

14853

SURVEY FOR:
Burle Hibbard
1405 N. Riverside
Medford, OR 97501

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-20-1996
LAND PARTITION (LDP-95-44)
A portion of D.L.C. No. 63 in the S.E. 1/4 of
Sec. 11, T.37 S., R.2 W., W.M., City of Medford
Jackson County
Oregon

..... SURVEYOR'S CERTIFICATE

- LEGEND:**
- ⊙ - Found County Surveyor's Brass capped monument and accessories.
 - - Found 5/8" iron pin per RS 844.
 - ⊙ - Found 5/8" iron pin w/ plastic cap mkd. FARBER LS2189 per RS11930.
 - ⊙ - Found 5/8" iron pin w/ plastic cap mkd. L.J.FRIAR & ASSOC. per RS13276.
 - - Set 5/8" x 24" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC., unless noted.
- () - Record data as shown. -X-X- = Fence RS = Recorded Survey *
- ORJCO = Official Records of Jackson County, Oregon. DR = Deed Record.
- PUE = Public Utility Easement, including TCI Cablevision.

BASIS OF BEARINGS: North line of DLC 63 per Survey No. 844.
DATE: January 8, 1996 **UNIT OF MEASUREMENT:** Feet **SCALE:** 1" = 40'

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

PURPOSE: To survey and monument the corners of two parcels created through a Minor Land Partition. See City of Medford Planning No. LDP-95-44.
PROCEDURE: From existing control established by this office during Survey No. 13276, tied to existing monuments, calculated the position of the Parcel corners per the tentative plat and monumented same.

..... **DECLARATION**

Know all men by these presents that we, BURLE C. HIBBARD and DEBORAH J. HIBBARD, are the owners, as tenants in common, in fee simple of the real property shown on this Partition Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be partitioned into the Parcels as shown hereon and we do hereby dedicate to the public for public use that area shown hereon labeled as Public Utility Easement (PUE). We hereby establish that area shown hereon labeled as Cross Access Easement for providing common access to Beall Lane for Parcels 1-3, inclusive.

Burle C. Hibbard
BURLE C. HIBBARD
Deborah J. Hibbard
DEBORAH J. HIBBARD

STATE OF OREGON)
COUNTY OF JACKSON) ss.
PERSONALLY appeared the above named Burle C. Hibbard and acknowledged the foregoing to be his voluntary act and deed this 5th day of February, 1996.

Before me: *Karen L. Lafont*
Notary Public of Oregon.
STATE OF OREGON)
COUNTY OF JACKSON) ss.
PERSONALLY appeared the above named Deborah J. Hibbard and acknowledged the foregoing to be his voluntary act and deed this 6th day of February, 1996.

Before me: *Karen L. Lafont*
Notary Public of Oregon.

I, LARRY J. FRIAR, 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 Northwest corner of Donation Land Claim No. 63, in Section 11, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence South, 30 feet to the South line of Beall Lane; thence along said South line, East, 50.00 feet to the Northeast corner of a tract described in Document No. 71-00646, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence continue along said South line, East, 353.75 feet to the Northwest corner of Parcel No. 1 of Partition Plat No. P-131-1992, according to the Official Plat thereof, now of record, in Volume 3, Page 131 of Plats in Jackson County, Oregon; thence along the West line of said Parcel 1, South, 196.40 feet to the Southwest corner thereof; thence along the North line of that tract described in Document No. 77-25113, said Official Records, West, 354.66 feet to the East line of that tract described in Document No. 71-00646, said Official Records; thence along said East line, North 0°16'00" East, 196.40 feet to the INITIAL POINT OF BEGINNING.

James E. Hibbs
SURVEYOR

..... APPROVALS

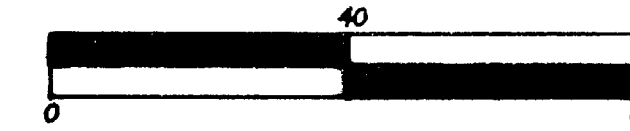
CITY OF MEDFORD PLANNING
James M. Eimbald Director *February 23, 1996* Date
Examined and approved this 6 day of FEBRUARY, 1996.
Paul Lewis City Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92-095 have been paid as of 2-26, 1996.
Kentell Dean Deputy Assessor *J. Servatius* Tax Collector

..... RECORDER'S CERTIFICATE

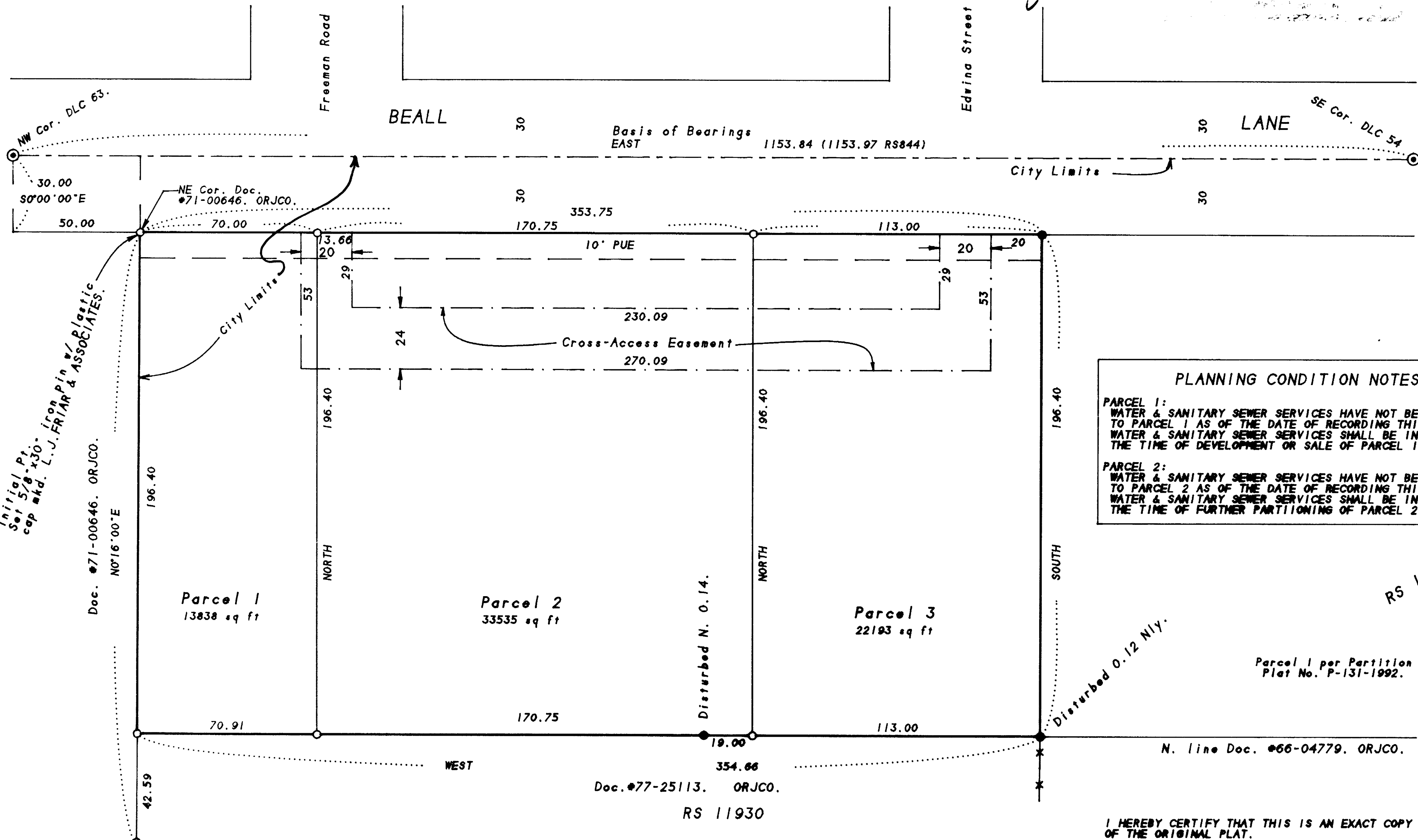
Filed for record this 26 day of FEBRUARY, 1996, at 4:44 o'clock P.M., and recorded as Partition Plat No. P-20-1996 of the records of Jackson County, Oregon.
Index Volume 7 Page 20.
KATHLEEN S. BECKETT County Clerk *KIRBY L. LeBARON* Deputy
County Surveyor File No. 14853

EASEMENTS OF RECORD
Electrical easement per Vol. 383, P.381, JCDR, is a general area easement and cannot be accurately depicted.



REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1988
JAMES E. HIBBS
2234
Renewal Date 6-30-97

SHEET 1 OF 1



PLANNING CONDITION NOTES
PARCEL 1: WATER & SANITARY SEWER SERVICES HAVE NOT BEEN INSTALLED TO PARCEL 1 AS OF THE DATE OF RECORDING THIS FINAL PLAT. WATER & SANITARY SEWER SERVICES SHALL BE INSTALLED AT THE TIME OF DEVELOPMENT OR SALE OF PARCEL 1.
PARCEL 2: WATER & SANITARY SEWER SERVICES HAVE NOT BEEN INSTALLED TO PARCEL 2 AS OF THE DATE OF RECORDING THIS FINAL PLAT. WATER & SANITARY SEWER SERVICES SHALL BE INSTALLED AT THE TIME OF FURTHER PARTITIONING OF PARCEL 2.

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

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