

PARTITION PLAT NO. 9-21-2011

BEING A REPLAT OF
LOTS 4 & 5 AND
COMMON PROPERTY TRACT "C" OF
BROOKVIEW (A PLANNED COMMUNITY)
LYING WITHIN
THE NORTHWEST QUARTER OF
THE NORTHEAST QUARTER OF
SECTION 32,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN,
CITY OF JACKSONVILLE,
JACKSON COUNTY, OREGON

SURVEY BY:



TIMBERLINE
LAND SURVEYING

KERRY K. BRADSHAW L.S. 2271
P.O. BOX 3064
CENTRAL POINT, OREGON 97502
(541) 944-6692

SURVEY FOR:
DAISY CREEK DEVELOPMENT, L.L.C.
1410 VILLAGE CENTER DRIVE
MEDFORD, OREGON 97504

AUGUST 24, 2011

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT DAISY CREEK DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER OF THE LANDS REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS, AS SHOWN HEREON.

A. NORTON SMITH, REGISTERED AGENT
DAISY CREEK DEVELOPMENT, L.L.C.

NARRATIVE

PURPOSE: TO PARTITION LOTS 4 & 5 AND COMMON PROPERTY TRACT "C" IN BROOKVIEW, A PLANNED COMMUNITY, AS DIRECTED BY THE CLIENT AND AS APPROVED BY THE CITY OF JACKSONVILLE PLANNING DEPARTMENT.

PROCEDURE: A NIKON DTM 520 TOTAL STATION WAS USED TO TIE FOUND MONUMENTS FROM BROOKVIEW, A PLANNED COMMUNITY, AS DEPICTED HEREON. MEASUREMENTS FIT VERY WELL WITH THE ORIGINAL SUBDIVISION RECORD AND THE FOUND MONUMENTS WERE HELD AS CONTROLLING. IT SHOULD BE NOTED THAT THIS PARTITION PLAT IS A REPLAT OF A PORTION OF SAID BROOKVIEW. A REPLAT PROCESS SERVES TO VACATE EXISTING EASEMENTS. HOWEVER, THE INTENTION ON THIS PLAT IS FOR ALL RECORD EASEMENTS PER SAID BROOKVIEW TO REMAIN IN EFFECT. A PORTION OF THE COMMON PROPERTY TRACT "C" OF SAID BROOKVIEW IS INCLUDED IN THIS REPLAT MAP. OWNERSHIP OF THIS COMMON PROPERTY AND ALL OTHER COMMON PROPERTIES DESIGNATED ON THE ORIGINAL SUBDIVISION MAP REMAIN UNDER THE CONTROL OF DAISY CREEK DEVELOPMENT, L.L.C. AND AS SUCH, SAID L.L.C. HAS THE AUTHORITY TO APPROVE RE-ALIGNMENT OF COMMON PROPERTY BOUNDARIES, WITH APPROVAL OF CITY PLANNING. THE PARCELS WERE MONUMENTED AS DIRECTED BY THE CLIENT AND THIS PLAT PREPARED.

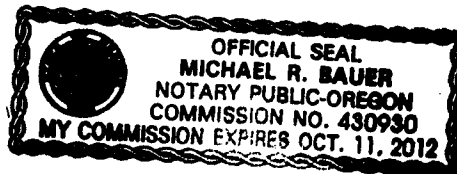
ACKNOWLEDGEMENT

STATE OF OREGON)
) S.S.
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED A. NORTON SMITH AS REGISTERED AGENT FOR DAISY CREEK DEVELOPMENT, L.L.C., ON BEHALF OF THE LIMITED LIABILITY COMPANY, THIS 6 DAY OF September, 2011 AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC OREGON
430930
COMMISSION NO.

Michael Bauer
PRINT NAME
Oct 11, 2012
MY COMMISSION EXPIRES



INDEX

- SHEET ONE SIGNATURE SHEET AND NARRATIVE
- SHEET TWO DETAIL OF PARTITION LOTS
- SHEET THREE DETAIL OF EASEMENTS AND COMMON PROPERTY

APPROVALS

CITY OF JACKSONVILLE PLANNING DEPARTMENT
DATE 8/29/11

EXAMINED AND APPROVED THIS 25th DAY OF August, 2011

JOSEPHINE COUNTY SURVEYOR

NOTE: PER O.R.S. 209.040 THIS MAP HAS BEEN REVIEWED BY THE JOSEPHINE COUNTY SURVEYOR.

TAX STATEMENT

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 9/01, 2011.

TAX COLLECTOR
DATE 9/1/11

ASSESSOR
DATE 9/1/2011

RECORDER'S STATEMENT

FILED FOR RECORD THIS 6th DAY OF September, 2011 AT 2:10 O'CLOCK P.M.
AND RECORDED AS PARTITION PLAT NO. 9-21-2011 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON.

INDEX VOLUME 22, PAGE 21

COUNTY CLERK

DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY NO. 20934

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1967
KERRY K. BRADSHAW
2271
EXP. 12-31-11

I HEREBY CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

KERRY K. BRADSHAW L.S. 2271

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SURVEY BY:

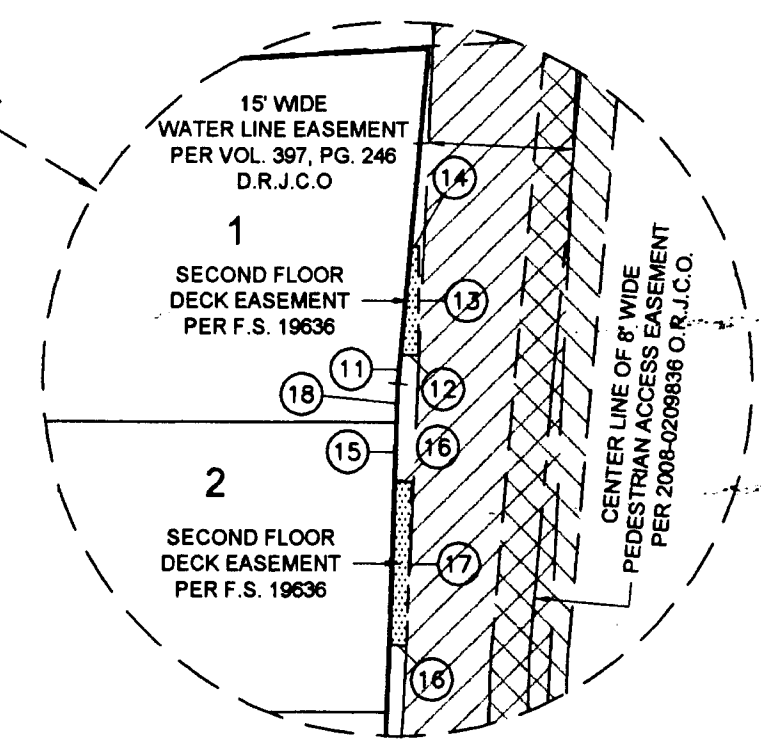
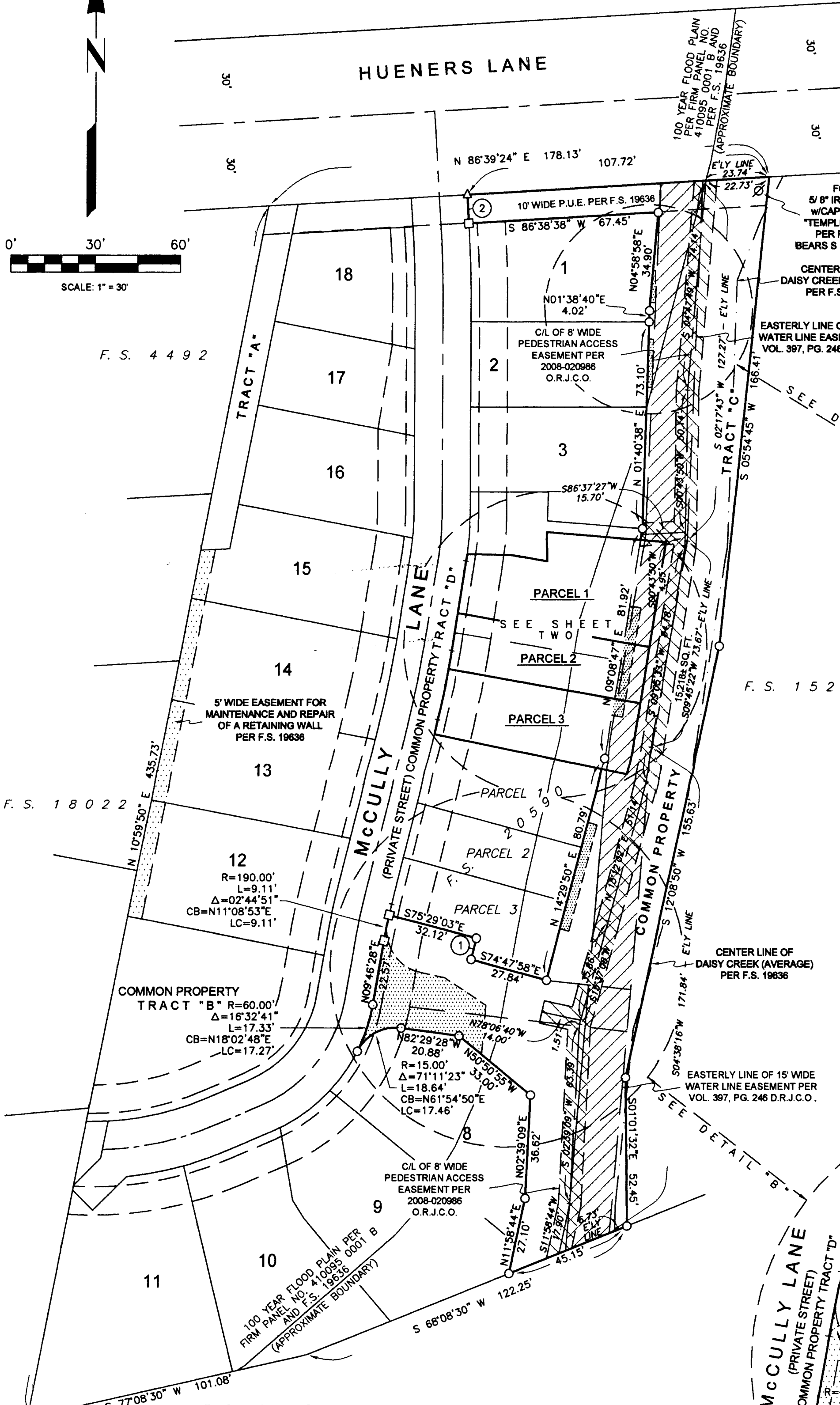
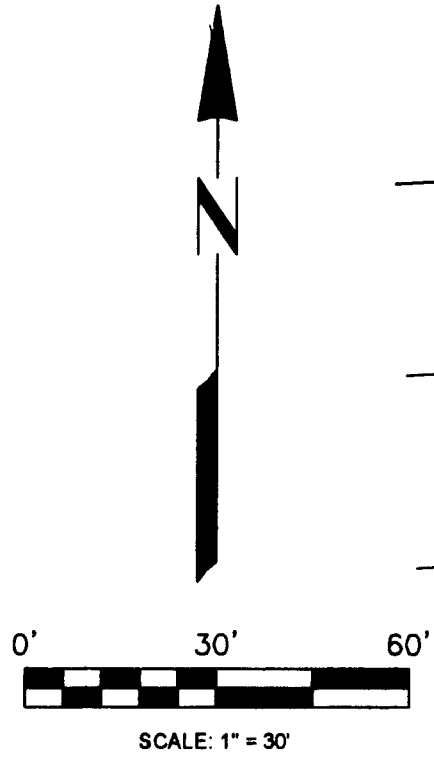


**TIMBERLINE
 LAND SURVEYING**

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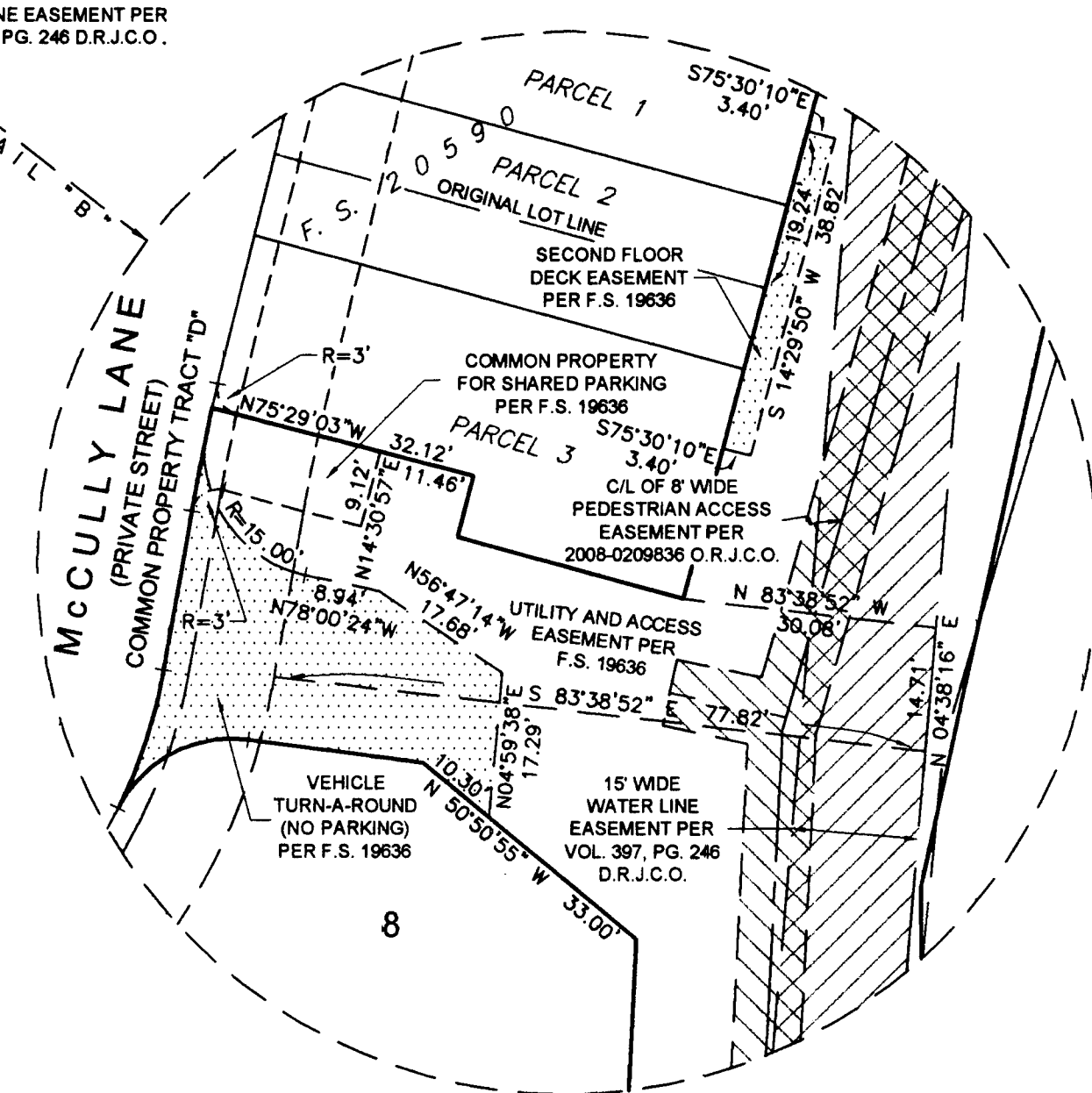
AUGUST 24, 2011



DETAIL "A"
 NO SCALE

LEGEND

- △ DEFERRED MONUMENT PER F.S. 19636.
- FOUND 5/8" REBAR w/YELLOW PLASTIC CAP STAMPED "HOFFBUHR & ASSOC., INC." PER F.S. 19636.
- FOUND LEAD PLUG AND TACK w/WASHER STAMPED "LS 1913" PER F.S. 19636.
- C/L CENTER LINE.
- F.S. FILED SURVEY IN THE JACKSON COUNTY SURVEYOR'S OFFICE.
- D.R.J.C.O. DEED RECORDS OF JACKSON COUNTY, OREGON.
- O.R.J.C.O. OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- P.U.E. PUBLIC UTILITY EASEMENT.
- ① LINE DESIGNATION - SEE LINE TABLE.



DETAIL "B"
 NO SCALE

EASEMENT NOTE
 ALL EASEMENTS AS SHOWN ON BROOKVIEW (A PLANNED COMMUNITY) ARE TO REMAIN IN EFFECT, THIS REPLAT IS NOT INTENDED TO EXTINGUISH ANY EXISTING EASEMENTS.

LINE TABLE

LINE	BEARING	DISTANCE
1	S 14°03'50" W	7.45'
2	N 03°21'22" W	10.20'
11	S 04°58'58" W	2.97'
12	WEST	1.78'
13	NORTH	11.22'
14	WEST	0.80'
15	S 01°40'38" W	6.03'
16	S 88°19'22" E	1.78'
17	S 01°40'38" W	17.00'
18	S 01°38'40" W	4.02'

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Kerry K. Bradshaw
 OREGON
 JULY 16, 1987
 KERRY K. BRADSHAW
 2271
 EXP. 12-31-11

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Kerry K. Bradshaw
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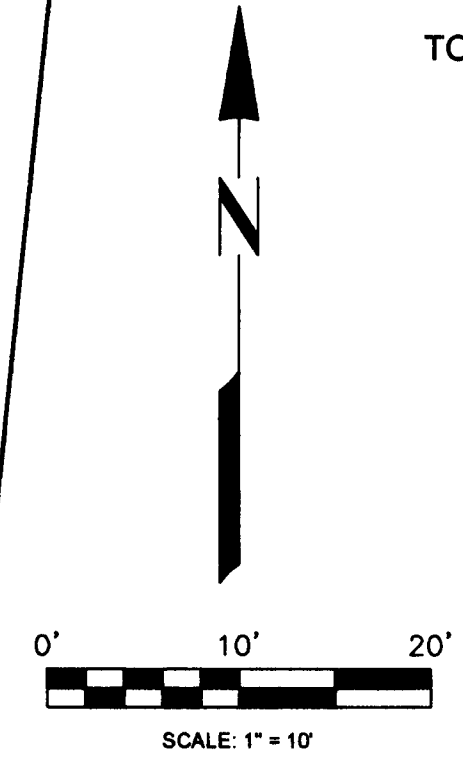
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LEGEND

- ⊙ FOUND 5/8" IRON REBAR w/METAL CAP STAMPED "HOFFBUHR & ASSOC., INC." PER F.S. 19636.
- FOUND 5/8" REBAR w/YELLOW PLASTIC CAP STAMPED "HOFFBUHR & ASSOC., INC." PER F.S. 19636.
- FOUND LEAD PLUG AND TACK w/WASHER STAMPED "LS 1913" PER F.S. 19636.
- SET 5/8" x 30" IRON REBAR w/YELLOW PLASTIC CAP STAMPED "BRADSHAW L.S. 2271".
- SET 5/8" x 24" IRON REBAR w/YELLOW PLASTIC CAP STAMPED "BRADSHAW L.S. 2271".
- F.S. FILED SURVEY IN THE JACKSON COUNTY SURVEYOR'S OFFICE.
- D.R.J.C.O. DEED RECORDS OF JACKSON COUNTY, OREGON.
- O.R.J.C.O. OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- P.U.E. PUBLIC UTILITY EASEMENT.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF McCULLY LANE (PRIVATE STREET), HAVING A RECORD BEARING OF SOUTH 9°06'39" WEST, AS SHOWN ON THAT FILED SURVEY NO. 19636 WITH THE JACKSON COUNTY SURVEYOR'S OFFICE.

ENCUMBRANCE NOTE

ACCORDING TO THE SUBDIVISION GUARANTEE PREPARED BY AMERITITLE, TITLE NUMBER 0796165-SUB, DATED AUGUST 5, 2011, THE LAND IS SUBJECT TO THE FOLLOWING APPARENT ENCUMBRANCES, WHICH INCLUDES 'BLANKET ENCUMBRANCES', AND ALSO EASEMENTS, RESTRICTIVE COVENANTS AND RIGHT OF WAY WHICH CANNOT BE LOCATED SPECIFICALLY (NUMBERS CORRESPOND TO SAID REPORT) OR ARE LOCATED BEYOND THE LIMITS OF THIS PLAT.

- 4.) EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY - VOLUME 284, PAGE 608, DEED RECORDS OF JACKSON COUNTY, OREGON (D.R.J.C.O.).
- 5.) EASEMENT FOR WATER PIPE LINE - VOLUME 397, PAGE 246, D.R.J.C.O.
- 6.) EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY - VOLUME 408, PAGE 438, D.R.J.C.O.
- 7.) COVENANTS, EASEMENTS AND RESTRICTIONS - INSTRUMENT NO. 2007-025780 AND 2010-017177, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON (O.R.J.C.O.).
- 8.) BY-LAWS - INSTRUMENT NO. 2007-025780, O.R.J.C.O.
- 10.) DUES AND/OR ASSESSMENTS OF THE BROOKVIEW HOMEOWNER ASSOCIATION - DECLARATION OF RESTRICTIONS.
- 17.) SUBJECT TO THE FOLLOWING AS SET FORTH ON THE RECORDED PLAT:
"IF THE LOT LINE AS MONUMENTED IS IN CONFLICT WITH THE LOCATION OF THE COMMON WALL, THEN THE LOCATION OF THE PROPERTY LINE SHALL BE IN REFERENCE TO THE COMMON WALL AS SHOWN HEREON AND THE LOT LINE OUTSIDE THE WALL SHALL BE DETERMINED BY THE MONUMENTATION SHOWN HEREON."

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