

PARTITION PLAT No. P-27-2014

LOCATED IN A PORTION OF LOT R OF SNOWY BUTTE ORCHARD TRACTS IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

SURVEYED FOR DONALD C. and KATHRYN L. HAVERKAMP P.O. BOX 3311 CENTRAL POINT, OREGON 97502

SURVEYOR'S CERTIFICATE:

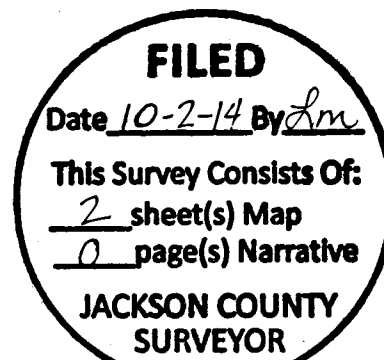
I, FRED A. FRANTZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF SAID TRACT:

BEGINNING AT A 5/8 BY 30 INCH IRON PIN MONUMENTING THE NORTHEAST CORNER OF LOT 1, OF RILEY ESTATES, PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN VOLUME 35 OF PLATS AT PAGE 2 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON, SAID PIN ALSO BEING THE INITIAL POINT OF BEGINNING ON THE WEST RIGHT OF WAY LINE OF SAID SNOWY BUTTE LANE LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 0°01'31" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 66.36 FEET, TO A 5/8 INCH IRON PIN; THENCE NORTH 89°53'11" WEST, LEAVING SAID RIGHT OF WAY LINE, A DISTANCE OF 227.87 FEET, TO THE NORTH EAST CORNER OF LOT 1 OF SNOWY BUTTE MEADOWS ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, FROM WHICH A 3/4 INCH IRON PIPE BEARS NORTH 89°53'11" WEST, A DISTANCE OF 0.11 FEET; THENCE SOUTH 0°01'31" EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 172.54' FEET, TO THE NORTHWEST CORNER OF PARCEL No.1 OF PARTITION PLAT No. P-54-1996, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, FROM WHICH A 5/8 INCH IRON PIN BEARS SOUTH 89°53'11" EAST, A DISTANCE OF 1.00 FOOT; THENCE SOUTH 89°53'11" EAST, ALONG THE NORTH LINE OF SAID PARCEL No.1, A DISTANCE OF 123.70 FEET, TO A 5/8 INCH IRON PIN MONUMENTING THE SOUTHWEST CORNER OF LOT 1 OF SAID RILEY ESTATES; THENCE NORTH 0°01'31" WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 106.20 FEET, TO A 5/8 INCH IRON PIN MONUMENTING THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°52'34" EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 104.17 FEET, TO THE POINT OF BEGINNING.

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

PURPOSE: TO SURVEY AND MONUMENT THAT LAND PARTITION APPROVED BY THE CITY OF CENTRAL POINT PLANNING DEPARTMENT AS FILE NUMBER 14001.

PROCEDURE: UTILIZING CONTROL ESTABLISHED BY THIS OFFICE IN THE PERFORMANCE OF FILED SURVEY NUMBER 20286 AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON, I VERIFY THE POSITIONS OF THE FOUND AND SET MONUMENTS PER SAID SURVEY AND SET THE MONUMENT AS SHOWN.



DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, DONALD C. HAVERKAMP AND KATHRYN L. HAVERKAMP, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND WE HAVE PARTITIONED THE SAME INTO PARCELS AS SHOWN HEREON, AND THE NUMBER AND SIZE OF THE PARCELS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND WE DO ALSO HEREBY CREATE THE UTILITY AND STORM DRAIN EASEMENTS AND THE INGRESS AND EGRESS EASEMENT AS SHOWN HEREON, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAID PARTITION.

Donald C. Haverkamp
DONALD C. HAVERKAMP

Kathryn L. Haverkamp
KATHRYN L. HAVERKAMP

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

PERSONALLY APPEARED THE ABOVE NAMED DONALD C. HAVERKAMP, AND ACKNOWLEDGED THE FORGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 1st DAY OF October, 2014
Patty Barrowcliff NOTARY PUBLIC-OREGON
COMMISSION No. 924029
MY COMMISSION EXPIRES January 16, 2018

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

PERSONALLY APPEARED THE ABOVE NAMED KATHRYN L. HAVERKAMP, AND ACKNOWLEDGED THE FORGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED.

DATED THIS 1st DAY OF October, 2014
Patty Barrowcliff NOTARY PUBLIC-OREGON
COMMISSION No. 924029
MY COMMISSION EXPIRES January 16, 2018

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 2nd DAY OF October, 2014,
AT 9:18 O'CLOCK A.M., AND RECORDED IN VOLUME 25
OF PLATS AT PAGE 27 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker *Jean Shingle*
County clerk Deputy

APPROVAL:

WE CERTIFY THAT PURSUANT TO AUTHORITY GRANTED TO US BY THE CITY OF CENTRAL POINT PLANNING COMMISSION IN OPEN MEETING OF March 27, 2014 THIS PLAT IS HEREBY APPROVED BY THE CITY OF CENTRAL POINT PLANNING COMMISSION.

FILE NUMBER 14001
DATED THIS 30th DAY OF SEPTEMBER, 2014

ATTEST:
Math Sam-tone PUBLIC WORKS DIRECTOR
[Signature] COMMUNITY DEVELOPMENT DIRECTOR

EXAMINED AND APPROVE THIS 8th DAY OF September, 2014.

Scott Geis
JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 AS OF OCTOBER 1ST, 2014

Hena Crawford, Deputy
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF Oct 1st, 2014

Patty Bubmg, Deputy
TAX COLLECTOR

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

Fred A. Frantz
FRED A. FRANTZ, PLS-50077



SURVEYOR
TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97502
(541) 482-6474
terrain@tbsp.net
JOB No. 927-13

PARTITION PLAT No. P-27-2014

LOCATED IN A PORTION OF LOT R OF SNOWY BUTTE ORCHARD TRACTS
IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 37 SOUTH,
RANGE 2 WEST OF THE WILLAMETTE MERIDIAN,
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON.

SURVEYED FOR
DONALD C. and KATHRYN L. HAVERKAMP
P.O. BOX 3311
CENTRAL POINT, OREGON 97502

LEGEND

- S/N SURVEY NUMBER ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON.
- INST.No. INSTRUMENT NUMBER OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- ⌀ FOUND 5/8 INCH IRON PIN MONUMENT WITH PLASTIC CAP MARKED 'KAISER RLS 803' PER S/N 15011.
- ⊗ FOUND 5/8" IRON PIN MONUMENT WITH PLASTIC CAP MARKED 'KAISER RLS 803' PER S/N 19013
- FOUND 5/8" IRON PIN MONUMENT WITH PLASTIC CAP MARKED 'L.J.FRIAR&ASSOC.' PER S/N 18615 OR AS INDICATED.
- ⊙ FOUND 5/8" BY 30" IRON PIN MONUMENT WITH PLASTIC CAP MARKED 'FRANTZ LS 50077' PER S/N 20286
- SET 5/8" BY 30" IRON PIN MONUMENT WITH PLASTIC CAP MARKED 'FRANTZ LS 50077'
- [] RECORD DATA PER S/N 15011
- { } RECORD DATA PER S/N 19013
- () RECORD DATA PER S/N 19502
- (()) RECORD DATA PER S/N 18615

BASIS OF BEARING IS BETWEEN THE FOUND 5/8 INCH IRON PIN MONUMENT AT THE NORTHEAST CORNER OF PARCEL No. 1, PARTITION PLAT P-95-2005 AND THE 5/8 INCH IRON PIN MONUMENT AT THE MOST NORTH EAST CORNER OF THE FUTURE PHASE 2 OF RILEY ESTATES, PHASE I ACCORDING TO THE OFFICIAL PLAT THEREOF NOW OF RECORD, SAID BEARING BEING, NORTH 0°01'31" WEST.

THE FOLLOWING EXCEPTIONS AS REVEALED BY THE 1ST REVISED PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER No. 7169-297222 DO NOT APPLY TO THIS PARTITION PLAT:

- AN EASEMENT PER INST.No. 82-16204
- A DEDICATION TO THE PUBLIC A PERPETUAL RIGHT OF WAY FOR STREET, ROAD AND UTILITY PURPOSES PER INST.No. 2006-032635.
- A NOISE EASEMENT PER INST.No. 2014-015866.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Fred A. Frantz

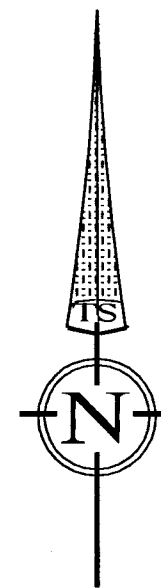
OREGON
JULY 12, 2005
FRED A. FRANTZ
No. 50077

Renewal 12-31-15

SURVEYOR
TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS
274 FOURTH STREET
ASHLAND, OREGON 97520
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JOB No. 927-13

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

Fred A. Frantz
FRED A. FRANTZ, PLS 50077



DATE: 4-11-14
SCALE: 1" = 30'

FILED
Date 10-2-14 By Am
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
**JACKSON COUNTY
SURVEYOR**

