

PARTITION PLAT NO. P-39-2016

located in the
SOUTHWEST ONE QUARTER OF SECTION 03
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

for
SETH AND NIKOLE McEWEN

2030 TAYLOR 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 hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

That part of the East 21 acres of the South Half of the Southwest Quarter of Section 3, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon, More particularly described as follows:
Commencing at the South one-quarter corner of said Section 3, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence North 00°18'25" West along the North-South Centerline of said Section 3, a distance of 230.00 feet to the Northeast corner of the tract described in Document Number 1967-03777, recorded in the Official Records of Jackson County, Oregon; thence continuing North 00°18'25" West, along said North-South centerline, 136.07 feet; thence South 89°49'33" West, leaving said North-South centerline, 85.90 feet, to a 5/8 inch iron pin, Being the Point of Beginning and the Initial Point; thence South 89°49'33" West 120.05 feet to a 5/8 inch iron pin, on the easterly right of way line of Valley Oak Boulevard; thence South 00°18'05" East along said right of way line, 136.07 feet, to a 5/8 inch iron pin; thence North 89°49'34" East, leaving said right of way line and parallel with the south line of said section 3, 213.94 feet, to said Northeast corner described in said Document number 1967-03777; thence North 00°18'25" West, along said North-South centerline, 136.07 feet; thence South 89°49'33" West, leaving said North-South centerline, 85.90 feet, to the Point of Beginning.

44F
120.02

Herbert A. Farber
Herbert A. Farber, PLS 2189

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber
OREGON
JULY 26, 1989
HERBERT A. FARBER
2189
RENEWAL DATE 12-31-17

** FILED **
DATE 10/18/16 BY PB
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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 Seth M. McEwen and Nikole A. McEwen, as tenants by the entirety, are the owners of the lands hereon described, and 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 do hereby create and dedicate to the public, a 10.00 foot public utilities easement as shown hereon, and that this is a correct representation of the partition.

Seth M. McEwen
Seth M. McEwen

State of Oregon)
County of Jackson) ss

Personally appeared before me the above named Seth M. McEwen, on this 4th day of October, 2016 and acknowledged the foregoing instrument to be his voluntary act and deed.

(Signature) Matthew W. Elliott
(Printed Name) Matthew W. Elliott

Notary Public - Oregon Commission No. 946643

My Commission Expires: 02/17/2020

Nikole A. McEwen
Nikole A. McEwen

State of Oregon)
County of Jackson) ss

Personally appeared before me the above named Nikole A. McEwen, on this 4th day of October, 2016 and acknowledged the foregoing instrument to be her voluntary act and deed.

(Signature) Matthew W. Elliott
(Printed Name) Matthew W. Elliott

Notary Public - Oregon Commission No. 946643

My Commission Expires: 02/17/2020

Approvals:

Examined and approved by the City of Central Point this 4th day of OCTOBER, 2016.

[Signature] Community Development Director
Matt Sam. Tor Public Works Director

Examined and approved by the Rogue Valley Sewer Services this 4th day of October, 2016.

[Signature]
General Manager/District Engineer

Examined and approved by the Jackson County Surveyor this 14th day of October, 2016.

[Signature]
County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of Oct. 18th 2016

Patty Miller - deputy 10.18.16
Tax Collector Date

[Signature] 10/18/16
Assessor Date

Recorder:

Filed for record this 18th day of October, 2016 at 10:20 O'clock A. M. and recorded as Partition Plat No. P-39-2016 of the Records of Jackson County, Oregon, Index Volume 27, Page 39.

Christine D Walker County Clerk
Fairy Barowcliff Deputy

County Surveyor's File No. 22094

PARTITION PLAT NO. 2-39-2016
PROPERTY LINE ADJUSTMENT

located in the
 SOUTHWEST ONE QUARTER OF SECTION 03,
 TOWNSHIP 37 SOUTH, RANGE 2 WEST,
 WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

for
SETH AND NIKOLE McEWEN
 2030 TAYLOR ROAD
 CENTRAL POINT, OREGON 97502

LEGEND

- ⊕ = FOUND 2 1/2" BRASS CAP - SECTION CORNER
- ⊗ = FOUND 2 1/2" BRASS CAP-1/4 SECTION CORNER
- ⊙ = FOUND 2" BRASS CAP - STREET CENTERLINE MARKED "FARBER PLS 2189" S/N 16715
- = FOUND 5/8" IRON PIN, YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" - OR AS DESCRIBED
- = SET 5/8" BY 24" IRON PIN, YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"

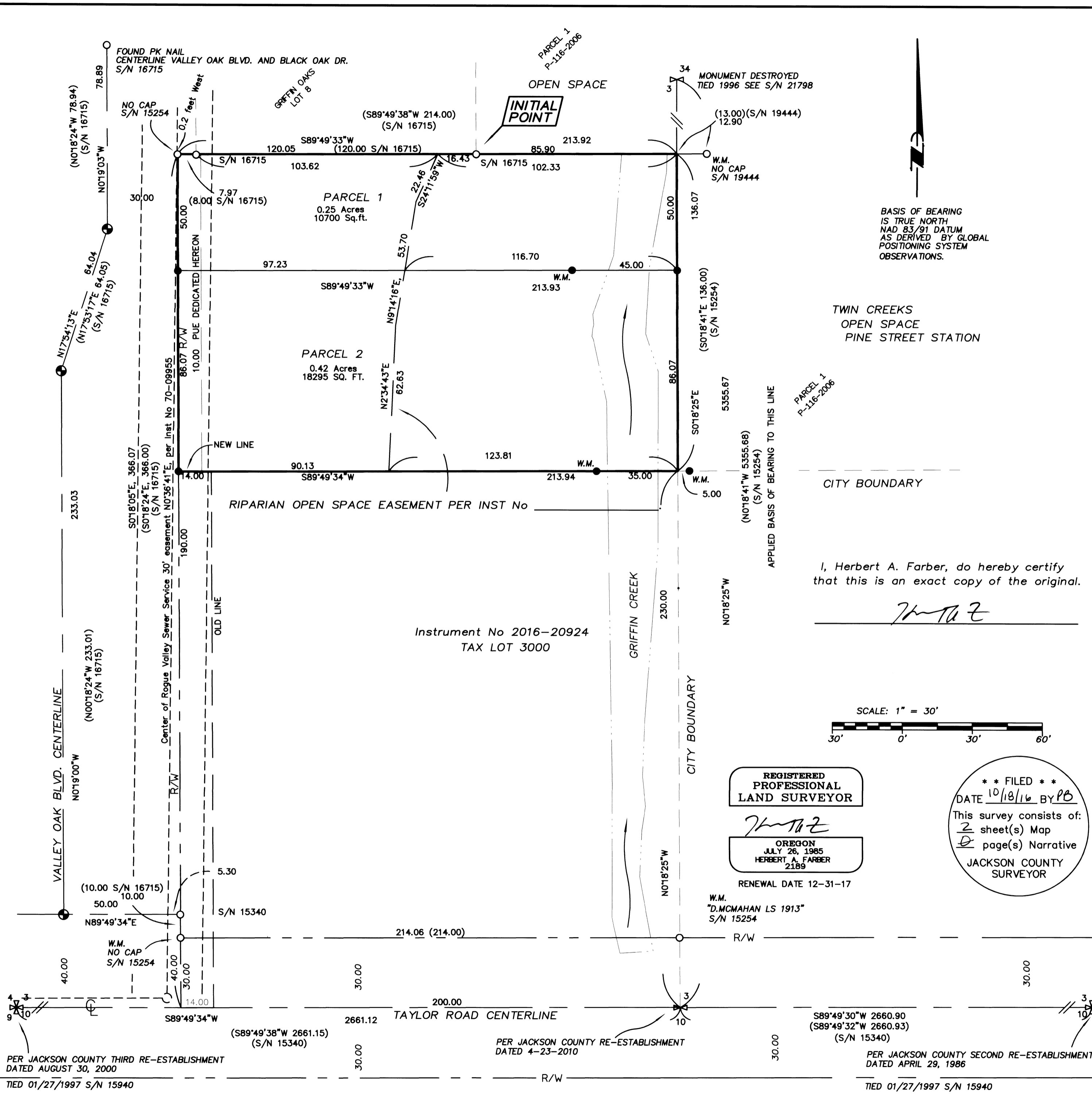
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
 - INST. NO. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 - PUE = PUBLIC UTILITY EASEMENT FOR POWER, PHONE, GAS, AND CABLE TV.
 - W.M. = WITNESS MONUMENT

NARRATIVE

TO COMPLY WITH O.R.S. 209.250

Purpose:
 To survey and monument the partition of that tract of land described in Instrument Number 2016-027198, recorded in the Official Records of Jackson County, Oregon, as approved by Central Point Planning Department, File Number 15031.

Procedure:
 A field survey was conducted and monuments of record were tied per recorded s/n 15254, 15340, 16715 and 21798. The west boundary was established by holding monuments found from s/n 15254. The north boundary was established by holding found monuments per s/n 15254 (NE corner) and 19444 (NW corner) as line and distance was controlled by the north/south centerline of section 3. The east boundary was held as the north/south quarter section line. The south line was held as parallel with and 230.00 feet northerly of the south line of section 3 as described in Instrument Number 2016-20924 Lot Consolidation Deed, recorded in the Official Records of Jackson County, Oregon. The consolidation deed resulted from the City approval of a property line adjustment, eliminating a flag strip along Valley Oak Boulevard as shown hereon. The boundaries of the adjusted parcel are the north right of way line of Taylor Road, the east right of way line of Valley Oak Boulevard and the north south center line of section 3 as shown.



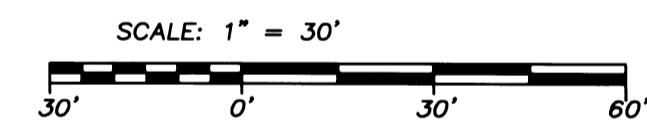
BASIS OF BEARING IS TRUE NORTH
 NAD 83/91 DATUM
 AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.

TWIN CREEKS
 OPEN SPACE
 PINE STREET STATION

CITY BOUNDARY

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

Herbert A. Farber



REGISTERED PROFESSIONAL LAND SURVEYOR
Herbert A. Farber
 OREGON
 JULY 26, 1985
 HERBERT A. FARBER
 2189
 RENEWAL DATE 12-31-17

** FILED **
 DATE 10/18/16 BY PB
 This survey consists of:
 2 sheet(s) Map
 2 page(s) Narrative
 JACKSON COUNTY SURVEYOR

W.M. "D.McMAHAN LS 1913" S/N 15254

PER JACKSON COUNTY THIRD RE-ESTABLISHMENT DATED AUGUST 30, 2000
 TIED 01/27/1997 S/N 15940

PER JACKSON COUNTY RE-ESTABLISHMENT DATED 4-23-2010

PER JACKSON COUNTY SECOND RE-ESTABLISHMENT DATED APRIL 29, 1986
 TIED 01/27/1997 S/N 15940

Surveyed by:
 FARBER & SONS, INC. dba



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

DATE: MAY 08, 2016
 JOB NO.: 1551-08

FILE NAME: X:\JOBS\Central Point\TAYLOR ROAD\BATEMAN\MicroSurvey\FINAL PLATS\FINAL PARTITION _021116

DRAWN BY: DHM ORIG. DATE: 03/09/2016 REVISED BY: hgf DATE: 09-21-16