

PARTITION PLAT NO. P-13-2016

in
NORTH HALF OF LOT 9 OF AMY'S COTTAGE ADDITION
TO THE TOWN OF CENTRAL POINT, OREGON
located in the
NORTHEAST ONE QUARTER OF SECTION 3,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON
for

ALICE AND DENNIS KOTTKE

1767 NORTH THIRD STREET
CENTRAL POINT, OREGON 97502

Approvals:

Examined and approved by the City of Central Point this 22nd day
of APRIL, 2016.

[Signature]
Community Development Director
Matt Sar
Public Works Director

Examined and approved by the Jackson County Surveyor this 22nd
day of April, 2016.

[Signature]
County Surveyor

All taxes, fees, assessments, or other charges as required by
O.R.S. 92.095 have been paid as of April 25th 2016

[Signature] 4.25.16
Tax Collector Date

[Signature] 4/25/16
Assessor Date

Recorder:

Filed for record this 25th day of April, 2016 at 10:40 o'clock
A. M. and recorded as Partition Plat No. P-13-2016 of the
Records of Jackson County, Oregon, Index Volume 27, Page 13.

[Signature] [Signature]
County Clerk Deputy

County Surveyor's File No. 21962

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
hereon shown, this plat being a correct representation of the same,
and the following is an accurate description of the boundary lines:

Commencing at a point 1242.57 feet (record 18.97 chains) South and 1338.48
feet (record 20.28 chains) East of the Quarter Section Corner on the North
line of Section 3, in Township 37 South, Range 2 West, Willamette Meridian,
Jackson County, Oregon, said point being the Southeast corner of the North
half of Lot 9 of Amy's Cottage Addition to the City of Central Point, thence
South 89°37'09" West 444.38 feet along the northerly right of way line of
Aurora Lane to a 5/8 inch iron pin, being the Initial Point and the Point of
Beginning, thence North 00°17'38" West 120.02 feet (record South 120.00 feet)
to 5/8 inch iron pin; thence North 89°37'18" East 444.41 (record West
444.25 feet) to the Westerly right of way line of North Third Street, marked
by a tack and 3/4 inch washer; thence along a non-tangent curve to the
left, with a radius of 230.00 feet, a distance of 3.91 feet, and delta angle
00°58'27", (the long chord of which bears South 00°11'35" West, 3.91 feet),
along said right of way, to a 5/8 inch iron pin; thence South 00°17'38" East
116.09 feet along said right of way, to a point that bears North 64°07'35"
West 0.10 feet from a 1 inch copper plug, said point being at the intersection
of North Third Street Westerly right of way line and Aurora Lane Northerly
right of way line, thence South 89°37'09" West 444.38 feet, (record West
444.25 feet), along the northerly right of way of Aurora Lane to the Point of
Beginning.

[Signature]
Herbert A. Farber, PLS 2189

Easement Notes:

- Volume 309, Page 206, California Oregon Power Company
for transmission and distribution of electricity,
cannot be surveyed (no location given).

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

[Signature]

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 28, 1898
HERBERT A. FARBER
2189

RENEWAL DATE 12-31-17

Declaration

KNOW ALL MEN BY THESE PRESENTS, that Alice F. Kottke and Dennis C.
Kottke, as tenants by the entirety, are the owners of the lands hereon
described, and has partition 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 do hereby create and dedicate to the
public a 11.50 foot public right of way and 10.00 foot public utility
easement as shown hereon, and that this is a correct representation fo
the Partition.

[Signature] [Signature]
Alice F. Kottke Dennis C. Kottke

State of Oregon)
County of Jackson) ss

Personally appeared before me the above named Alice F. Kottke, on this the 22nd
day of April, 2016 and acknowledged the foregoing instrument to be her
voluntary act and deed.

(Signature) [Signature]
(Printed Name) Luis Sanchez

Notary Public - Oregon Commission No. 475760
My Commission Expires: February 18 2017

State of Oregon)
County of Jackson) ss

Personally appeared before me the above named Dennis C. Kottke, on this the 22nd
day of April, 2016 and acknowledged the foregoing instrument to be his
voluntary act and deed.

(Signature) [Signature]
(Printed Name) Luis Sanchez

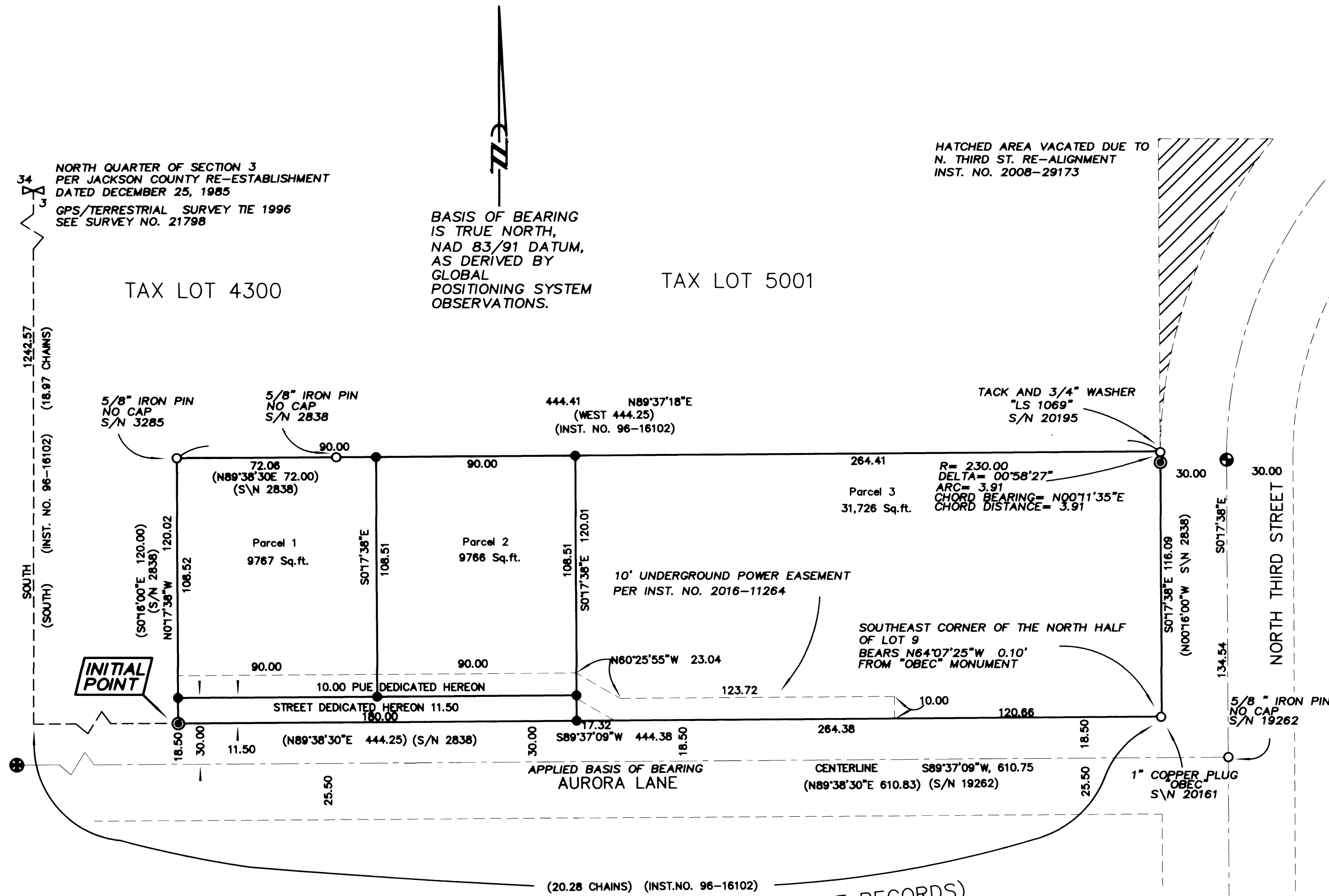
Notary Public - Oregon Commission No. 475760
My Commission Expires: February 18 2017

** FILED **
DATE 4/25/16 BY RB
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

PARTITION PLAT NO. P-13-2016
of
1767 NORTH THIRD
located in the
NORTHEAST QUARTER OF SECTION 3,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT,
JACKSON COUNTY, OREGON
for
ALICE AND DENNIS KOTTKE
1767 NORTH THIRD STREET
CENTRAL POINT, OREGON 97502

LEGEND

- ⚡ = FOUND 2 1/2 INCH BRASS CAP PER J.C.R.N. DATED DECEMBER 23, 1985
 - ⊕ = FOUND 2" ALUMINUM CAP - MARKED BRADSHAW, LS 2271 S/N 19262
 - ⊙ = FOUND 2 1/2" BRASS CAP - S/N 20161
 - = FOUND AS DESCRIBED
 - ⊗ = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" OR AS DESCRIBED
 - = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" OR AS DESCRIBED
 - S/N = RECORD FILED SURVEY NUMBER
 - W.M. = WITNESS MONUMENT
- 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.
J.R.C.N. = JACKSON COUNTY RE-ESTABLISHMENT NOTES



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

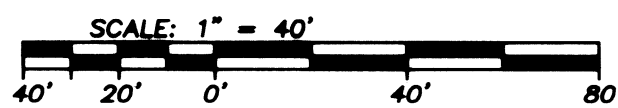
PURPOSE:
TO SURVEY AND MONUMENT THE LAND PARTITION, OF THAT PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 1996-16102, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AS APPROVED BY THE CITY OF CENTRAL POINT, OREGON, PLANNING DEPARTMENT FILE NUMBER 14006, PER THE STAFF REPORT DATED MAY 14, 2014.

PROCEDURE:
IT WAS NOTED THAT THE AMY'S ADDITION TO THE CITY OF CENTRAL POINT PLAT HAS DIMENSIONAL ERRORS, THIS WAS ALSO NOTED IN S/N 1556. THE LOCATION OF THE SOUTHEAST CORNER OF THE NORTH HALF OF LOT 9, HAD TO BE ESTABLISHED BY PROPORTIONED MEASUREMENTS, SUBSEQUENT SURVEYS HAVE ESTABLISHED AND ACCEPTED THE LOCATION SHOWN, (S/N 2838, S/N 19262, AND S/N 20195). THE EASTERLY BOUNDARY WAS ESTABLISHED BY HOLDING THE CENTERLINE OF NORTH THIRD STREET. THE SOUTHERLY BOUNDARY WAS LIKEWISE ESTABLISHED BY HOLDING THE CENTERLINE OF AURORA LANE. THE NORTHERLY BOUNDARY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS FROM S/N 20195, S/N 2838 AND S/N 3285. THE WESTERLY BOUNDARY WAS ESTABLISHED BY HOLDING THE FOUND MONUMENT FROM S/N 3285 FOR DISTANCE, AND THE BEARING WAS HELD TO PARALLEL WITH THE CENTERLINE OF NORTH THIRD STREET.

SCENIC MEADOWS (VOL. 32 PG. 56, JACKSON COUNTY PLAT RECORDS)

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

Herbert A. Farber



Surveyed by:
FARBER & SONS, INC. dba



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

DATE: March 17, 2016
JOB NO.: 2089-13
FILE: JOBS\CENTRAL POINT\N THIRD STREET\MICROSURVEY\FINAL PLAT SURVEYS\final_partition_plat.dwg

DRAWN BY: DHM ORIG. DATE: 01/25/16 REVISED BY: haf DATE: 03-21-16