

\* See Affidavit of Correction  
Doc# 2016-024589 07/29/16  
SN 22043 CS. S. Fein

# PARTITION PLAT NO. 4-18-16

LOCATED WITHIN  
**LOT 1 OF DIAMOND CENTER SUBDIVISION  
IN THE SOUTHWEST QUARTER OF SECTION 10,  
TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON**

**FOR  
CHRIS LEWELLYN  
3292 GRANT ROAD  
CENTRAL POINT, OREGON 97502**

## SURVEY NARRATIVE

**PURPOSE:** TO SURVEY AND MONUMENT THE CORNERS OF THREE PARCELS CREATED THROUGH A LAND PARTITION IN LOT 1 OF DIAMOND CENTER SUBDIVISION IN SECTION 10, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON. SEE CITY OF CENTRAL POINT, OREGON FILE NUMBER 15017.

**PROCEDURE:** THIS SURVEY WAS CONDUCTED USING A LEICA TCRP 1203+ ROBOTIC TOTAL STATION, DISTANCE PRISMS AND A LEICA CSI5 DATA COLLECTOR. THE BASIS OF BEARING HELD IS THE CENTERLINE OF GRANT ROAD AS DEFINED ON SURVEY NUMBER 18929 FILED IN THE JACKSON COUNTY, OREGON SURVEYORS OFFICE. FOUND MONUMENTS ON THE EASTERLY RIGHT OF WAY OF GRANT ROAD MATCHED RECORD MEASUREMENTS PER SAID SURVEY AND WERE THEREFORE UTILIZED IN DEFINING SAID RIGHT OF WAY. THE NORTHEAST CORNER OF SAID LOT 1, ALSO BEING THE NORTH-EAST CORNER OF PARCEL 3 OF THIS SURVEY, WAS DETERMINED BY PRO-PORTIONATE METHODS BETWEEN THE NORTHWEST CORNER OF SAID LOT 1, ALSO BEING THE NORTHWEST CORNER OF PARCEL 1 OF THIS SURVEY, AND THE NORTHEAST CORNER OF LOT 2 OF SAID SUBDIVISION. THE EAST-ERLY PROPERTY LINE OF SAID LOT 1, ALSO BEING THE EASTERLY PROPERTY LINE OF PARCEL 3 OF THIS SURVEY, WAS DETERMINED BY HOLDING THE NEWLY DEFINED LOCATION OF SAID NORTHEAST CORNER AND THE FOUND MONUMENT AT THE SOUTHEAST CORNER OF LOT 5 OF SAID SUBDIVISION. THE SOUTHEAST CORNER OF LOT 1 OF SAID SUBDIVISION WAS DETERMINED BY A BEARING-BEARING INTERSECTION HOLDING A PARALLEL BEARING ALONG THE SOUTHERLY PROPERTY LINE OF SAID LOT 1, ALSO BEING THE SOUTHERLY PROPERTY LINE OF PARCELS 2 AND 3 OF THIS SURVEY, WITH THE NORTHERLY PROPERTY LINE AND THE NEWLY DEFINED SAID EAST-ERLY PROPERTY LINE.

## DECLARATIONS

KNOW ALL PERSONS BY THESE PRESENTS, THAT CHRIS LEWELLYN IS THE OWNER IN FEE OF THE REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS PARTITIONED THE SAME INTO PARCELS AS SHOWN ON SHEET TWO AND DOES HEREBY DEDICATE ROAD RIGHT OF WAY TO THE CITY OF CENTRAL POINT BY WAY OF PUBLIC EASEMENT A 5.00 FOOT WIDE STRIP AS SHOWN, WITH A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE EASTERLY RIGHT OF WAY OF GRANT ROAD, A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT ACROSS PARCELS ONE AND TWO AND DOES HEREBY GRANT A 22.00 FOOT WIDE INGRESS, EGRESS AND PRIVATE UTILITY EASEMENT OVER PARCEL TWO FOR THE BENEFIT OF PARCEL THREE.

*Chris Lewellyn*  
CHRIS LEWELLYN  
THIS 12 DAY OF May, 2016

STATE OF OREGON )  
)SS  
COUNTY OF JACKSON )

BEFORE ME PERSONALLY APPEARED CHRIS LEWELLYN, TO ME KNOWN TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN SET FORTH.

DATED THIS 12 DAY OF May, 2016.

*Debbi Rogerson* NOTARY PUBLIC - OREGON (PRINT NAME)  
*Debi Rogerson* NOTARY PUBLIC - OREGON (SIGNATURE)

COMMISSION NO. 2-16-20 947305  
MY COMMISSION EXPIRES 2-16-20

I, JASON M. MARTIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 54729, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.

*Jason M. Martin*  
JASON M. MARTIN, P.L.S. 54729

## APPROVALS

EXAMINED AND APPROVED BY THE CITY OF CENTRAL POINT PLANNING DEPARTMENT, FILE NO. 15017.  
APPROVED THIS 16<sup>th</sup> DAY OF May, 2016

*[Signature]*  
PLANNING DIRECTOR

APPROVED THIS 13<sup>th</sup> DAY OF May, 2016

*[Signature]*  
JACKSON COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES, AS PROVIDED BY O.R.S. 92.095, HAVE BEEN PAID THIS 17<sup>th</sup> DAY OF May, 2016.

*[Signature]*  
JACKSON COUNTY ASSESSOR OR DEPUTY

5/17/16  
DATE

*[Signature]*  
JACKSON COUNTY TAX COLLECTOR

05-17-16  
DATE

## \* SURVEYOR'S CERTIFICATE

I, JASON M. MARTIN, AN OREGON REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 54729, DO HEREBY CERTIFY, THAT I HAVE ACCURATELY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE PROPERTY LINES DESIGNATED AND REPRESENTED ON THIS PARTITION PLAT LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON. THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY AS SET FORTH HEREON:

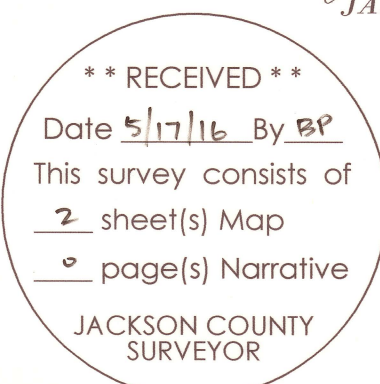
COMMENCING AT THE NORTHWEST CORNER OF LOT FOUR OF DIAMOND CENTER SUBDIVISION, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME EIGHT, PAGE SIX, PLAT RECORDS, ALSO BEING A 5/8 INCH REBAR; THENCE NORTH 89°54'26" EAST (RECORD NORTH 89°55'30" EAST) ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT FOUR, 5.17 FEET TO A 3-1/4 INCH DIAMETER ALUMINUM CAP ON A 2 INCH BY 30 INCH, FLARED ALUMINUM PIPE AND THE TRUE POINT OF BEGINNING; THENCE, CONTINUING NORTH 89°54'26" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID LOT FOUR, 215.50 FEET, TO A 5/8 INCH REBAR; THENCE NORTH 5°33'22" WEST (RECORD NORTH 5°35'35" WEST) ALONG THE WESTERLY BOUNDARY LINE ON LOT TWO OF SAID SUBDIVISION, 127.33 FEET (RECORD 127.29 FEET), TO A 5/8 INCH REBAR; THENCE SOUTH 89°54'26" WEST (RECORD SOUTH 89°53'30" WEST), ALONG THE SOUTHERN BOUNDARY LINE OF PHEASANT CREEK ESTATES, PHASE ONE, 236.35 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 14°40'07" EAST (RECORD SOUTH 14°44'30" EAST), 130.97 FEET TO THE TRUE POINT OF BEGINNING.

Assessor's Plat No. 372W10C, Tax Lot 1900

## RECORDER

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORDING ON THE 17<sup>th</sup> DAY OF May, 2016 AT 9:32 O'CLOCK AM, AND RECORDED AS PARTITION PLAT NO. 4-18-16, JACKSON COUNTY RECORDS.

*Christine D. Walker* JACKSON COUNTY CLERK  
*Carmen D. Delmon* DEPUTY



RENEWS: 1/1/2017

## SURVEYED BY:

TO THE POINT LAND SURVEYING, LLC  
P.O. BOX 217  
GOLD HILL, OR 97525  
(541) 840-7587

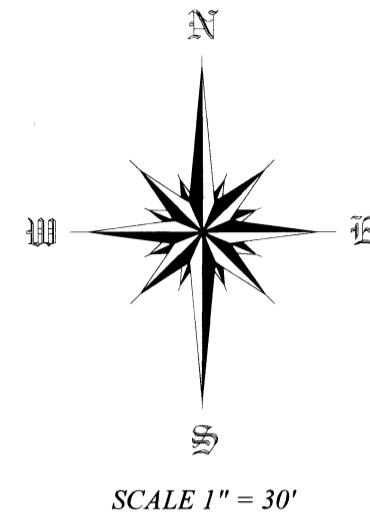
Date: March 18, 2016  
Project No. 0013-15

### TO THE POINT LAND SURVEYING

# PARTITION PLAT NO. P-18-16

LOCATED WITHIN  
 LOT 1 OF DIAMOND CENTER SUBDIVISION  
 IN THE SOUTHWEST QUARTER OF SECTION 10,  
 TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
 WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

FOR  
**CHRIS LEWELLYN**  
 3292 GRANT ROAD  
 CENTRAL POINT, OREGON 97502



## LEGEND

- FOUND 2-1/2" BRASS CAP IN 3" IRON PIPE, PER SURVEY NUMBER 18039
- FOUND MONUMENT AS NOTED
- FOUND ALUMINUM CAPPED MONUMENT AS NOTED
- CALCULATED POSITION, NOTHING FOUND OR SET
- SET 2" X 30" FLARED ALUMINUM PIPE, WITH 3-1/4" ALUMINUM CAP
- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP STAMPED "J. MARTIN, PLS 54729"
- SURVEY DATA PER "DIAMOND CENTER SUBDIVISION"
- SURVEY DATA PER S.N. 18039
- SURVEY DATA PER S.N. 18929
- RECORD AND MEASURED
- SURVEY NUMBER
- WITNESS CORNER
- 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT
- 22.00 FOOT WIDE INGRESS, EGRESS AND PRIVATE UTILITY EASEMENT
- SUBJECT PROPERTY
- SECONDARY PROPERTY LINE
- EASEMENT LINE
- WOOD FENCE, WITHIN 0.5 FEET OF PROPERTY LINE
- WOOD FENCE, WITHIN 1 FOOT OF PROPERTY LINE



FOUND 1-1/2" ALUMINUM CAP, FLUSH WITH ASPHALT OF GRANT ROAD, IN GOOD CONDITION. STA. 27+38.44, PER S.N. 18929

FOUND 2" ALUMINUM CAP, FLUSH WITH ASPHALT OF GRANT ROAD, IN GOOD CONDITION. PER S.N. 18039 STA. 10+73.85, OFFSET +0.32', PER S.N. 18929

FOUND YELLOW PLASTIC CAP, "D. MCMAHAN, LS 1913", FLUSH WITH GROUND, IN GOOD CONDITION. PER S.N. 18039. STA. 5+71.01, OFFSET +30.19', PER S.N. 18929

FOUND 0.1' BELOW GROUND, IN GOOD CONDITION.

FOUND 5/8" IRON ROD, 0.1' ABOVE GROUND, IN GOOD CONDITION. PER DIAMOND CENTER SUBDIVISION 563°09'32"E, 0.14'

### PHEASANT CREEK ESTATES, PHASE 1

FOUND YELLOW PLASTIC CAP, "D. MCMAHAN, LS 1913", FLUSH WITH GROUND, IN GOOD CONDITION. PER S.N. 18039. STA. 5+71.01, OFFSET +30.19', PER S.N. 18929

5' BEING DEDICATED FOR STREET PURPOSES

GRANT ROAD

PARCEL NO. 1  
9224.7 SQ. FT.

PARCEL NO. 2  
9933 SQ. FT.

PARCEL NO. 3  
9479 SQ. FT.

CENTER LOT 2

DIAMOND LOT 4

SUBDIVISION LOT 3

**\*\* RECEIVED \*\***  
 Date 5/17/16 By BP  
 This survey consists of 2 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

I, JASON M. MARTIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 54729, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.

*Jason M. Martin*  
 JASON M. MARTIN, P.L.S. 54729

NUM	BEARING	DISTANCE
L1	N89°54'26"E	5.17'
L2	N89°54'26"E	5.17'
L3	S14°40'07"E	22.73'
L4	S5°41'55"E	22.11'

SOUTHWEST CORNER OF LOT 5, DIAMOND CENTER SUBDIVISION FOUND 5/8" IRON ROD, 0.5' BELOW GROUND, IN GOOD CONDITION. PER DIAMOND CENTER SUBDIVISION. STA. 1+78.26, OFFSET +29.73', PER S.N. 18929

SOUTHEAST CORNER OF LOT 5, DIAMOND CENTER SUBDIVISION FOUND 5/8" IRON ROD, FLUSH WITH GROUND, IN GOOD CONDITION. PER DIAMOND CENTER SUBDIVISION

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Jason M. Martin*  
 OREGON MAY 8, 2012  
 JASON M. MARTIN 54729

RENEWS: 1/1/2017

**BASIS OF BEARING**  
 THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTER LINE OF GRANT ROAD AS DEFINED ON SURVEY NUMBER 18929 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, AS FILED IN THE JACKSON COUNTY SURVEYOR'S OFFICE.

**SURVEYED BY:**  
 TO THE POINT LAND SURVEYING, LLC  
 P.O. BOX 217  
 GOLD HILL, OR 97525  
 (541) 840-7587  
 Date: March 18, 2016  
 Project No. 0013-15

Assessor's Plat No. 372W10C, Tax Lot 1900

TO THE POINT LAND SURVEYING