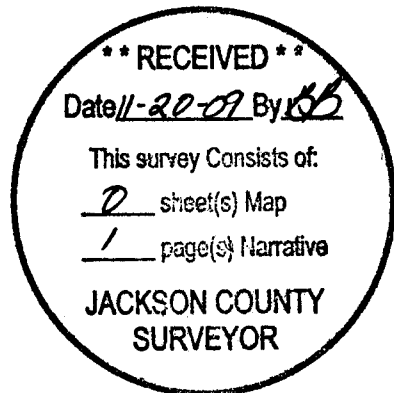
The corrections are as follows:

On Page 2 of 2;

As filed: Parcel 1 was inadvertently labeled on all three Parcels  
Change to: Parcel 1; Parcel 2; Parcel 3 with numbering from West to East.

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

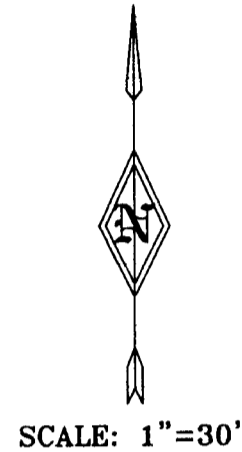
  
JACKSON COUNTY SURVEYOR



# PARTITION PLAT NO. 1-38-2009

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 LOT'S 8, 9, 10 & 11 OF DESERT VIEW ESTATES (P.U.D)  
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 JACKSON COUNTY, OREGON

JACKSON COUNTY PLANNING FILE SUB2009-00062



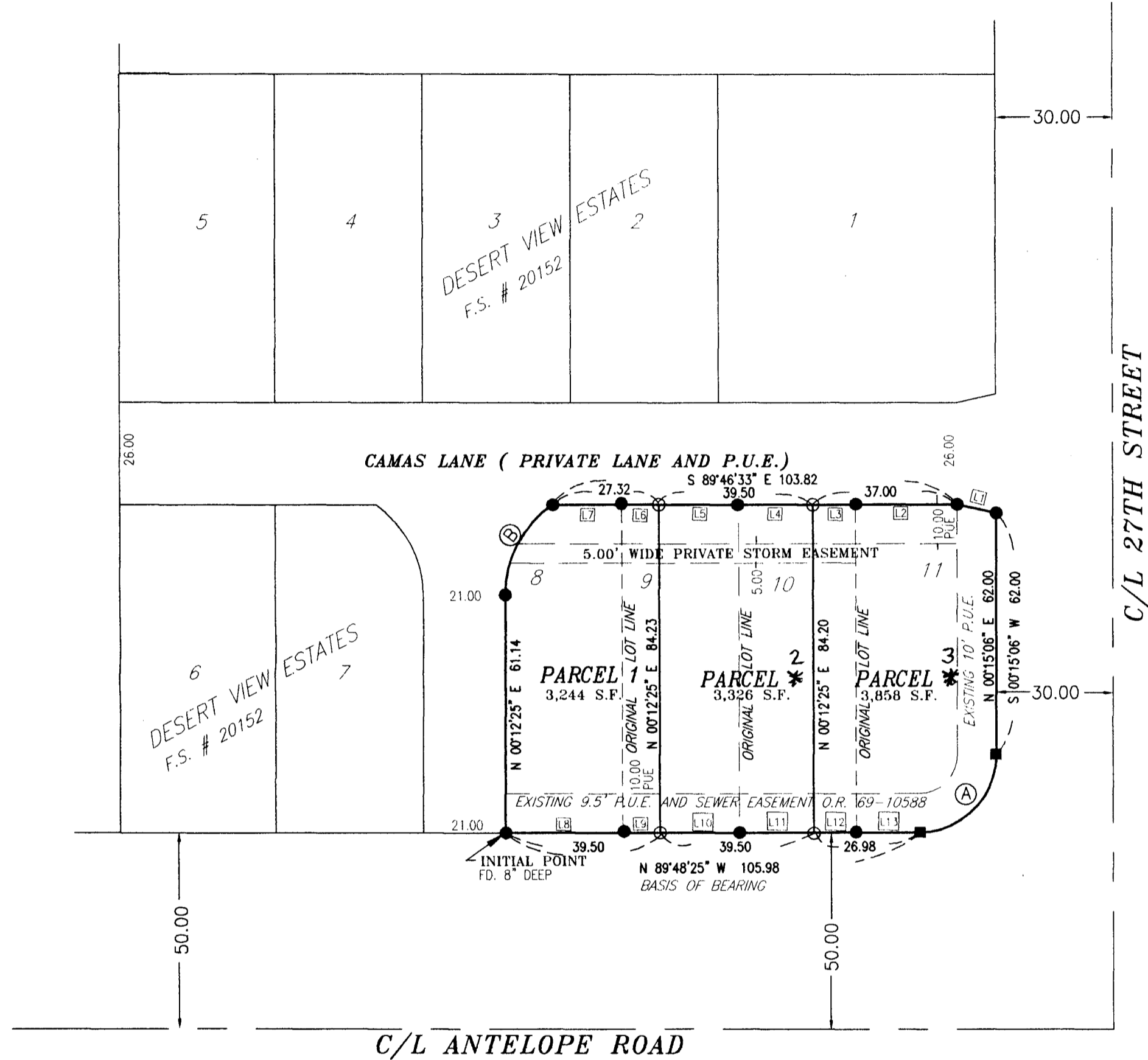
COURSE DATA		
PT	BEARING	DISTANCE
L1	N 77°21'59" W	10.24
L2	S 89°46'33" E	26.00
L3	S 89°46'33" E	11.00
L4	S 89°46'33" E	19.00
L5	S 89°46'33" E	20.50
L6	S 89°46'33" E	9.50
L7	S 89°46'33" E	17.82
L8	N 89°48'25" W	30.00
L9	N 89°48'25" W	9.50
L10	N 89°48'25" W	20.50
L11	N 89°48'25" W	19.00
L12	N 89°48'25" W	11.00
L13	N 89°48'25" W	15.95

**LEGEND**

- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP MARKED "TEMPLIN LS2359"
  - F.D. 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "TEMPLIN LS2359" PER DESERT VIEW ESTATES (P.U.D) F.S. # 20152.
  - F.D. 5/8" REBAR PER FILED SURVEY NUMBER 7317
  - ( ) INDICATES RECORD DATA PER DESERT VIEW ESTATES (P.U.D)
  - FS INDICATES FILED SURVEY
- P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION AND CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, WATER LINES, ELECTRIC & IRRIGATION
- BASIS OF BEARING: "DESERT VIEW ESTATES (P.U.D)", F.S. # 20152

**ENCUMBRANCES SHOWN ON CURRENT TITLE REPORT**

- 1) THE PREMISES LIE WITHIN THE URBAN RENEWAL AREA OF WHITE CITY, OREGON AND IS DEFINED IN THE DOCUMENT RECORDED MAY 4, 1992, AS DOCUMENT NUMBER 92-12658.
- 2) THE PREMISES ARE SUBJECT TO THE UTILITY LINE, EASEMENTS, LICENSES AND PERMITS FOR ROADS AS RECORDED IN VOL. 325, PG. 83 OFFICIAL RECORDS OF JACKSON COUNTY.
- 3) THE PREMISES ARE SUBJECT TO COVENANTS, EASEMENTS AND RESTRICTIONS AS RECORDED AND AS SET FORTH IN INSTRUMENT NUMBERS 72-17121, 2004-029428, 2008-20649 AND 2008-033219 OFFICIAL RECORDS OF JACKSON COUNTY.
- 4) THE PREMISES ARE SUBJECT TO THE BY-LAWS, INCLUDING THE TERMS AND PROVISIONS THEREOF AS RECORDED IN DOCUMENT NUMBER 2008-033220 OFFICIAL RECORDS OF JACKSON COUNTY.
- 5) THE PREMISES ARE SUBJECT TO PRIVATE ROAD MAINTENANCE AND ACCESS AGREEMENT AS RECORDED IN DOCUMENT NUMBER 2008-043340 OFFICIAL RECORDS OF JACKSON COUNTY.

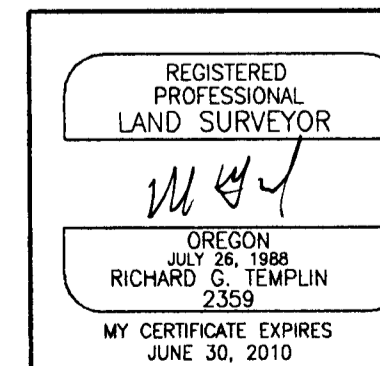
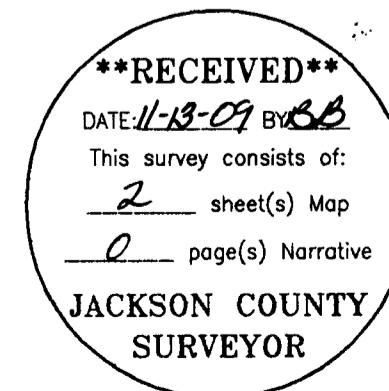


CURVE DATA					
PT	RADIUS	DELTA	LENGTH	LC BEARING	LC
A	20.00	89°52'32"	31.37	N 45°11'40" E	28.25
B	28.00	55°36'21"	27.17	S 28°00'35" W	26.12

\* AFF. COR. 2009-043327  
 11-23-09 KKB CS

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

*Richard G. Templin*  
 RICHARD G. TEMPLIN L.S. 2359



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**RICHARD TEMPLIN LAND SURVEYING**  
 P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON

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