

PARTITION PLAT No. P-27-2018

Located in Lots 5, 6, 7 and 8 of Block 5 of the Original Town of Central Point, Oregon, in the S.E. 1/4 of Section 3, T.37S., R.2W., W.M., City of Central Point, Jackson County, Oregon

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

Bary D Kaiser
SURVEYOR

SURVEY FOR: Bob Fellows Construction LLC
2590 Phillips Way
Central Point, OR. 97502
DATE: August 8, 2018
SURVEY BY: Kaiser Surveying
P.O. Box 1046
Eagle Point, OR. 97524

*** SURVEYOR'S CERTIFICATE ***

I, Bary D. Kaiser, 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 attached partition plat, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Beginning at a 5/8" rebar with plastic cap found set for the Southerly corner of Lot 8, Block 5 of CITY OF CENTRAL POINT, in the City of Central Point, Jackson County, Oregon, according to the official plat thereof, recorded in Volume DR13, Page 582, Plat Records, being the INITIAL POINT OF BEGINNING; Thence along the Southwesterly boundary of said Lot 8, also being the Northeasterly right-of-way of 2nd Street, North 35° 22' 44" West, 63.86 feet (record = North 35° 05' 45" West, 63.92 feet) to a 5/8" rebar with plastic cap found set for the Westerly corner of tract described in Instrument No. 2017-015653 of the Official Records of said County; Thence leaving said line, North 54° 35' 32" East, 110.025 feet (record = North 54° 54' 34" East, 100.02 feet) to the Northerly corner of said tract; Thence South 35° 24' 12" East, 63.88 feet (record = South 35° 07' 22" East, 63.78 feet) to the Easterly corner of said tract; Thence South 54° 36' 29" West, 110.055 feet (record = South 54° 50' 14" West, 110.05 feet) to THE INITIAL POINT OF BEGINNING.

Bary D Kaiser
SURVEYOR

*** DECLARATION ***

Known all men by these presents, that BOB FELLOWS CONSTRUCTION, LLC, an Oregon Limited Liability Company, is the owner of the lands represented on this Partition Plat and more particularly described in the Surveyor's Certificate, hereafter referred to as declarant, has caused the same to be partitioned into parcels as shown on sheet 2 of the Partition Plat. Declarant does hereby dedicate to the public for public use the public utility easements (P.U.E.) as shown on sheet 2. Declarant also hereby creates that 4-foot wide private utility easement across Parcel No. 1 for the benefit of tract described in Instrument No. 2015-038930 O.R. as shown on sheet 2.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 10 DAY, OF September, 2018.

Bob Fellows
BOB FELLOWS
(Manager, Bob Fellows Construction LLC, an Oregon Limited Liability Company)

STATE OF OREGON)
COUNTY OF JACKSON)ss

Personally appeared the above named BOB FELLOWS, acting as Manager of Bob Fellows Construction LLC, an Oregon Limited Liability Company, and acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of Bob Fellows Construction LLC, an Oregon Limited Liability Company.

Subscribed and sworn to before me this 10 day of September, 2018.

(SIGN) Suzanne Marie Lunsford
Suzanne Marie Lunsford NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 933244
MY COMMISSION EXPIRES 10/20/18

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bary D Kaiser
OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-19

*** RECEIVED ***
Date 9/12/18 By JB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

*** APPROVALS ***

I certify that, pursuant to authority granted by the City of Central Point that this Partition Plat is hereby approved by Administrative Review.

Dated this 10th day of SEPTEMBER, 2018. (File No. PAR-18002)

[Signature]
CITY OF CENTRAL POINT

Examined and approved this 10th day of September, 2018.

[Signature]
COUNTY SURVEYOR

Examined and approved as required by O.R.S. 92.100 this 11 day of September, 2018.

[Signature] ASSESSOR 9/11/2018 DATE

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 11th day of September, 2018.

[Signature] TAX COLLECTOR, Deputy 9/11/18 DATE

*** RECORDER'S CERTIFICATE ***

Filed for record, this 12th day of September, 2018, at 1:16 o'clock P.m., and recorded as Partition Plat No. P-27-2018 of the Records of Partition Plats in Jackson County, Oregon.

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BY: [Signature] COUNTY CLERK [Signature] DEPUTY

COUNTY SURVEYOR FILE NO. 22633

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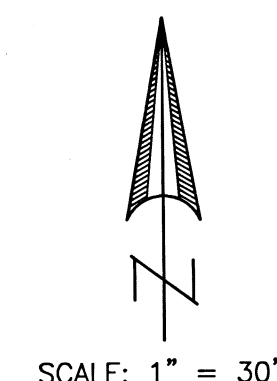
I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

Bary D Kaiser
SURVEYOR

SURVEY FOR: Bob Fellows Construction LLC
2590 Phillips Way
Central Point, OR. 97502

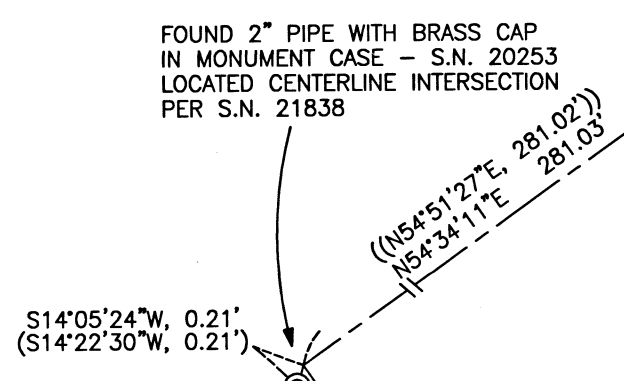
DATE: August 8, 2018

SURVEY BY: Kaiser Surveying
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BASIS OF BEARINGS
GRID FROM G.P.S. - OREGON
COORDINATE REFERENCE SYSTEM
[OCRS] GRANTS PASS-ASHLAND
ZONE

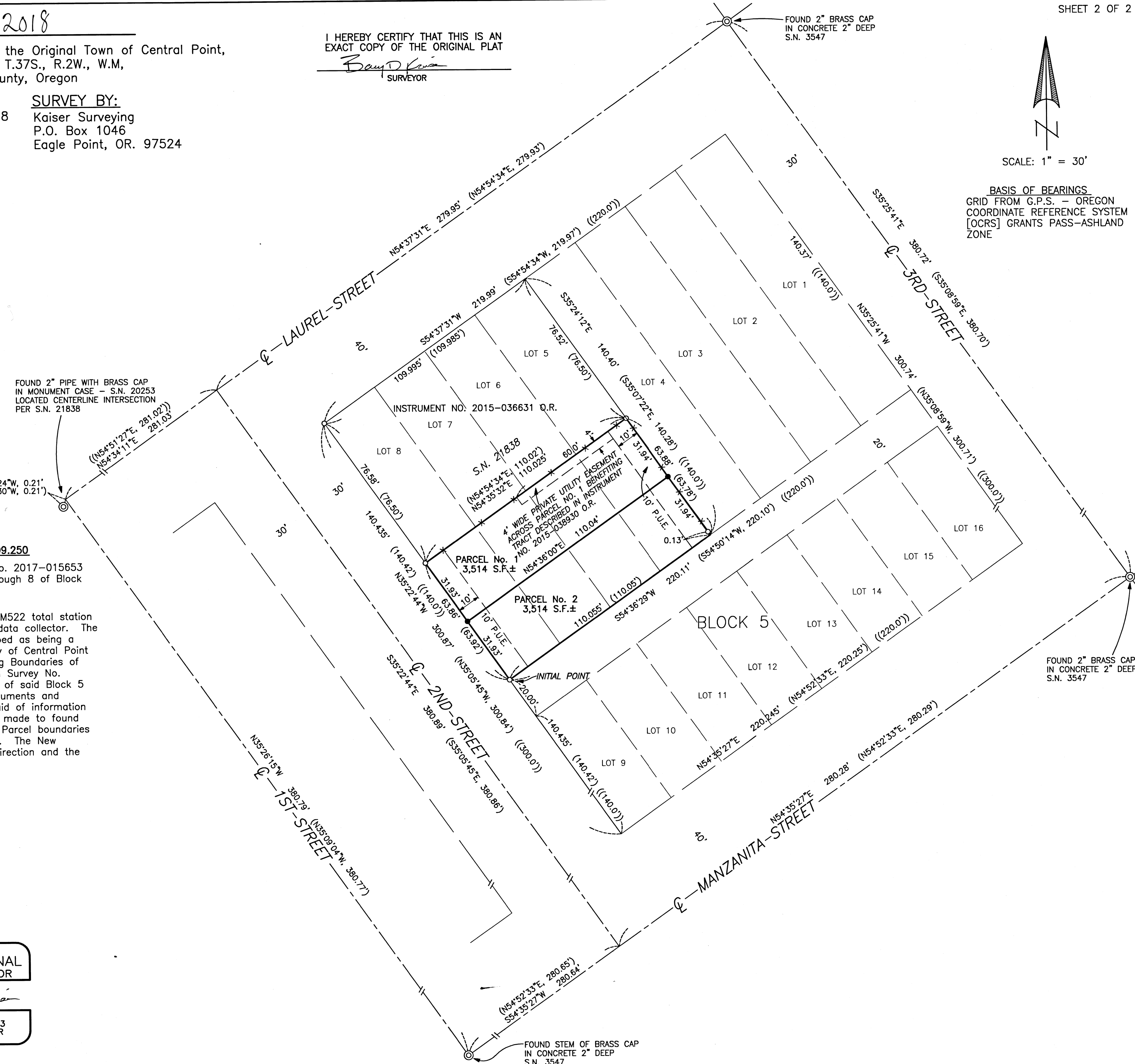
- LEGEND**
- o = Found 5/8" Rebar with blue Plastic Cap marked "D. MINNECI LS 2349" See S.N. 21838
 - = Set 5/8" x 24" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923"
 - S.N. = Filed Survey Number
County Surveyors Office
 - () = Record/S.N. 21838 and Instrument No. 2015-036630 O.R.
 - (()) = Record/Plat of CENTRAL POINT
 - x-x- = Fence



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

PURPOSE: Partition Survey of Tract described in Instrument No. 2017-015653 O.R., being the Southeasterly portion of Lots 5 through 8 of Block 5 of the City of Central Point.

PROCEDURE: Equipment used to perform survey was a Nikon DTMS22 total station and a Trimble R8 GPS receiver and Trimble TSC2 data collector. The outside boundary of the subject property is described as being a portion of Lots 5 through 8 in Block 5 of the City of Central Point with the Southerly, Westerly and Easterly lines being Boundaries of said Lots, and the boundary was surveyed on Filed Survey No. 21838. On this survey I determined the boundary of said Block 5 by making survey ties to the found centerline monuments and computed the Block and Lot boundaries with the aid of information on said Survey No. 21838. Survey ties were also made to found monuments shown on said Survey No. 21838, the Parcel boundaries were computed and monumented as shown hereon. The New Partition Boundaries were located per the clients direction and the City Approval.



**** RECEIVED ****
Date 9/12/18 By RB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
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SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Bary D Kaiser
OREGON
JULY 15, 2003
BARY D. KAISER
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