

PARTITION PLAT NO. P-35-2019

Located within Donation Land Claim Number 52, in the Northwest One-quarter of the Northeast One-quarter of the Northeast 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 Arlen F. Hatlestad and Houstene I. Hatlestad, Trustees, or their successors in trust, under The Hatlestad Living Trust dated November 9, 2017, and any amendments thereto, 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 4.00-foot wide strip of land coincident with the northwesterly right-of-way of Pine Street. Also, Declarants hereby dedicate to the City of Central Point, for public use, the 10.00-foot Public Utility Easement, along the southeasterly right-of-way of Nadine Lane. Declarants have caused this tract of land to be surveyed and platted into parcels, as depicted hereon.

Arlen F. Hatlestad, Trustee The Hatlestad Living Trust

Houstene I. Hatlestad, Trustee The Hatlestad Living Trust

STATE OF OREGON } ss County of Jackson }

Signed or attested before me on August 28, 2019 by Arlen F. Hatlestad as Trustee for The Hatlestad Living Trust.

Notary Public-Oregon

COMMISSION NO: 973070

MY COMMISSION EXPIRES: March 26, 2022

STATE OF OREGON } ss County of Jackson }

Signed or attested before me on August 28, 2019 by Houstene I. Hatlestad as Trustee for The Hatlestad Living Trust.

Notary Public-Oregon

COMMISSION NO: 973070

MY COMMISSION EXPIRES: March 26, 2022

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 Community Development Director per the Staff Report dated April 4, 2019 (File No. PAR-19001).

PROCEDURE: Records utilized: Instruments Numbered 2017-041129 and 2019-011827 of the Official Records of Jackson County, Oregon; Partition Plat No. P-25-1991, filed for record on March 25, 1991, in Volume 2 at Page 25 of the Records of Partition Plats of Jackson County, Oregon, and filed as Survey Number 12443 in the office of the Jackson County Surveyor; GRIFFIN CREEK ESTATES SUBDIVISION, filed for record on May 19, 2000, in Volume 26 of Plats at Page 16, of the Records of Jackson County, Oregon, and filed as Survey Number 16514 in the office of the Jackson County Surveyor; and Survey Number 1734, as filed in the office of the Jackson County Surveyor.

Equipment/Software utilized: Trimble RIO GNSS System, Trimble TSC3 and TSC7 data collectors with Trimble Access software, Trimble S7 Total Station and Trimble SX10 Scanning Total Station instruments, 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 93.312 (c)).

Established the centerlines of West Pine Street and Nadine Lane by holding the recovered monuments per Survey Number 16514. From which, offset the centerlines the record distances to establish the northwesterly right-of-way of West Pine Street and the southeasterly right-of-way of Nadine Lane. The remaining easterly and westerly boundaries of the parent tract were then resolved utilizing found monuments per Survey Numbers 12443 and 16514 in conjunction with Instrument Number 2017-041129.

The parent tract was then partitioned into two parcels pursuant to the approved Tentative Plat (File No. PAR-19001).

Monuments were established, as depicted hereon, on June 19, 2019.

PREPARED FOR:

THE HATLESTAD LIVING TRUST 423 Felder Lane Grants Pass, OR 97526

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 2017-041129 of the Official Records of Jackson County, Oregon, being located within Donation Land Claim Number 52, in the Northwest One-quarter of the Northeast One-quarter of the Northeast 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 the southerly centerline intersection of Nadine Lane and West Pine Street; thence along the centerline of West Pine Street, North 54°35'33" East, 266.36 feet; thence leaving last said centerline, North 20°20'07" West, 41.43 feet to the Initial Point, being on the northerly right-of-way of West Pine Street and the boundary common to said Instrument Number 2017-041129 and Parcel 2 per Partition Plat No. P-25-1991, filed for record on March 25, 1991, in Volume 2 at Page 25 of the Records of Partition Plats of Jackson County, Oregon, and filed as Survey Number 12443 in the office of the Jackson County Surveyor; said point being South 54°35'33" West, 120.00 feet from the southwest corner of said Parcel 1, of Partition Plat No. P-25-1991, thence leaving said right-of-way and along said common boundary; North 20°20'07" West, 250.04 feet to the southerly right-of-way of Nadine Lane, as dedicated per Instrument Number 2019-011827; thence leaving said common boundary and along the southerly right-of-way of Nadine Lane, North 54°35'33" East, 90.00 feet to the boundary common to said Instrument Number 2017-041129 and Lot 12 per GRIFFIN CREEK ESTATES SUBDIVISION, filed for record on May 19, 2000, in Volume 26 of Plats at Page 16, of the Records of Jackson County, Oregon, and filed as Survey Number 16514 in the office of the Jackson County Surveyor; and Survey Number 1734, as filed in the office of the Jackson County Surveyor; thence along the easterly boundary of said Instrument Number 2017-041129, a portion of which being common to the southwesterly boundaries of Lots 12 through 14 per said GRIFFIN CREEK ESTATES SUBDIVISION, South 20°20'07" East, 250.04 feet to the northerly right-of-way of West Pine Street; thence along said right-of-way, South 54°35'33" West, 90.00 feet to the Initial Point.

Robert V. Neathamer, PLS Surveyor

NOTES:

Pursuant to a Public Records Report prepared by First American Title Insurance Company of Oregon, with an Order Number of 7169-3184321, 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 and subject to the statutory powers of the Rogue Valley Sewer Services.

Restrictive Covenants, including the terms and provisions thereof, recorded as Instrument Number 2005-035118, of the Official Records of Jackson County, Oregon.

APPROVALS:

CITY OF CENTRAL POINT PLANNING FILE NUMBER: PAR-19001

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:

Community Development Director and Public Works Director signatures and dates (8-9-19).

Examined and approved this 25th day of September, 2019. Jackson County Surveyor and Jackson County Surveyor File Number 22917.

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of September 25, 2019.

Carol Elkins - Deputy Tax Collector/Deputy

Examined and approved as required by O.R.S. 92.100 this 25th day of September, 2019.

Assessor/Agent signature

Examined and approved by Rogue Valley Sewer Services this 9th day of August, 2019.

General Manager/District Engineer signature

RECORDING

FILED FOR RECORD THIS THE 25th DAY OF September 2019, AT 1:31 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-35-2019, OF THE RECORDS OF PARTITION PLATS, JACKSON COUNTY, OREGON. INDEX VOLUME 30, PAGE 35.

Christine D. Walker County Clerk and Na'omi L. Foster Deputy

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

RECEIVED stamp: DATE 9/25/19 BY PB. This survey consists of: 2 sheet(s) Map, 8 page(s) Narrative. JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR stamp

Robert V. Neathamer OREGON JULY 19, 1894 ROBERT V. NEATHAMER 2675 Renewal Date 12/31/20

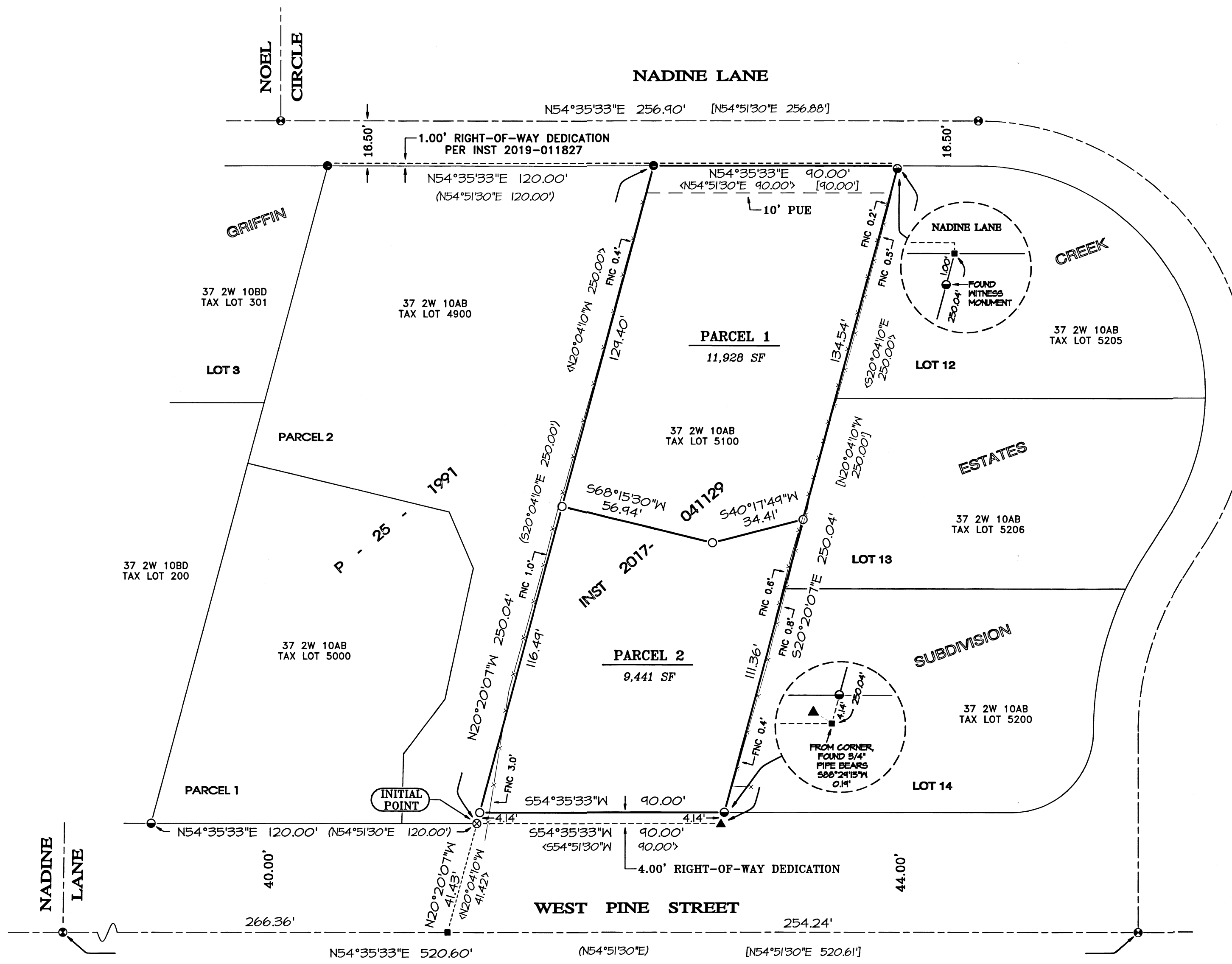
PREPARED BY: Neathamer Surveying, Inc. 3126 State St, Suite 203 P.O. Box 1584 Medford, Oregon 97501 Phone (541) 732-2869 FAX (541) 732-1382

PLOT DATE: August 7, 2019 PROJECT NUMBER: 18033

PARTITION PLAT NO. P-35-2019

Located within Donation Land Claim Number 52, in the Northwest One-quarter of the Northeast One-quarter of the Northeast 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:
THE HATLESTAD LIVING TRUST
 423 Fielder Lane
 Grants Pass, OR 97526

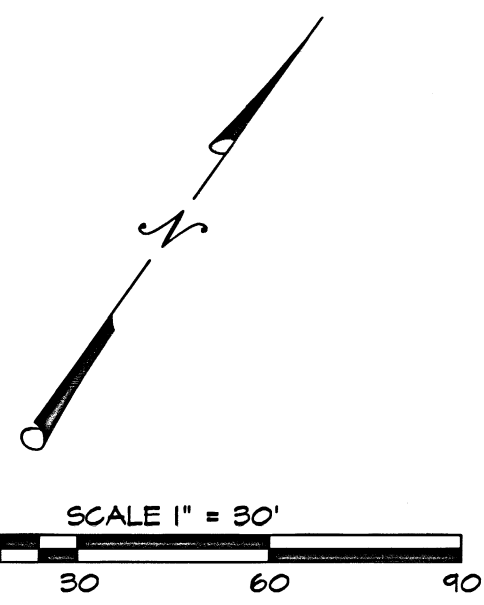


LEGEND:

- ⊗ 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 "D.W. EDWARDS PLS 741" per SN 12443.
- ⦿ Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "D.MCMAHAN LS 1913" per SN 16514.
- ⊕ Indicates a found 2 1/2-inch brass disk marked "LS 1913", per SN 16514.
- ▲ Indicates a found 3/4-inch pipe (origin unknown).
- Indicates a computed position, nothing found or set.
- < > Indicates record deed information.
- () Indicates record information per SN 12443.
- [] Indicates record information per SN 16514.
- 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.

BASIS OF BEARINGS:

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



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

**** RECEIVED ****
 DATE 9/25/19 BY PB
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Phil V. Neathamer
OREGON
 JULY 19, 1994
ROBERT V. NEATHAMER
 2675
 Renewal Date 12/31/20

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