

PARTITION PLAT NO. P-80-1996

LAND PARTITION (LDP-96-27)
In Block 3 of the ORCHARD HOME ASSOCIATION TRACTS &
in the N.W. 1/4 of Sec. 36, T.37 S., R.2 W., W.M.,
City of Medford Jackson County, Oregon

APPROVALS

CITY OF MEDFORD PLANNING
File No. LDP-96-27

V.E. Ch... Acting PLANNING DIRECTOR 9-18-96
Date:

Examined and approved this 10 day of SEPTEMBER, 1996.

Russ D. Lewis
City Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have
been paid as of September 19th, 1996.

Ron Dudley Deputy County Assessor
J. Servatius County Tax Collector

RECORDER'S CERTIFICATE

Filed for record this 19 day of September 1996, at
3:08 o'clock P.M., and recorded as Partition Plat No. P-73-1996
of the records of Jackson County, Oregon.
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Kathleen S. Burkett County Clerk
Cheryl Augeris Deputy

County Surveyor File No. 15117

DECLARATION

Know all men by these presents that we, LARRY B. THIBEAULT and W. LOUISE THIBEAULT, husband and wife, are the owners 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 hereby dedicate to the public for public use those areas shown hereon designated as Public Utility Easement (PUE). We hereby establish that area shown hereon as Common Access Easement for the joint use of Parcels 1 & 2, for the purpose of providing access to and from Dixie Lane.

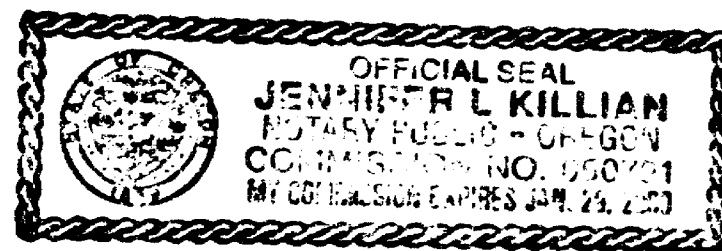
LARRY B. THIBEAULT
W. LOUISE THIBEAULT

STATE OF OREGON) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named Larry B. Thibeault and W. Louise Thibeault, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 6 day of SEPTEMBER, 1996.

Before me [Signature]
Notary Public of Oregon.



AFFIDAVIT OF CONSENT

From BANK OF SOUTHERN OREGON recorded as Doc. 96-31681, ORJCO.

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 Northwest corner of LEXINGTON VILLAGE SUBDIVISION, UNIT NO. 1, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the North line thereof, South 89°18'00" East, 205.91 feet to the Southeast corner of that tract described in Document No. 92-11234, Official Records of Jackson County, Oregon; thence along the East line of said tract, North 0°03'41" East (record North), 77.76 feet to the Northeast corner thereof; thence along the North line of said tract, North 89°56'19" West (record West), 205.85 feet to the East line of Dixie Lane; thence along said East line, South 0°05'52" West, 75.46 feet to the INITIAL POINT OF BEGINNING.

James E. Hibbs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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

I hereby declare that this is an exact copy of the original plat.

James E. Hibbs
Surveyor

Sheet 1 of 2

PARTITION PLAT NO. P-80-1996

LAND PARTITION (LDP-86-27)

In Block 3 of the ORCHARD HOME ASSOCIATION TRACTS & in the N.W. 1/4 of Sec. 96, T.37 S., R.2 W., W.M., City of Medford

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-86-27.

PROCEDURE: Made ties to centerline monuments as shown for control. Calculated the remaining centerline intersections per the various Subdivision plat record data as shown. Calculated the corners of Block 3 & the North lines of Lots 3 & 4 of ORCHARD HOME ASSOCIATION TRACT using the 1900 official plat. The South line of this Partition was held per the North line of LEXINGTON VILLAGE SUBDIVISION, UNIT NO. 1. The East & North lines of the subject were held at deed record distance and angle from the computed NE corner of Lot 4, Block 3, OHA. The Parcel corners were computed per the Tentative Plat and pins set at their respective locations.

SURVEY FOR:

Larry & Louise Thibault
4375 Pioneer Road
Medford, OR 97501

SURVEY BY:

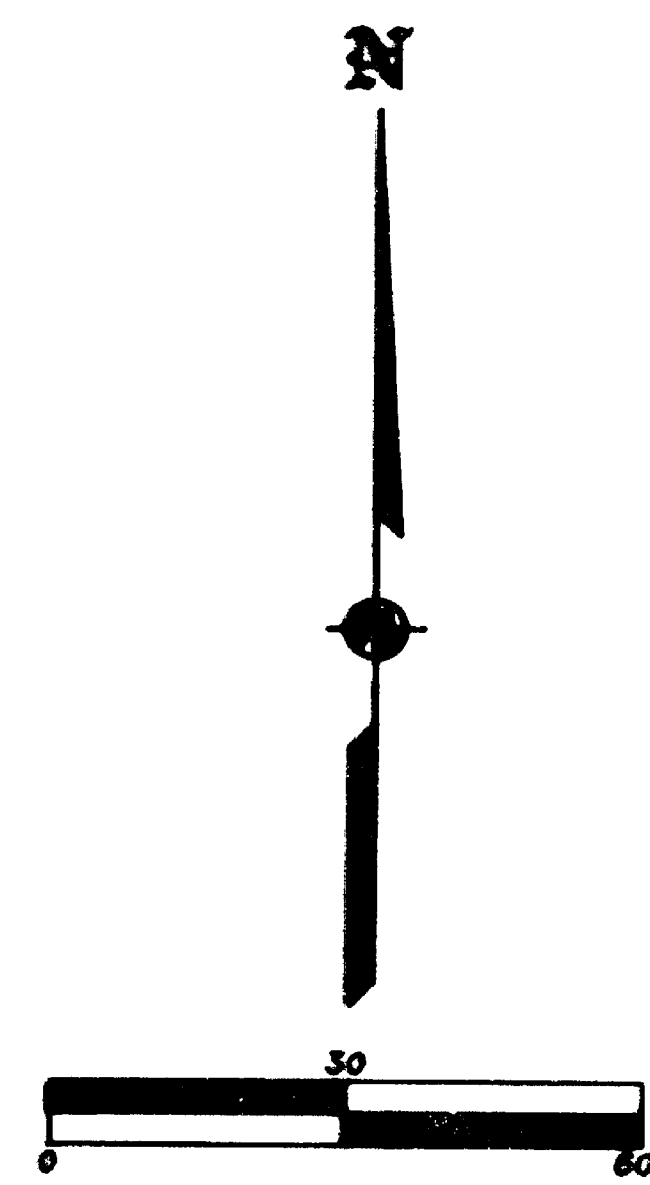
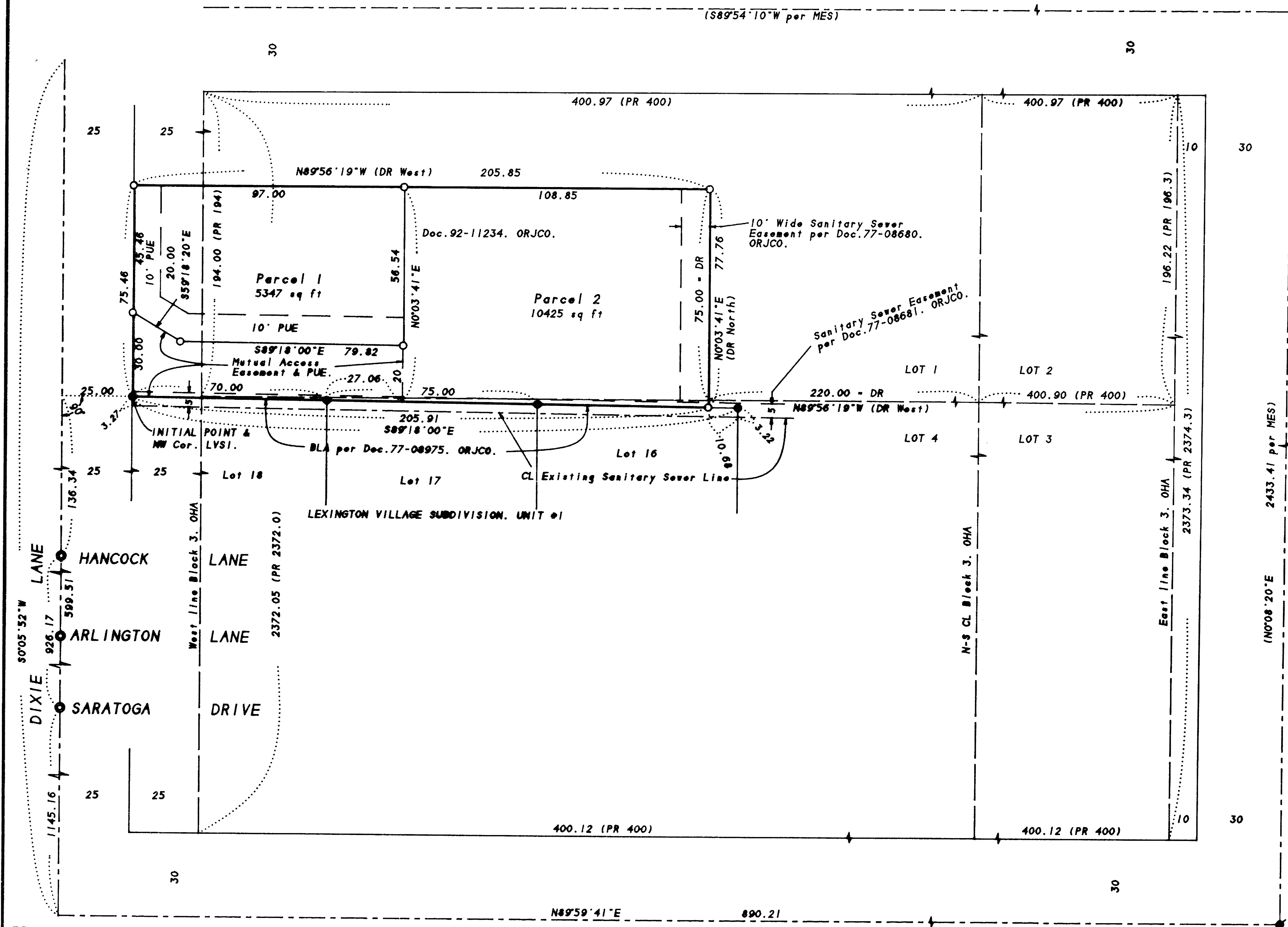
L.J. Friar & Assoc., P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, Oregon 97501
Phone: (503) 772-2782

LEGEND:

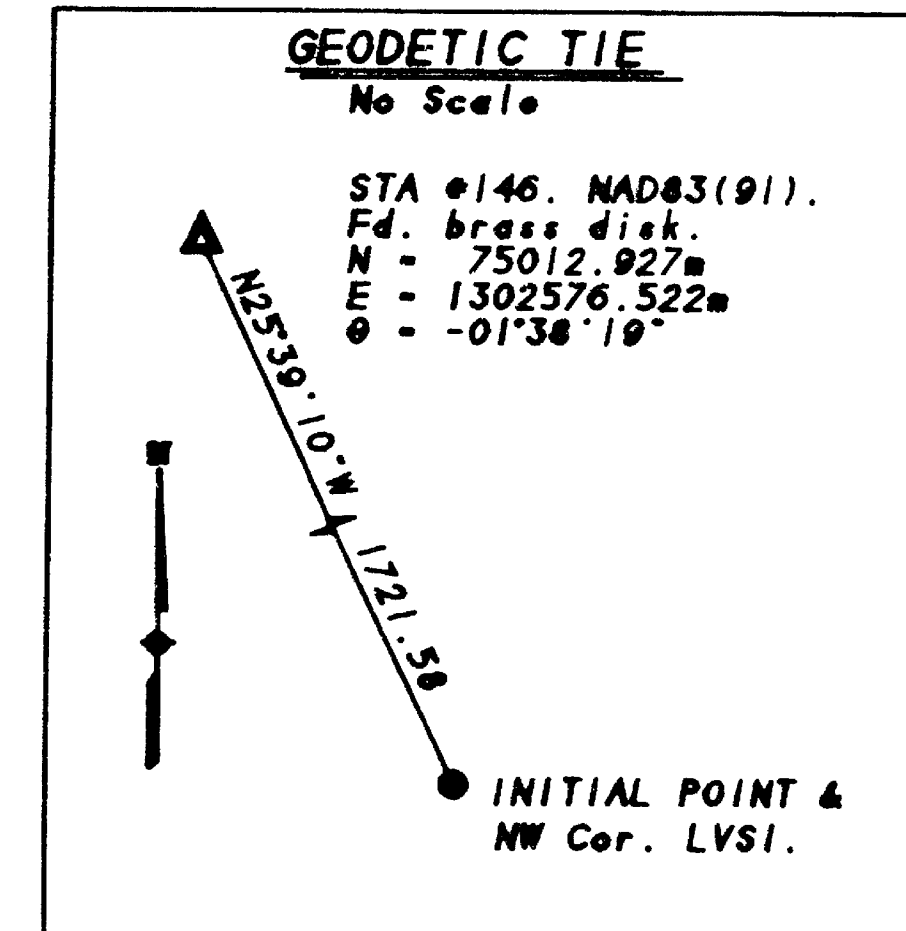
- ⊗ - Fd. 3/4" iron pin per RS496. OHA - ORCHARD HOME ASSOCIATION TRACTS
- - Fd. 5/8" iron pin w/ plastic cap mkd. McMAHAN PLS1013 per LEXINGTON VILLAGE SUBD., UNIT #1.
- ⊙ - Fd. brass cap in concrete per LEXINGTON VILLAGE SUBD., UNIT 1 & 2.
- - Set 5/8" x 30" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
- () - Record data as shown. -x-x- - Fence RS - Recorded Survey #.
- ORJCO - Official Records of Jackson County, Oregon. CL - Centerline.
- JCDR - Jackson County Deed Records. PUE - Public Utility Easement.
- MES - MORRIES ESTATES SUBDIVISION PR - Plat Record.
- BLA - Boundary Line Agreement LVS1 - LEXINGTON VILLAGE SUBD., UNIT #1.

BASIS OF BEARINGS: CL of Dixie Lane per LEXINGTON VILLAGE SUBD., UNIT #1.

DATE: August 13, 1996 UNIT OF MEASUREMENT: Feet SCALE: 1" = 30'



Date: 9-19-96
This survey consists of:
2 sheet(s) Map
0 sheet(s) Narrative



REGISTERED PROFESSIONAL LAND SURVEYOR

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

I hereby declare that this is an exact copy of the original plat.
James E. Hibbs
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