

PARTITION PLAT NO. P-16-2017

Located within the Northwest One-quarter of the Southwest One-quarter of Section 10, Township 37 South Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that Mark T. Rode and Susan V. Rode, hereinafter referred to as DECLARANTS, are the owners in fee simple of the lands as described in the "Surveyor's Certificate" herewith. Declarants hereby dedicate to the City of Central Point, for public use, a 10.00 foot wide strip of land coincident with the westerly right-of-way of Hanley Road. Also, Declarants hereby dedicate to the City of Central Point, for public use, the 5.00 foot and 10.00 foot Public Utility Easements, along said westerly right-of-way. Declarants have caused this tract of land to be surveyed and platted into parcels, as depicted hereon.

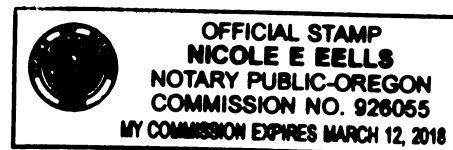
Signature of Mark T. Rode, MARK T. RODE

Signature of Susan V. Rode, SUSAN V. RODE

STATE OF OREGON } ss
County of Jackson }

Signed or attested before me on June 21, 2017 by MARK T. RODE.

Signature of Nicole E. Eells, NOTARY PUBLIC-OREGON



STATE OF OREGON } ss
County of Jackson }

Signed or attested before me on June 21, 2017 by SUSAN V. RODE.

Signature of Nicole E. Eells, NOTARY PUBLIC-OREGON



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: To survey and monument Client's property pursuant to the Tentative Partition Plat as conditionally approved by the City of Central Point Planning Commission per the Staff Report dated October 21, 2016 (File No. 16026).

PROCEDURE: Records utilized: Instrument Number 87-16296 of the Official Records of Jackson County, Oregon; Minor Land Partition filed for record on October 19, 1988, in Volume 8, Page 79, of "Minor Land Partitions", in Jackson County, Oregon, and filed as Survey Number 11361 in the office of the Jackson County Surveyor; COUNTRY MEADOW ESTATES SUBDIVISION, UNIT NO. 1, PHASE I, filed for record on December 17, 1998 in Volume 24 of Plats at Page 48, of the Records of Jackson County, Oregon, and filed as Survey Number 15479 in the office of the Jackson County Surveyor; PHEASANT CREEK ESTATES, PHASE I, filed for record on December 29, 2003, Volume 29 of Plat at Page 62, of the Records of Jackson County, Oregon, and filed as Survey Number 18039 in the office of the Jackson County, Surveyor.

Equipment/Software utilized: Trimble RIO GNSS System, Trimble TSC3 data collector with Trimble Access software, Trimble S7 Robotic instrument, Trimble Business Center and Trimble Terramodel software. Linear unit for horizontal is International foot; Datum: NAD83 2011 (Epoch 2010.00); System/Zone: Oregon Coordinate Reference System, Grants Pass-Ashland zone (refer to ORS, Chapter 43.312 (c)).

The basis of bearings is Geodetic North (note that the grid bearings depicted on this survey do not equal geodetic bearings due to meridian convergence). This survey was conducted using Global Navigation Satellite System (GNSS) referenced to the National Spatial Reference System (NSRS). NSRS coordinate values were obtained via solution sets from static observations submitted to the National Geodetic Survey (NGS), Online Positioning User Service (OPUS), and subsequent Real-time Kinematic (RTK) methods to establish primary control. From which, utilized said S7 robotic instrument and classical terrestrial methods to establish secondary control, perform monument ties, and establish topographic locations.

Established the centerline of Hanley Road by holding the recovered monuments shown hereon. From which, offset the centerline the record distance to establish the westerly right-of-way of Hanley Road. The northerly exterior boundary was resolved utilizing the recovered monuments per Surveys Numbered 15479 and 18039 and extending the line to intersect said right-of-way. The remaining westerly and southerly boundaries were established utilizing recovered monuments per Survey Number 18039.

Monuments were established, as depicted hereon, on May 23, 2017.

PREPARED FOR:

MARK AND SUSAN RODE
3411 Hanley Road
Central Point, OR 97502

SURVEYOR'S CERTIFICATE

I, Robert V. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments, as provided by law, the tract of land depicted hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

That certain real property described in Instrument Number 87-16296 of the Official Records of Jackson County, Oregon, being located in the Northwest One-quarter of the Southwest One-quarter of Section 10, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon, said tract is more particularly described as follows:

Commencing at a point which is West 82.0 feet, and North 03°50' East, 19.96 chains from the northwest corner of Donation Land Claim No. 66, in Township 37 South, of Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence South 80°42'36" N, 30.77 feet to the westerly right-of-way of Hanley Road and the Initial Point; thence along said right-of-way, South 03°33'13" N, 307.84 feet (record: South 03°50' West); thence South 79°36'29" West, 10.30 feet (record: South 79°58' West); thence leaving said right-of-way and continuing South 79°36'29" West, 95.86 feet; thence North 03°33'13" East, 309.93 feet (record: North 03°50' East, 308.2 feet); thence North 80°42'36" East, 105.68 feet (record: North 81° East) to the Initial Point.

Signature of Robert V. Neathamer, Surveyor

NOTES:

Pursuant to a Preliminary Title Report prepared by First American Title Company of Oregon, with an Order Number of 7161-2750471, the subject property may be subject to the following matters of record:

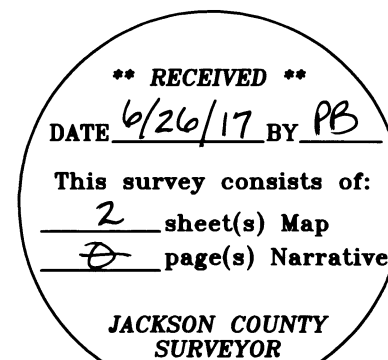
City liens, if any, of the City of Central Point.

The subject property is within the Rogue River Valley Irrigation District, and is subject to levies, assessments, water and irrigation rights, easements and regulations thereof.

The subject property is within and subject to the statutory powers of the Rogue Valley Sewer Services.

The rights of the public in and to that portion of the subject property within the limits of street, roads and highways.

I hereby certify that this is an exact copy of the original. Signature of Robert V. Neathamer, Surveyor



Renewal Date 12/31/18

APPROVALS:

CITY OF CENTRAL POINT PLANNING FILE NUMBER: 16026

I certify that, pursuant to the authority granted in the City of Central Point Municipal Code, Chapter 16.12, that this plat is hereby approved:

Signatures and dates of Community Development Director (6-22-17) and Public Works Director (6-22-17).

Examined and approved this 26th day of June, 2017. Signatures of Scott J. and Jackson County Surveyor File Number 22274.

All taxes, fees, assessments, or other charges as required by O.R.S. 92.045 have been paid as of 6/26/2017, 2017.

Signatures of Tax Collector and Deputy.

Examined and approved as required by O.R.S. 92.100 this 26th day of June, 2017.

Signatures of Assessor and Deputy agent.

Examined and approved by Rogue Valley Sewer Services this 26th day of June, 2017.

Signature of General Manager/District Engineer.

RECORDING

FILED FOR RECORD THIS THE 26th DAY OF June, 2017, AT 1:56 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-16-2017, OF THE RECORDS OF PARTITION PLATS, JACKSON COUNTY, OREGON. INDEX VOLUME 28, PAGE 16.

Signatures of County Clerk and Deputy.

PREPARED BY: Neathamer Surveying, Inc. 3126 State St, Suite 203 P.O. Box 1584 Medford, Oregon 97501 Phone (541) 732-2869 FAX (541) 732-1382

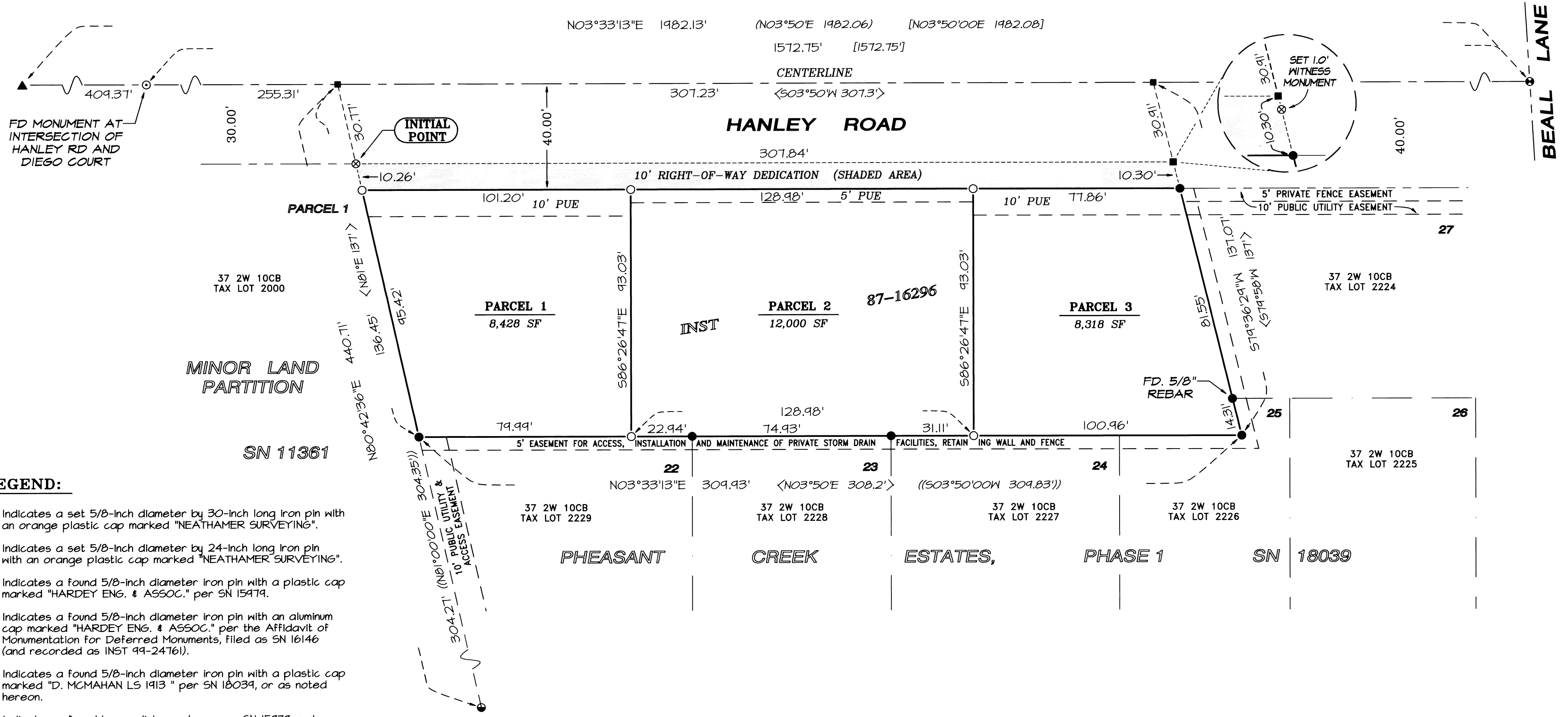
PLOT DATE: June 19, 2017 PROJECT NUMBER: 16035

PARTITION PLAT NO. P-16-2017

Located within the Northwest One-quarter of the Southwest One-quarter of Section 10, Township 37 South Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon.

PREPARED FOR:

MARK AND SUSAN RODE
3411 Hanley Road
Central Point, OR 97502

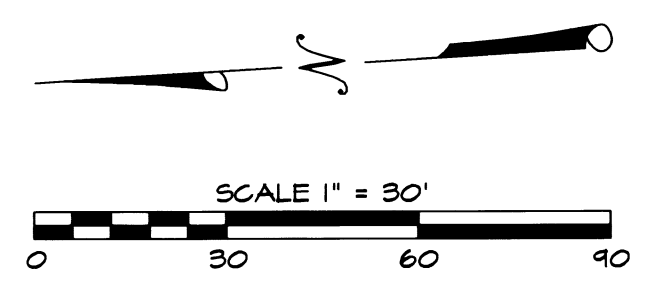


LEGEND:

- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "HARDEY ENG. & ASSOC." per SN 15479.
- ⊙ Indicates a found 5/8-inch diameter iron pin with an aluminum cap marked "HARDEY ENG. & ASSOC." per the Affidavit of Monumentation for Deferred Monuments, filed as SN 16146 (and recorded as INST 99-24761).
- Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "D. MCMAHAN LS 1913" per SN 18039, or as noted hereon.
- ⊕ Indicates a found brass disk, as shown per SN 15479 and 18039.
- ▲ Indicates a found 3/4-inch bolt with a center punch, as shown per SN 11361 and 15479.
- Indicates a computed position, nothing found or set.
- < > Indicates record deed information.
- () Indicates record information per SN 11361.
- [] Indicates record information per SN 15479.
- (()) Indicates record information per SN 18039.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- PUE Indicates a Public Utility Easement.

I hereby certify that this is an exact copy of the original.
Robert V. Neathamer
Surveyor

BASIS OF BEARINGS:
Geodetic North referenced to the NAD83 (2011) Epoch 2010.00 datum (refer to Survey Narrative for complete description).



**** RECEIVED ****
DATE 6/26/17 BY PB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675
Renewal Date 12/31/18

PREPARED BY: Neathamer Surveying, Inc.
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382
PLOT DATE: June 19, 2017 **PROJECT NUMBER:** 16035
Sheet 2 of 2 © NR