

PARTITION PLAT No P-02-2018

located in the
NORTHWEST ONE QUARTER OF SECTION 11,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT,
JACKSON COUNTY, OREGON

for

BRYAN and LISA HERRMANN

4629 CLOUDCREST DRIVE
MEDFORD, OREGON 97504

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:

The West 70.5 feet of Lot 2, Constant Tract Addition, to the City of Central Point, Jackson County, Oregon, according to the Official Plat thereof, recorded in Volume 18, Page 21, Plat Records, more particularly described as follows:

Beginning at a brass capped concrete monument marking the Southeast corner of the Chestnut Park Subdivision recorded in Volume 12, Page 71 of the Plat Records of Jackson County, Oregon; thence North 0°07'50" East, 138.43 feet to a 5/8 inch iron pin (record North 0°07'35" East, 138.28 feet) marking the northeast corner of said subdivision; thence South 89°49'47" East, along the south line of Chestnut Street, 70.17 feet to a 5/8 inch iron pin; thence South 0°05'23" West, along the East line of the tract described in Instrument No 2005-10879 recorded in the Official Records of Jackson County, Oregon, 138.31 feet to a 5/8 inch iron pin on the North right of way line of Ash Street; thence North 89°55'46" West, along said right of way, 70.27 feet to the Point of Beginning.

Herbert A. Farber
Herbert A. Farber, PLS 2189

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 28, 1988
HERBERT A. FARBER
2189

RENEWAL DATE 12-31-19

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

Declaration:

KNOWN ALL MEN BY THESE PRESENTS, that Bryan F. Herrmann and Lisa C. Herrmann, husband and wife as tenants by the entirety are the owners of the lands hereon described, and that they have 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 that this plat is a correct representation of the Partition and do hereby dedicate to the public for public use the Public Utility Easement shown hereon.

Bryan F. Herrmann
Bryan F. Herrmann
Lisa C. Herrmann
Lisa C. Herrmann

State of Oregon)
 SS
County of Jackson)

Bryan F. Herrmann, personally appeared before me on this day of February, 2018, and does acknowledge the forgoing instrument to be his voluntary act.

Theresa Friend
(Signature)
Theresa Friend
(Printed Name)

Notary Public - Oregon Commission No. 937348
My commission expires 3/16/2019
Month, Day, Year

State of Oregon)
 SS
County of Jackson)

Lisa C. Herrmann, personally appeared before me on this day of February, 2018, and does acknowledge the forgoing instrument to be her voluntary act.

Theresa Friend
(Signature)
Theresa Friend
(Printed Name)

Notary Public - Oregon Commission No. 937348
My commission expires 3/16/2019
Month, Day, Year

Approvals:

Examined and approved by the City of Central Point this 14th day of FEBRUARY, 2018.

Planning Director
Public Works Director

Examined and approved by the Rogue Valley Sewer Services this 15 day of February, 2018.

General Manager/District Engineer

Examined and approved by the Jackson County Surveyor this 12th day of February, 2018.

County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of February 16, 2018

CRCh, Deputy 2/16/18
Tax Collector Date

Osley Thompson, agent 2/16/2018
Assessor Date

Recorder:

Filed for record this 16th day of February, 2018 at 11:04 O'clock A. M. and recorded as Partition Plat No. P-02-2018 of the Records of Jackson County, Oregon, Index Volume 29, Page 02.

Christine D Walker Kathy Barrowcliff
County Clerk Deputy

County Surveyor's File No. 22477

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LEGEND

- ⊕ = FOUND BRASS CAP AS DESCRIBED
- = FOUND 5/8" IRON PIN, NO CAP AS SHOWN
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- S/N = RECORD FILED SURVEY NUMBER
- R/W = RIGHT OF WAY
- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS APPLIED TO NORTH LINE AS NOTED.
- 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 ELECTRIC, PHONE, GAS, AND CABLE TV.

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

Purpose: To survey and monument the land partition as approved by the City of Central Point, Oregon, Planning Department in File Number PAR-1701, dated July 20, 2017, of that parcel of land described in Inst. No. 2005-10879, Official Records of Jackson County, Oregon.

Procedure: The original plat for this property was the Constant Tract Addition to the Town of Central Point recorded in January 26, 1889. Lot one and two of the Constant Tract was surveyed in 1951-1952 by Mark Boyden and filed as S/N 482. Lot one was subdivided in 1976 by Verlyn Thomas as Chestnut Park Subdivision, (filed S/N 6531) holding the monuments established on S/N 482 for its boundary. The property subject to this partition was surveyed by Verlyn Thomas filed as S/N 7170 in the Jackson County Surveyor's office with the west boundary being Chestnut Park Subdivision S/N 6531 as shown hereon. S/N 7170 is the original survey for this property. The corners of record are tied in a closed survey with Trimble GPS receivers and Trimble Robotic Total Station are noted hereon. This property being a remnant of Lot 2 of the Constant Tract Addition to the City of Central Point as determined and accepted by Mr. Thomas on S/N 6513 and 7170 as derived from S/N 482. The missing monument at the southeast corner was replaced at the record distance along the right of way of Ash Street. These properties have been used in harmony based on this monumentation since 1977-78.

Surveyed by:

FARBER & SONS, INC.
dba FARBER SURVEYING
(541) 664-5599

PO BOX 5286
431 OAK STREET
CENTRAL POINT, OREGON 97502

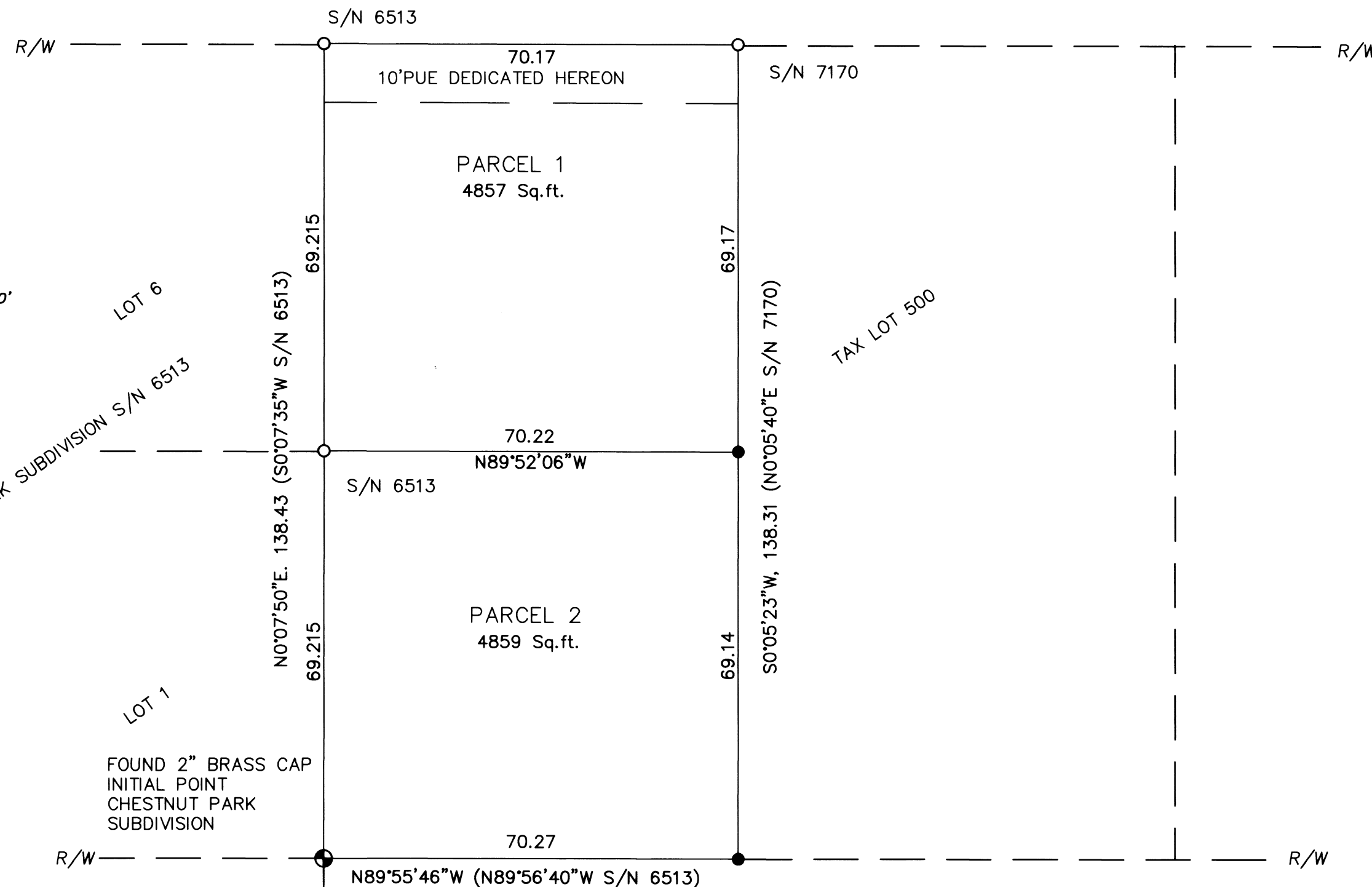
DATE: NOVEMBER 1, 2017
JOB NO.: 1529-07

JOBS\CENTRAL POINT\ASH STREET\HERRMANN TENTATIVE 060117.DWG

DRAWN BY: HAF ORIG. DATE: 12-7-17 REVISED BY: DATE:

CHESTNUT STREET 50' R/W

S89°49'47"E (S89°54'30"E S/N 7170) APPLIED BASIS OF BEARING



LOT 6
CHESTNUT PARK SUBDIVISION S/N 6513

LOT 1

FOUND 2" BRASS CAP
INITIAL POINT
CHESTNUT PARK
SUBDIVISION

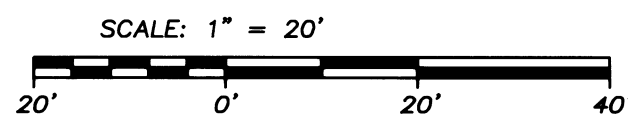
S89°55'46"E (N89°56'40"W S/N 6513)

FOUND 3" BRASS CAP AT THE ANGLE
POINT OF ASH PER S/N 3547, AS
NOTED ON S/N 19878.

ASH STREET

EXISTING R/W

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



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber

OREGON
JULY 26, 1985
HERBERT A. FARBER
2189

RENEWAL DATE 12-31-19

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

Herbert A. Farber

