

SURVEY FOR:
Debra Coady
2069 Springbrook Road
Medford, OR 97504

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

PARTITION PLAT NO. P-8-1996

MINOR LAND PARTITION

Situated in the S.W. 1/4 of Section 17,
T.37 S., R.1 W., W.M. City of Medford
Jackson County, Oregon
(City of Medford Planning File #LDP-94-46)

..... SURVEYOR'S CERTIFICATE

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND CONFORMS WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:
Commencing at the Southeast corner of Lot 8, Block 3, ROGUE VALLEY HEIGHTS EXTENSION, according to the official plat thereof, nor of record, in Jackson County, Oregon; thence along the South line of said Lot 8, North 89°56'11" West (record North 89°53'40" West), 5.00 feet to a 5/8 inch iron pin and the INITIAL POINT OF BEGINNING; thence along said South line, South 89°56'11" East (record South 89°53'40" East), 5.00 feet to the aforesaid Southeast corner; thence along the West line Springbrook Road, South 0°05'20" East (record South 0°04'40" East), 159.00 feet; thence North 89°56'10" West (record North 89°53'40" West), 140.00 feet; thence North 0°05'20" West (North 0°04'40" West), 159.00 feet to the South line of said Lot 8; thence along said South line, South 89°56'10" East (South 89°53'40" East), 135.00 feet to the INITIAL POINT OF BEGINNING.

- LEGEND:
- ⊙ - Found 3" City of Medford brass capped monument in case.
 - - Found 2" brass disk per RS7963 ● - Found monument per RS603 & 3391.
 - - Set 5/8" x 24" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
 - ⊚ - Set 5/8" x 30" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
- ORJCO - Official Records of Jackson County, Oregon.
PUE - Public Utility Easement for power, cable TV, telephone, gas, water, sanitary and storm sewer.
CL - Centerline RS - Recorded Survey #. () - Deed record data.
JCDR - Jackson County Deed Records. CI - See course data table.

BASIS OF BEARINGS: CL of Springbrook Road per RS10943.
DATE: May 1, 1995 SCALE: 1" = 30' UNIT OF MEASUREMENT: FEET.

..... RECORDER'S CERTIFICATE

Filed for record this 16 day of January, 1996, at 3:05 o'clock P.M., and recorded as Partition Plat No. P-8-1996 in "Record of Partition Plats" of Jackson County, Oregon.
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Kathleen S. Beckett (Glenda E. Bartlett)
County Clerk Deputy

County Surveyor File No. 14809
..... WATER RIGHTS STATEMENT

There are no water rights appurtenant to this Partition according to information from the Jackson County Watermaster's Office.

..... APPROVALS

CITY OF MEDFORD PLANNING
Examined and approved this 16 day of JANUARY, 1996.
File No. LDP-94-46.

James McInnis
Director
CITY OF MEDFORD SURVEYOR

Examined and approved this 27 day of December, 1995.

Paul Lewis
City Surveyor

All taxes, fees, assessments and other charges as required by ORS 92.095 have been paid as of 16 January 1996.

Mark Kenna deputy Assessor
Carol Appligato deputy Tax Collector

..... DECLARATION

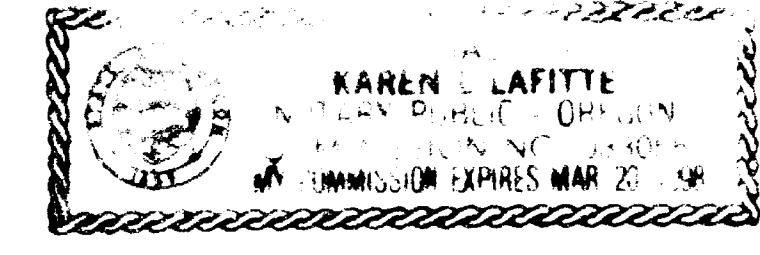
Know all men by these presents that I, Debra Ann Coady, as the owner in fee of the real property shown hereon, more particularly described in the Surveyor's Certificate, and have partitioned the same into the parcels shown hereon and I hereby dedicate to the public for public use that area shown hereon as Dedicated for Street purposes as well as those easements shown hereon labeled Public Utility Easement (PUE). I hereby grant that area shown hereon labeled as Common Access Easement for the benefit of Parcels 1 and 2.

Debra Ann Coady
Debra Ann Coady

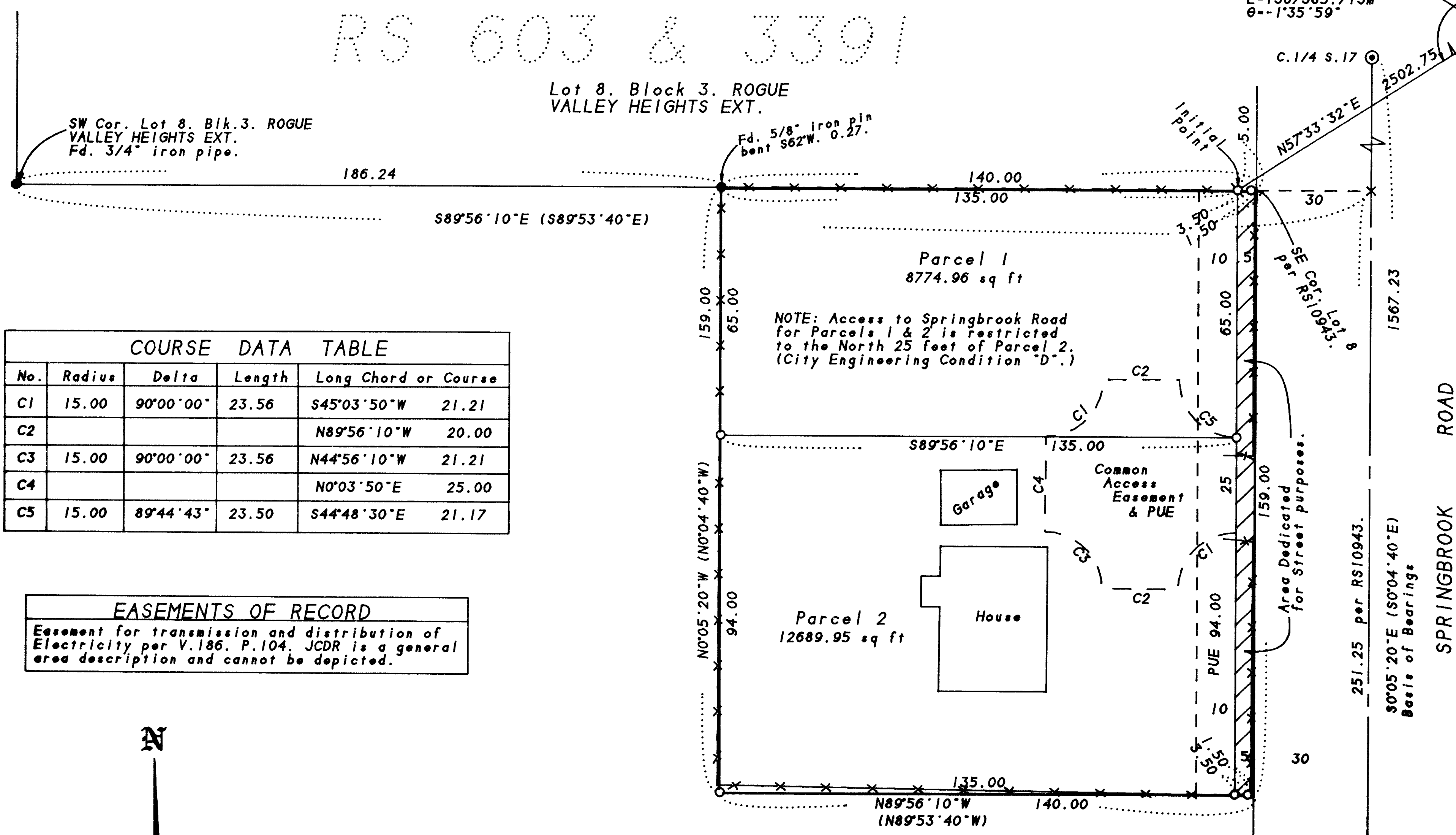
STATE OF OREGON)
COUNTY OF JACKSON)

PERSONALLY appeared the above named Debra Ann Coady and acknowledged the foregoing instrument to be her voluntary act and deed.
Dated this 2nd day of June, 1995.

Before me: Karen J. Lafitte
Notary Public of Oregon

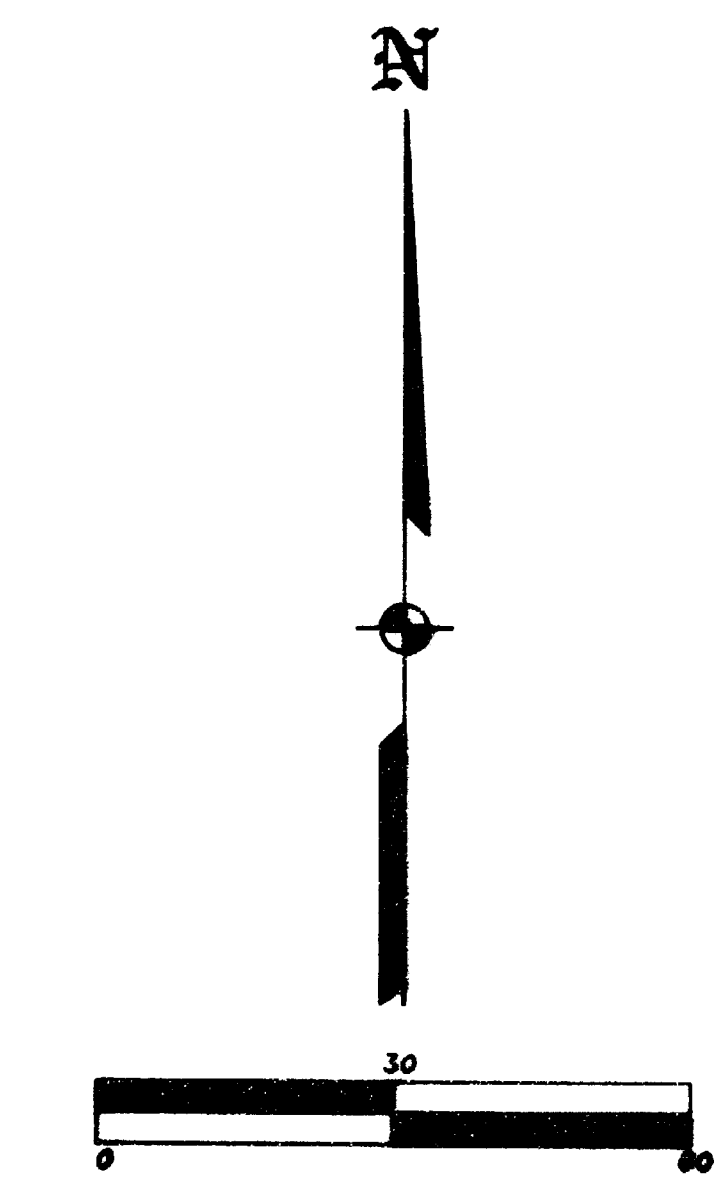


..... AFFIDAVIT OF CONSENT from Liberty Federal Bank, S.B.
recorded as Doc. 96-01575, ORJCO,



No.	Radius	Delta	Length	Long Chord or Course
C1	15.00	90°00'00"	23.56	S45°03'50"W 21.21
C2				N89°56'10"W 20.00
C3	15.00	90°00'00"	23.56	N44°56'10"W 21.21
C4				N0°03'50"E 25.00
C5	15.00	89°44'43"	23.50	S44°48'30"E 21.17

EASEMENTS OF RECORD
Easement for transmission and distribution of Electricity per V.186, P.104. JCDR is a general area description and cannot be depicted.



SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250
PURPOSE: To survey and monument two Parcels created through a Minor Land Partition. See City of Medford Planning File #LDP-94-46.
PROCEDURE: Tied to monuments set by RS603, 3391 & 10943 and street centerline monuments for control of the exterior of this Partition. Calculated the position of the Parcels per the tentative plat and set same. Those monuments found as well as those set are as shown hereon.

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
Renewal Date 6-30-97