

PARTITION PLAT NO. P-11-2014

BEING LOTS 8 & 9 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

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

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF LOT 8 AND LOT 9 OF BROOKVIEW, A PLANNED COMMUNITY, AS APPROVED BY THE JACKSONVILLE PLANNING DEPARTMENT (FILE 2013-77)

PROCEDURE: THE LOTS NOW BEING PARTITIONED WERE PREVIOUSLY SURVEYED AND MONUMENTED PER BROOKVIEW, A PLANNED COMMUNITY. MONUMENTS PER BROOKVIEW WERE LOCATED AND HELD FOR CONTROL. THE LOCATION OF THE PARTITION PARCEL LINES WAS COMPUTED ACCORDING TO CLIENT'S DIRECTION AND MONUMENTS WERE SET AS SHOWN. THE EAST LINE OF LOT 8 WAS RECENTLY SUBJECT TO A PROPERTY LINE ADJUSTMENT WITH TRACT "C" OF BROOKVIEW. THE BOUNDARY SHOWN INCLUDES THE NEW BOUNDARY ADJUSTMENT.

EQUIPEMENT USED: TRIMBLE S6 ROBOTIC INSTRUMENT.

SURVEY BY:
HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541) 779-4641

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

FEBRUARY 19, 2014

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 18 DAY OF

March, 2014 AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

Michael R. Bauer
NOTARY PUBLIC OREGON
474051
COMMISSION NO.

Michael R. Bauer
PRINT NAME
December 9, 2016
MY COMMISSION EXPIRES

INDEX

SHEET ONE SIGNATURE SHEET AND NARRATIVE
SHEET TWO PARTITION LOTS

APPROVALS

Arms Steu
CITY OF JACKSONVILLE PLANNING DEPARTMENT

3/18/14
DATE

EXAMINED AND APPROVED THIS 18th DAY OF March, 2014

Scott J...
JACKSON COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, DARRELL L. HUCK, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME AND/OR UNDER MY DIRECTION AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT AS SET FORTH HEREON.

ALL THAT REAL PROPERTY SITUATED IN THE CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON BEING DESCRIBED AS FOLLOWS:

LOT 8 AND LOT 9 OF BROOKVIEW, A PLANNED COMMUNITY, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON.

TOGETHER WITH:
BEGINNING AT THE NORTHEAST CORNER OF LOT 8, BROOKVIEW, A PLANNED COMMUNITY, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON; THENCE SOUTH 50°50'55" EAST 11.20 FEET; THENCE ALONG A LINE PARALLEL WITH AND 9.00 FEET DISTANT FROM, WHEN MEASURED PERPENDICULAR TO THE EAST LINE OF SAID LOT 8, SOUTH 02°39'09" WEST 29.96 FEET; THENCE NORTH 87°20'51" WEST 9.00 FEET TO THE EAST LINE OF SAID LOT 8; THENCE ALONG SAID EAST LINE, NORTH 02°39'09" EAST 36.62 FEET TO THE POINT OF BEGINNING.

TAX STATEMENT

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

OF March 19, 2014.

James Heard
TAX COLLECTOR

3/19/14
DATE

Ann... Deputy
ASSESSOR

3/19/14
DATE

RECORDER'S STATEMENT

FILED FOR RECORD THIS 19th DAY OF March, 2014 AT 2:30 O'CLOCK P.M.

AND RECORDED AS PARTITION PLAT NO. P-11-2014 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON.

INDEX VOLUME 25, PAGE 11

Christine D. Walker
COUNTY CLERK

Jean Shingle
DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY NO. 21444

FILED
Date 3-19-14 By *[Signature]*
This Survey Consists Of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck

OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

EXPIRES 6/30/2015

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

[Signature]
DARRELL L. HUCK L.S. 2023

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 MEDFORD, OREGON 97504

FEBRUARY 19, 2014

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/BRASS TAG STAMPED "LS 1913" PER F.S. 19636.
- SET 5/8" x 30" IRON REBAR w/YELLOW PLASTIC CAP STAMPED "HOFFBUHR & ASSOC., INC."
- SET LEAD PLUG AND TACK w/BRASS TAG STAMPED "LS 2023".
- F.S. FILED SURVEY IN THE JACKSON COUNTY SURVEYOR'S OFFICE.
- D.R. DEED RECORDS OF JACKSON COUNTY, OREGON.
- O.R. 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°46'28" 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 AMERITITILE, 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.).
- 5.) EASEMENT FOR WATER PIPE LINE - VOLUME 397, PAGE 246, D.R.
- 6.) EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY - VOLUME 408, PAGE 438, D.R.
- 7.) COVENANTS, EASEMENTS AND RESTRICTIONS - INSTRUMENT NO. 2007-025780 AND 2010-017177, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON (O.R.).
- 8.) BY-LAWS - INSTRUMENT NO. 2007-025780, O.R.
- 10.) DUES AND/OR ASSESSMENTS OF THE BROOKVIEW HOMEOWNER ASSOCIATION - DECLARATION OF RESTRICTIONS.
- 18.) 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."

EASEMENT NOTE

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

FILED
 Date 3-19-14 By DLH
 This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck

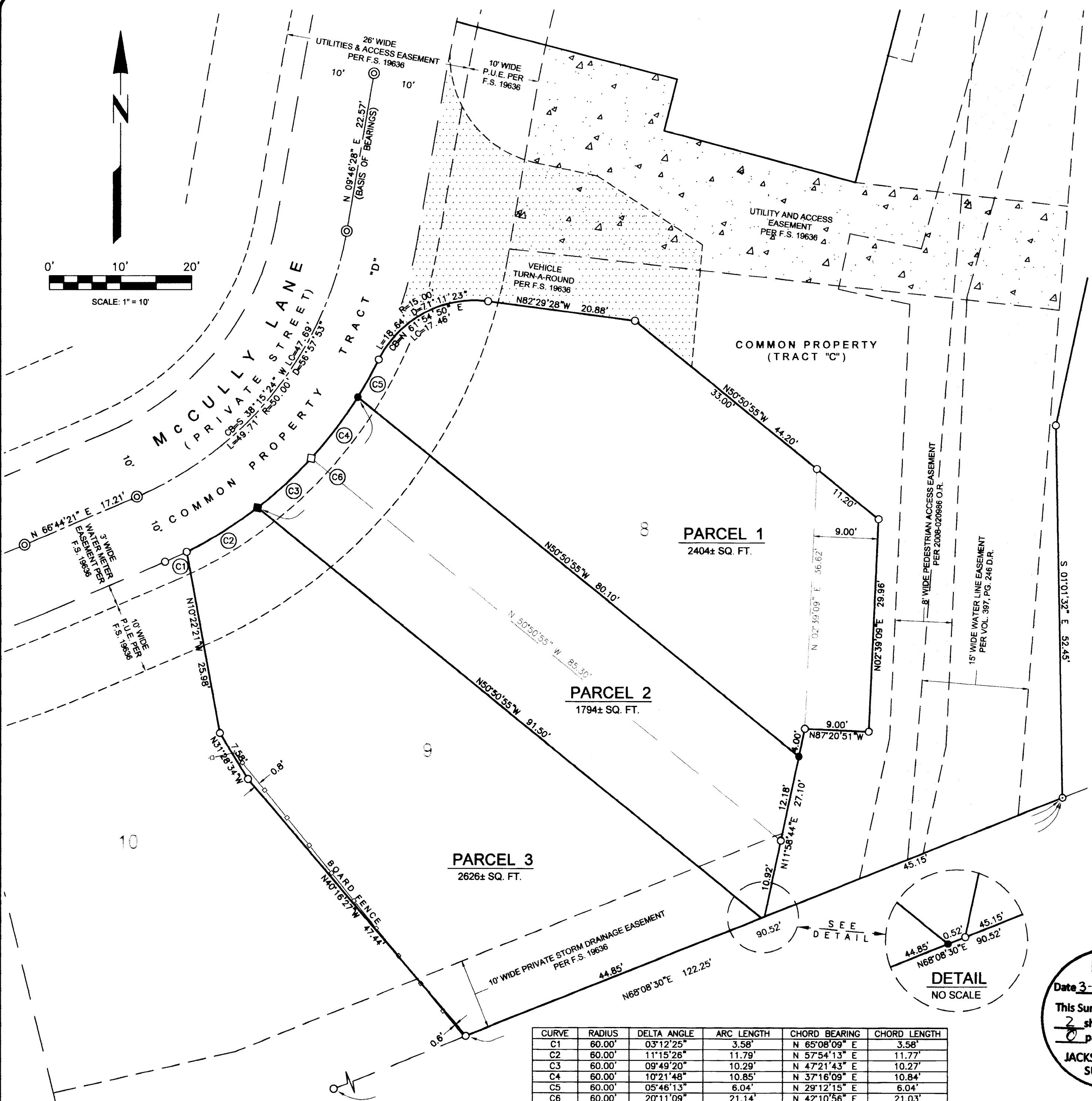
OREGON
 FEBRUARY 4, 1983
DARRELL L. HUCK
 2023

EXPIRES 6/30/2015

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Darrell L. Huck
 DARRELL L. HUCK L.S. 2023

(13041 part plat.dwg)
 SHEET TWO OF TWO SHEETS



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.00'	03°12'25"	3.58'	N 65°08'09" E	3.58'
C2	60.00'	11°15'26"	11.79'	N 57°54'13" E	11.77'
C3	60.00'	09°49'20"	10.29'	N 47°21'43" E	10.27'
C4	60.00'	10°21'48"	10.85'	N 37°16'09" E	10.84'
C5	60.00'	05°46'13"	6.04'	N 29°12'15" E	6.04'
C6	60.00'	20°11'09"	21.14'	N 42°10'56" E	21.03'