

PARTITION PLAT NO. P-10-2017

LOCATED WITHIN

LOTS 3 & 4, BLOCK 60 OF THE CITY OF CENTRAL POINT
IN THE SOUTHEAST QUARTER OF SECTION 3,
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN

JACKSON COUNTY, OREGON

FOR

DARREK M. BYAM

260 NORTH FIRST AVE.

CENTRAL POINT, OREGON

SURVEY NARRATIVE

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO PARCELS CREATED THROUGH A LAND PARTITION IN LOTS THREE AND FOUR, BLOCK 60 OF THE CITY OF CENTRAL POINT IN SECTION 10, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON. SEE CITY OF CENTRAL POINT, OREGON FILE NUMBER 16029.

PROCEDURE: THIS SURVEY WAS CONDUCTED USING A LEICA TCRP 1203+ ROBOTIC TOTAL STATION, DISTANCE PRISMS AND A LEICA CS15 DATA COLLECTOR. THE BASIS OF BEARING HELD IS THE CENTERLINE OF MAPLE STREET AS DEFINED BETWEEN THE FOUND CENTERLINE MONUMENTS AT THE INTERSECTIONS OF NORTH FIRST AND THIRD STREETS AS DETERMINED ON SURVEY NUMBER 20144 AND FILED IN THE JACKSON COUNTY, OREGON SURVEYORS OFFICE. THE CLIENTS DEED RECORDED AS DOCUMENT NUMBER 2016-033541 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON DESCRIBE OWNERSHIP AS BEING THE NORTHERLY 64 FEET OF LOTS THREE AND FOUR OF BLOCK 60 IN THE CITY OF CENTRAL POINT. A DUE DILIGENCE WAS PERFORMED TO SEARCH FOR THE ORIGINAL LOT CORNERS, NONE WERE FOUND. THEREFORE STREET CENTERLINE MONUMENTS WERE UTILIZED TO CALCULATE THE LOT CORNERS AS SHOWN HEREON. SECOND STREET WAS PRORATED MIDWAY BETWEEN THE FOUND MONUMENTS ON NORTH FIRST AND NORTH THIRD STREETS. THE LOTS FOR BLOCK 60 WERE THEN PRORATED BETWEEN NORTH FIRST AND NORTH SECOND STREETS.

DECLARATIONS

KNOW ALL PERSONS BY THESE PRESENTS, THAT DARREK M. BYAM 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 A 6 FOOT WIDE MAINTENANCE EASEMENT ALONG THE EASTERLY PROPERTY LINE OF PARCEL ONE FOR THE BENEFIT OF PARCEL TWO.

Darrek M. Byam
DARREK M. BYAM
THIS 31 DAY OF March, 2017

STATE OF OREGON)
)SS
COUNTY OF JACKSON)

BEFORE ME, PERSONALLY APPEARED, DARREK M. BYAM, 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 31 DAY OF March, 2017.

Madeline Cynthia Charest NOTARY PUBLIC - OREGON (PRINT NAME)

Madeline Cynthia Charest NOTARY PUBLIC - OREGON (SIGNATURE)

COMMISSION NO. 953352

MY COMMISSION EXPIRES August 18, 2020

SURVEYOR'S CERTIFICATE

I, JASON M. MARTIN, AN OREGON REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 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 NORTHEAST 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:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 3 OF BLOCK 60 OF THE CITY OF CENTRAL POINT, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, IN JACKSON COUNTY, OREGON AND BEING MONUMENTED WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP ON A 2 INCH BY 30 INCH, FLARED ALUMINUM PIPE; THENCE SOUTH 35°30'32" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 3, A DISTANCE OF 64.00 FEET TO A 5/8 INCH REBAR WITH PLASTIC CAP; THENCE SOUTH 54°30'00" WEST, A DISTANCE OF 110.27 FEET TO THE EASTERLY RIGHT OF WAY OF NORTH FIRST STREET AND A 5/8 INCH REBAR WITH PLASTIC CAP; THENCE NORTH 35°30'24" WEST, ALONG THE SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 64.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF MAPLE STREET; THENCE NORTH 54°30'00" EAST, ALONG THE SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 110.27 FEET TO THE TRUE POINT OF BEGINNING.

** RECEIVED **
Date 4/10/17 By PB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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

RENEWS: 1/1/2019

APPROVALS

EXAMINED AND APPROVED BY THE CITY OF CENTRAL POINT PLANNING DEPARTMENT, FILE NO.: 16029.

APPROVED THIS 30 DAY OF April, 2017

[Signature]
PLANNING DIRECTOR

APPROVED THIS 7 DAY OF April, 2017

[Signature]
JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED BY ROGUE VALLEY SEWER SERVICES THIS 5 DAY OF April, 2017

[Signature]
GENERAL MANAGER / DISTRICT ENGINEER

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES, AS PROVIDED BY O.R.S. 92.095, HAVE BEEN PAID THIS 10 DAY OF April, 2017

[Signature] AGENT
JACKSON COUNTY ASSESSOR OR DEPUTY

4/5/17
DATE

[Signature] Deputy
JACKSON COUNTY TAX COLLECTOR

4/10/17
DATE

RECORDER

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORDING ON THE 10 DAY OF April, 2017 AT 2:17 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-10-2017 JACKSON COUNTY RECORDS.

[Signature]
JACKSON COUNTY CLERK

[Signature]
DEPUTY

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

[Signature]
JASON M. MARTIN, P.L.S. 54729

SURVEYED BY:

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

Date: December 30, 2016

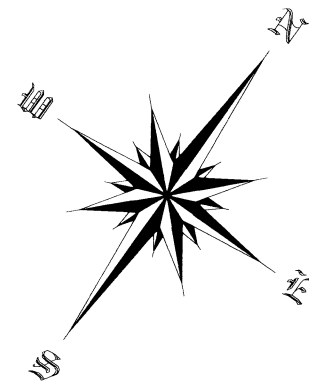
Project No. 0048-16

PARTITION PLAT NO. P-10-2017

LOCATED WITHIN

LOTS 3 & 4, BLOCK 60 OF THE CITY OF CENTRAL POINT
IN THE SOUTHEAST QUARTER OF SECTION 3,
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN

JACKSON COUNTY, OREGON
FOR
DARREK M. BYAM
260 NORTH FIRST AVE.
CENTRAL POINT, OREGON



SCALE 1" = 30'

LEGEND

- FOUND BRASS CAP OR DISK, AS NOTED
- FOUND 1-1/2" X 1-1/2" IRON BOLT OF UNKNOWN ORIGIN, 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 "PLAT OF CENTRAL POINT", DATED 1887
- [] SURVEY DATA PER S.N. 7505
- { } SURVEY DATA PER S.N. 19167
- (()) SURVEY DATA PER S.N. 20144
- [|] RECORD DATA PER DOCUMENT NUMBER 2016-033541
- R&M RECORD AND MEASURED
- S.N. SURVEY NUMBER



- 6.00 FOOT WIDE MAINTENANCE EASEMENT UTILITY EASEMENT
- SUBJECT PROPERTY
- DEED LINE
- EASEMENT LINE
- ROAD CENTERLINE
- WOOD FENCE

LINE	BEARING	DISTANCE
L1	S35°30'32"E	24.00'
L2	N54°30'00"E	4.00'
L3	N54°30'00"E	6.00'
L4	S35°30'32"E	30.00'
L5	N54°30'00"E	4.00'
L6	S35°30'32"E	34.00'
L7	N54°30'00"E	6.00'

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

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
MAY 8, 2012
JASON M. MARTIN
54729

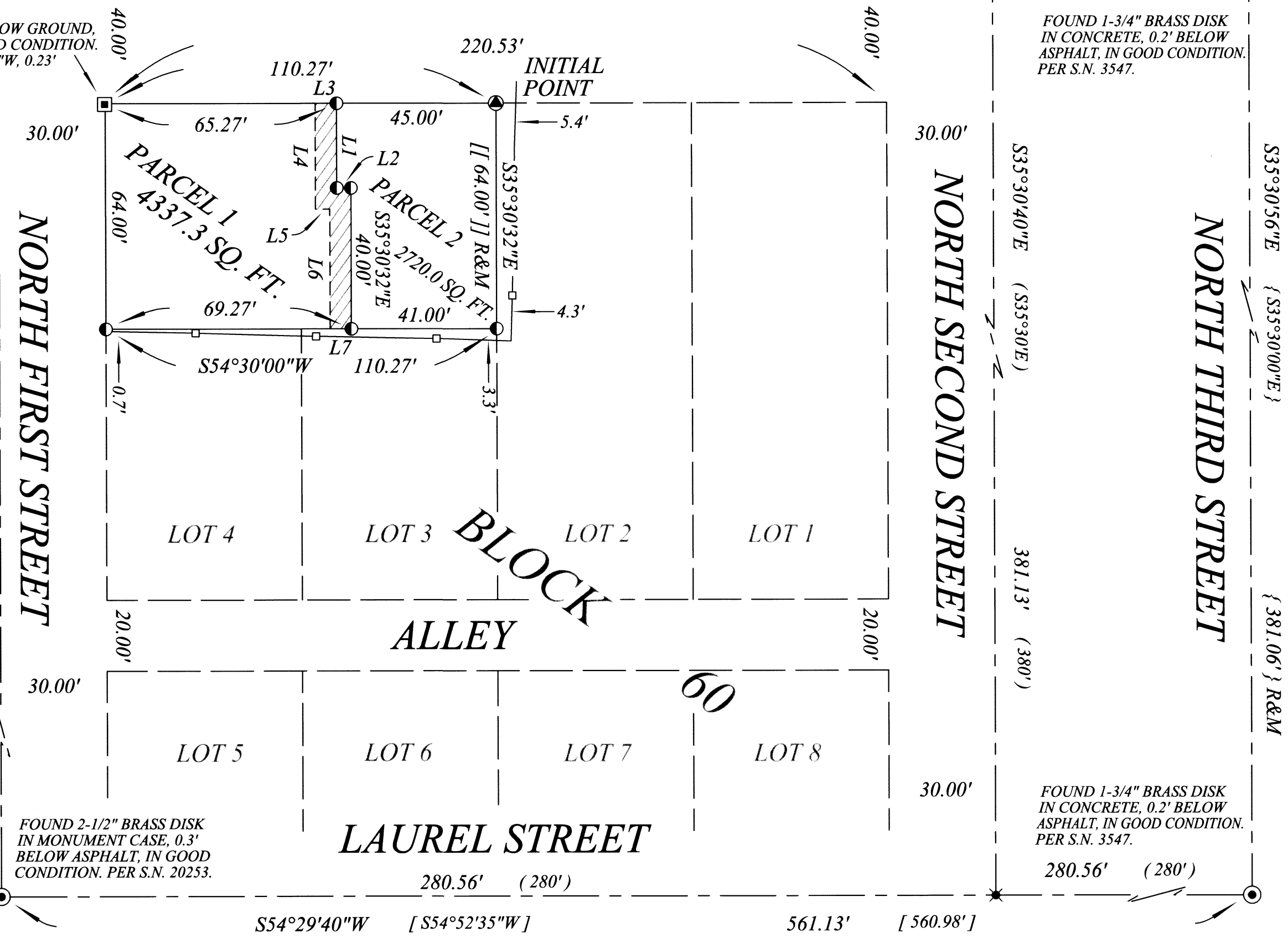
RENEWS: 1/1/2019

SURVEYED BY:
TO THE POINT LAND SURVEYING, LLC
P.O. BOX 217
GOLD HILL, OR 97525
(541) 840-7587
Date: December 30, 2016
Project No. 0048-16

FOUND 2-1/2" BRASS DISK IN MONUMENT CASE, 0.4' BELOW ASPHALT, IN GOOD CONDITION. PER S.N. 20144.

FOUND 1-3/4" BRASS DISK IN CONCRETE, 0.2' BELOW ASPHALT, IN GOOD CONDITION. PER S.N. 3547.

1.1' BELOW GROUND, IN GOOD CONDITION. S2°54'03"W, 0.23'



BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTER LINE OF MAPLE STREET AS DEFINED BETWEEN THE FOUND CENTERLINE MONUMENTS AT THE INTERSECTIONS OF NORTH FIRST AND THIRD STREETS AS DETERMINED ON SURVEY NUMBER 20144 AND FILED IN THE JACKSON COUNTY, OREGON SURVEYORS OFFICE

** RECEIVED **
Date 4/10/17 By PB
This survey consists of 2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR