

PARTITION PLAT No. P-15-2015

located in the

SOUTHEAST QUARTER OF SECTION 11,  
TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN, IN THE CITY OF  
CENTRAL POINT, JACKSON COUNTY, OREGON

for  
**KENDRA AND GROVER LEE**

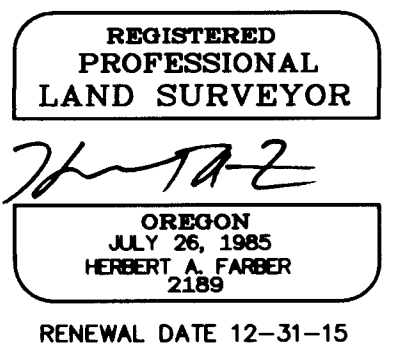
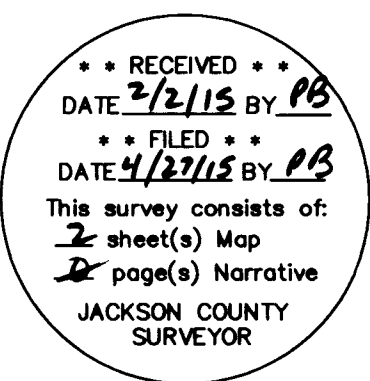
3392 BURSELL ROAD  
CENTRAL POINT, OREGON 97502

Surveyor's Certificate:

I, Herbert A. Farber, a duly registered Professional Land Surveyor of 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, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

That tract of land which is a fractional part of Lot One (1) of PITT VIEW Subdivision recorded in Volume 5, Page 18 of the Plat Records of Jackson County Oregon, in Section 11, Township 37 South, Range 2 West of the Willamette Meridian of said County, and more particularly described as follows: Commencing at the Southwest Corner of said PITT VIEW Subdivision also being a point on the right-of-way of Bursell Road, marked by a 2 inch iron pipe; thence North 00°04'45" West, along said right-of-way, 20.00 feet, to the POINT OF BEGINNING, also the INITIAL POINT, marked by a 5/8 inch iron pin; thence continuing along said right-of-way, North 00°04'45" West, 62.23 feet, to the Southwest Corner of Lot 129 of FOREST GLEN, PHASE IV Subdivision recorded in Volume 190, Page 33 of said Plat Records, marked by a 5/8 inch iron pin; thence leaving said right-of-way, South 89°52'58" East, along the Southerly boundary of said Subdivision, 245.05 feet (record 245.00 feet), to the Southeast corner of Lot 131 of said subdivision, marked by a 5/8 inch iron pin; thence continuing along said Southerly boundary, South 00°03'06" East, 82.20 feet (record 82.25 feet), to the Southwest corner of Lot 132 of said FOREST GLEN Subdivision, also being a point on the South boundary of said PITT VIEW Subdivision, marked by a nail and washer set in concrete; thence North 89°53'24" West, along the South boundary of said PITT VIEW Subdivision, 245.01 feet, to the Southwest corner of said PITT VIEW Subdivision, marked by a 2 inch iron pipe, also being a point on said right-of-way; thence North 00°04'45" East, along said right-of-way 20.00 feet, to the POINT OF BEGINNING.

Herbert A. Farber  
Herbert A. Farber, PLS 2189



I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.  
Herbert A. Farber

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Grover Lee and Kendra Rogers-Lee, as tenants by the entirety as hereon described, and that she has partitioned the same into parcels as shown hereon and the number and size of the parcels and the courses and lengths of the lines are plainly set forth, and that this plat is a correct representation of the Partition, and does hereby create a 10 foot wide Public Utility Easement along the Bursell Road Right-of-Way as shown hereon.

Grover Lee Kendra Rogers-Lee  
Grover Lee Kendra Rogers-Lee

State of Oregon )  
County of Jackson )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of APRIL, 2015, by Grover Lee.

Notary Public Oregon Commission No. 478423

My commission expires May 21, 2017

Marlena Corbett Marlena Corbett  
Notary Public name and signature

State of Oregon )  
County of Jackson )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of APRIL, 2015, by Kendra Rogers-Lee

Notary Public for Oregon 478423

My commission expires May 21, 2017

Marlena Corbett Marlena Corbett  
Notary Public name and signature

Approvals:

Examined and approved by The City of Central Point of Planning

Department, File No.: 13018, this 22<sup>nd</sup> day of

APRIL, 2015.  
[Signature]  
Planning Director

Examined and approved by the Jackson County Surveyor this 24<sup>th</sup> day of April, 2015.

[Signature]  
County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of April 27, 2015

[Signature] Deputy 042715  
Tax Collector Date

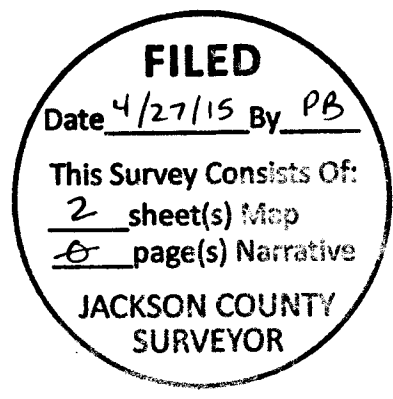
[Signature] Deputy 4/27/15  
Assessor Date

Recorder:

Filed for record this 27<sup>th</sup> day of April, 2015 at 11:05 O'clock A. M. and recorded as Partition Plat No. P-15-2015 of the Records of Jackson County, Oregon, Index Volume 25, Page 15.

Christine D. Waller Naimi L. Fode  
County Clerk Deputy

County Surveyor's File No. 21700



DATE: JANUARY 20, 2015  
JOB NO.: 2059-13  
DRAWING FILE: JOBS\Central Point\Valley Pt Forest Gl Beall Est\Bursell-Lee\MicroSurvey\Final Plats Surveys\SIGN PAGE 011315.DWG  
DRAWN BY: LSH ORIG. DATE: 01/13/2015 REVISED BY: DATE:

PARTITION PLAT No. P-15-2015

located in the  
SOUTHEAST QUARTER OF SECTION 11,  
TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN, IN THE CITY OF  
CENTRAL POINT, JACKSON COUNTY, OREGON  
for  
**KENDRA AND GROVER LEE**

3392 BURSELL ROAD  
CENTRAL POINT, OREGON 97502

**LEGEND**

- ⊕ = FOUND 2 1/2" BRASS CAP - D.L.C. CORNER
- ⊙ = FOUND MONUMENT, AS DESCRIBED
- = FOUND 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" PER S/N 14120
- ⊙ = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- S/N = RECORD FILED SURVEY NUMBER

- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
- INST. NO. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT FOR POWER, PHONE, GAS, AND CABLE TV.

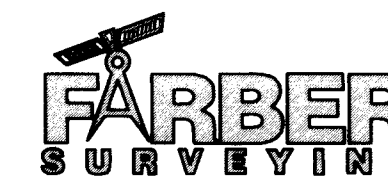
**SURVEY NARRATIVE  
TO COMPLY WITH O.R.S. 209.250**

**Purpose:**  
This survey has been conducted to fulfill the conditions of approval for this partition as outlined by the City of Central Point planning in File No.: 13018 and the laws of the State of Oregon.

**Procedure:**  
The current deed of record for this property is Inst. No. 2013-16245 recorded in the Official Records of Jackson County, Oregon, and is found to be in error. A property line adjustment was executed, which conveyed the east 20 feet of the 265 feet by the deed recorded as Inst. No. 94-04565 in said Official Records of Jackson County to the adjacent property. Subsequently in 1996 a Warranty Deed transferring ownership of the subject property was recorded as Inst. No. 96-08590 of said Records, which reverted back to the original description, however the east 20 feet had already been conveyed to the owners of adjacent property by inst. No. 94-04565, therefore the 1996 deed and subsequent deeds are in error and the correct depth of this tract of land is 245 feet.

This survey was conducted using Trimble GPS 5800 and R-8 receivers and Trimble 5600 Robotic Total Station. The survey was ran as a closed survey with the results shown hereon. The exterior boundary was established using found monuments from S/N 14120 for the north and east lines per the above mentioned inst. no 94-04565. The south line was established by holding the found southwest corner of Pitt View Subdivision and the found monument that is on the south line of the Pitt View Subdivision boundary. To establish westerly line we tied the northeast corner of DLC No. 54 and the southwest corner of DLC No. 58 for centerline alignment and held the 30 foot right of way. Three monuments were set marking the line common to Parcel 1 and Parcel 2 of this Partition as shown.

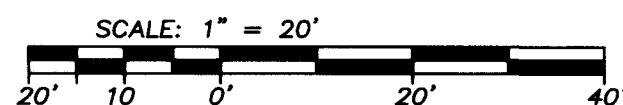
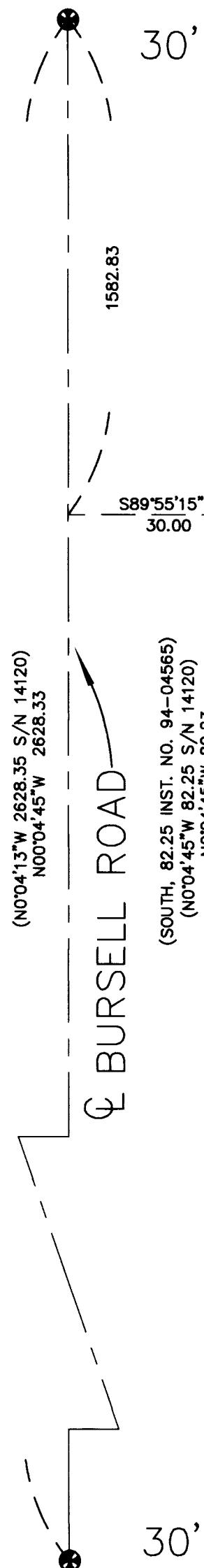
Surveyed by:  
FARBER & SONS, INC. dba



PO BOX 5286  
431 OAK STREET  
CENTRAL POINT, OREGON 97502  
(541) 664-5599

DATE: JANUARY 20, 2015  
JOB NO.: 2059-13  
DRAWING FILE: JOBS\Central Point\Valley Pt Forest GI Beall Est\Bursell-Lee\MicroSurvey\Final Plats Surveys\PARTITION PLAT 010815.dwg  
DRAWN BY: LSH ORIG. DATE: 01/12/2015 REVISED BY: LSH DATE: 04/17/2015

NE CORNER DLC 54 PER  
JACKSON COUNTY RE-ESTAB  
JULY 25, 1989



FOREST GLEN, PHASE IV  
VOL. 190 PAGE 33 PLAT RECORDS  
S/N 14120

BASIS OF BEARING IS  
TRUE NORTH, NAD  
83/91 DATUM, AS  
DERIVED BY GLOBAL  
POSITIONING SYSTEM  
OBSERVATIONS AS  
SHOWN HEREON.

PITT VIEW SUBDIVISION  
VOL. 5 PAGE 18 PLAT RECORDS

S89°52'58"E 245.05  
(WEST, 245.00 INST. NO. 94-04565)  
(WEST 265.00 INST. NO. 2013-16245)

165.07  
(S89°55'00"E 165.00 S/N 14120)

(S89°55'00"E 80.00 S/N 14120)

PARCEL 1  
8860 Sq.ft.

PARCEL 2  
11,285 Sq.ft.

INST. NO.: 94-04565

142.41  
N89°53'24"W

N89°53'24"W 245.01  
(EAST, 245.00 INST. NO. 94-04565)  
(EAST 265.00 INST. NO. 2013-16245)  
(EAST PITT VIEW SUBDIVISION)

FOUND NAIL AND  
WASHER MARKED "LS  
2189" PER S/N 14120

SOUTH BOUNDARY OF PITT  
VIEW SUBDIVISION

I, Herbert A. Farber, do hereby certify  
that this is an exact copy of the original.

*Herbert A. Farber*

SW CORNER DLC 58 PER  
JACKSON COUNTY RE-ESTAB  
DECEMBER 8, 1976

\*\* RECEIVED \*\*  
DATE 2/2/15 BY PB  
\*\* FILED \*\*  
DATE 4/27/15 BY PB  
This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Herbert A. Farber*  
OREGON  
JULY 26, 1985  
HERBERT A. FARBER  
2189

RENEWAL DATE 12-31-15