

JOHNSON SUBDIVISION in the City of Medford

Located in Lot 1 of "FAIRVIEW" S. Childers Eastern Addition to the City of Medford, in the N.W. 1/4 of Sec. 20, T.37 S., R.1 W., W.M., Jackson Co., Oregon.

SURVEY FOR:

Allen L. & Priscilla A. Johnson
16449 SE Baxter Road
Portland, OR. 97236

SURVEY BY:

L.J. Friar & Associates, P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, Oregon 97501
Phone: (503) 772-2782

LEGEND:

- ⊙ = Found City of Medford Brass capped monument.
- = Found 5/8 inch iron pin per Survey No. 9136 .
- ⊙ = Set 2 1/2" Brass Disk flush with sidewalk.
- = Set 5/8" x 30" iron pin with plastic cap stamped PLS961.
- () = Record data as shown.
- ORJCO = Official Records of Jackson County, Oregon.
- ▨ = Area dedicated to the public for street purposes.
- PUE = Public Utility Easement.

BASIS OF BEARINGS:

Survey No. 9136.

DATE:

October 1, 1991

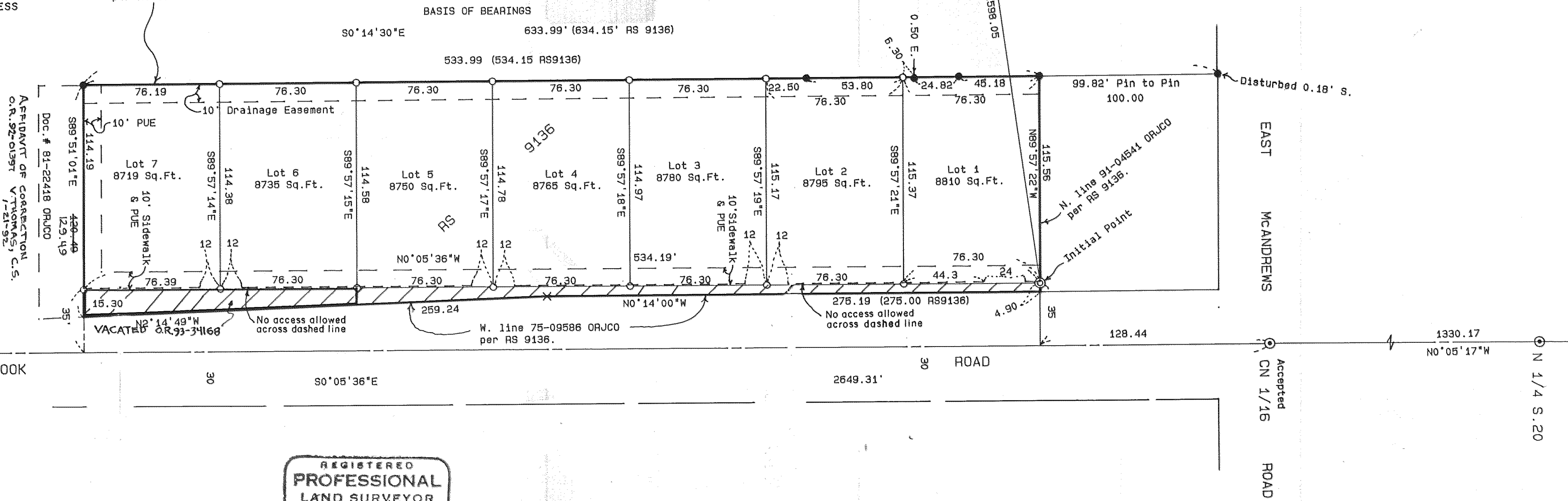
SCALE:

1" = 50'

NOTE:

LOT 2 & 3, LOT 4 & 5, LOT 6 & 7 WILL SHARE DRIVEWAY ACCESS TO SPRINGBROOK ROAD AT COMMON LOT LINES.

E. line of the W. 180.0' of Lot 1 "FAIRVIEW" Subd. per RS 5084.



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Larry J. Friar
OREGON
JULY 16, 1971
LARRY J. FRIAR
981

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

Larry J. Friar
LARRY J. FRIAR

JOHNSON SUBDIVISION in the City of Medford

*** DECLARATION ***

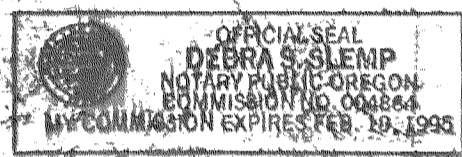
KNOWN ALL MEN BY THESE PRESENTS, that we, Allen L. Johnson and Priscilla A. Johnson, husband and wife, are the owners in fee simple of the lands hereon described, and that we have subdivided the same into lots, and that the size of the lots and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the Subdivision and that we hereby dedicate to the public for street purposes that strip of land shown hereon, together with those easements shown hereon, labeled as Public Utility Easement (PUE) and Sidewalk and PUE, and we hereby designate said subdivision as JOHNSON SUBDIVISION

Located in Lot 1 of "FAIRVIEW" S. Childers Eastern Addition to the City of Medford, in the N.W. 1/4 of Sec. 20, T.37 S., R.1 W., W.M., Jackson Co., Oregon.

Allen L. Johnson Priscilla A. Johnson
Allen L. Johnson Priscilla A. Johnson

STATE OF OREGON)
County of Jackson) ss

On this 1st day of November, 1991, before me appeared Allen L. Johnson and Priscilla A. Johnson, husband and wife, and acknowledged said instrument to be their free act and deed.



Before me: Debra S. Slerna
Notary Public of Oregon

KNOW ALL MEN BY THESE PRESENTS: that Valley of the Rogue Bank the beneficiary of that certain Trust Deed recorded October 31, 1991 as Instrument No. 91-26721 Official Records of Jackson County, Oregon, affecting the land herein described, do hereby release from the lien of said Trust Deed, all property shown hereon as dedicated to the public for public use and granted to the City of Medford for street purposes.

Charles A. Dodd
Charles A. Dodd, Medford Branch Manager

STATE OF OREGON)
County of Jackson) ss

The foregoing instrument was acknowledged this 14 day of November, 1991.

Before me: Cathy Bennett
Notary Public of Oregon

*** APPROVALS ***

Medford City Planning: I certify that pursuant to authority granted in ordinance No. 5785, this plat is hereby approved.

James M. Eichel DEC 4, 1991
Planning Director Date

EXAMINED and approved by the Medford Irrigation District in regular session this 7 day of November, 1991.

W.A. Russell Biel Caldwell
President Secretary

EXAMINED and approved this 20th day of NOVEMBER, 1991.

Robert Seal Paul D. Linn
City Engineer City Surveyor

EXAMINED and approved as required by O.R.S. 92.100 as of DECEMBER 10, 1991.

Sinclair R. Jester DEPUTY
Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of December 10, 1991.

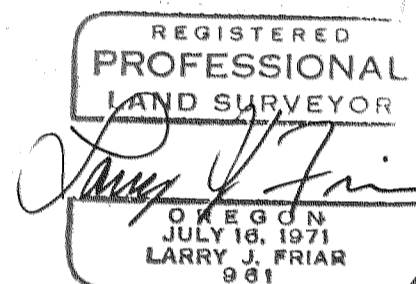
Barbara E. Weide
Tax Collector

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
COUNTY OF JACKSON) ss

I, LARRY J. FRIAR, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, BEING FIRST DULY SWORN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND HEREON SHOWN AND THE PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Commencing at the North one-quarter (1/4) corner of Section 20 of Township 37 South, Range 1 West, Jackson County, Oregon; thence along the North-South centerline of said Section 20, South 00°05'17" East, 1330.17 feet to the center-north one-sixteenth (1/16) corner of said Section 20, thence continue along said centerline, South 00°05'36" East, 128.44 feet; thence North 89°57'22" West, 35.00 feet to the Initial Point of Beginning, said point being on the North line of Tract A as described in Document No. 91-04541, Official Records of Jackson County, Oregon; thence along said North line, North 89°57'22" West, 115.56 feet to the East line of the West 180.0 feet of Lot 1 of "FAIRVIEW" S. Childers Eastern Addition to the City of Medford; thence along said East line, South 00°14'30" East, 533.99 feet to the Northwest corner of the tract of land described in Document No. 81-22418, said Official Records; thence along the North line of said tract of land, South 89°51'01" East, 129.49 feet to intersect the West line of the tract of land described in Document No. 75-09588, said Official Records, as said West line was located on Survey No. 9136, filed with the Jackson County Surveyor's Office; thence along said West line, North 02°14'49" West, 259.24 feet; thence North 00°14'00" West, 275.19 feet to the Northeast corner of the aforementioned Tract A; thence North 89°57'22" West, 4.90 feet to the Initial Point of Beginning.



Larry J. Friar
SURVEYOR

*** APPROVALS ***

For order of the County Court approving this plat see Volume _____, Page _____ of County Commissioner's Journal of Proceedings.

By: _____ County Clerk Deputy

*** RECORDER'S CERTIFICATE ***

FILED for record this 13 day of December, 1991, at 11:01 o'clock A.M., and recorded in Volume 16 of Plats on Page 130 of the records of Jackson County, Oregon.

Kathleen S. Beckett Joy A. Ramette
County Clerk Deputy

County Surveyor File No. _____

There are no water rights appurtenant to this property.

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

Larry J. Friar
LARRY J. FRIAR

SHEET 1 OF 2

12786

SURVEY NO. _____

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

SURVEY FOR: Allen L. & Priscilla A. Johnson
16449 SE Baxter Road
Portland, OR 97236

LOCATION: A portion of Lot 1 of FAIRVIEW S. Childers Eastern Addition to the City of Medford, located in the N.W. 1/4 of Sec. 20, T.37 S., R.1 W., W.M., Jackson County, Oregon.

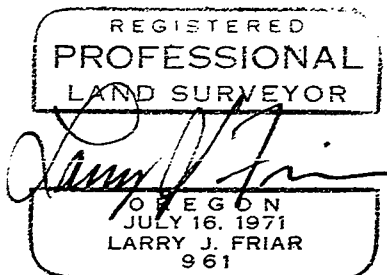
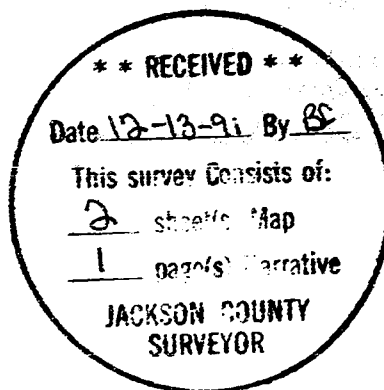
PURPOSE: To monument the exterior and the lots of JOHNSON SUBDIVISION.

PROCEDURE: Tied to monuments marking the exterior of the subdivision which were set or found by this office during Survey 9136 and to the monumented N-S centerline of Sec. 20. Those monuments set by Survey No. 9136 on the East line of the subdivision have been destroyed by the construction of Sunrise Avenue. Consultations with the City of Medford Surveyor's office revealed that the centerline of Sunrise Avenue was intended to be the N-S centerline of Sec. 20 and has been used by other surveys. Therefore, the found monument at the intersection of Sunrise Avenue and Spring Street was not used for the alignment of the Sunrise Avenue or its Westerly right-of-way line. Calculated the position of the lot corners and set monuments as shown on the attached plat.

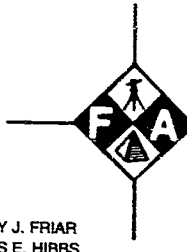
BASIS OF BEARING: Survey No. 9136

DATE: May 15, 1991

T37S R1W SEC20BD TL100 & 102



Larry J. Friar, PLS 961
L.J. Friar & Associates P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, OR 97501
(503) 772-2782



L.J. FRIAR AND ASSOCIATES
CONSULTING LAND SURVEYORS

304 S. HOLLY ST.
MEDFORD, OREGON 97501

LARRY J. FRIAR
JAMES E. HIBBS

TELEPHONE
503-772-2782

2:59

5.00
6.00

AFFIDAVIT OF CORRECTION
Pursuant to O.R.S. 209.255

12786

I, Larry J. Friar, Registered Professional Land Surveyor of the State of Oregon No. 961, do hereby state that I have discovered a drafting error on that survey for Allen Johnson, filed December 13, 1991 as Survey No. 12786 in the Jackson County Surveyor's office as JOHNSON SUBDIVISION.

The error is in the South boundary of the SUBDIVISION running South 89°51'01" East, 120.49 feet. The correct distance should read 129.49 feet.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1971
LARRY J. FRIAR
961

Larry J. Friar

Surveyor

I, Verlyn Thomas, Jackson County Surveyor, hereby certify that I have examined this Affidavit of Correction, and that the changes are permitted in accordance with O.R.S. 209.255.

Verlyn Thomas

Verlyn Thomas, Jackson Co. Surveyor

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

2:59 JAN 16 1992 P.M.

KATHLEEN S. BECKETT
CLERK and RECORDER

By *Kathleen S. Beckett* Deputy