

EASEMENTS PER SUBDIVISION GUARANTEE

- 1) SUBJECT PROPERTY SUBJECT TO RESTRICTION SET FORTH IN VOL.348, PG.1, JCDR REGARDING THE USE OF THE PROPERTY AS OF CEMETARY, MAUSOLEUM OR SIMILAR TYPES.
- 2) DECLARATION OF RESTRICTIONS ON VERDE HILLS UNIT NO. 1 SET FORTH IN VOL. 355, PG.74, JCDR AND AS AMENDED BY DOC.67-09179, ORJCO HAVE EXPIRED AS OF JANUARY 1, 1990.
- 3) BUILDING SETBACK LINES SHOWN ON PLAT OF VERDE HILLS, UNIT NO. 1 HAVE EXPIRED AS OF JANUARY 1, 1990 AS SET FORTH IN VOL.355, PG.74, JCDR.

PARTITION PLAT NO. P-40-1998
LAND PARTITION (LDP-98-29)
In Lot 1, Block 3 of VERDE HILLS, UNIT NO. 1 &
in the S.E. 1/4 of Sec. 29, T.37 S., R.1 W., W.M.,
City of Medford Jackson County, Oregon

SURVEY FOR:

Bonnar & Dolores Dysart
 2109 Dellwood Avenue
 Medford, OR 97504

SURVEY BY:

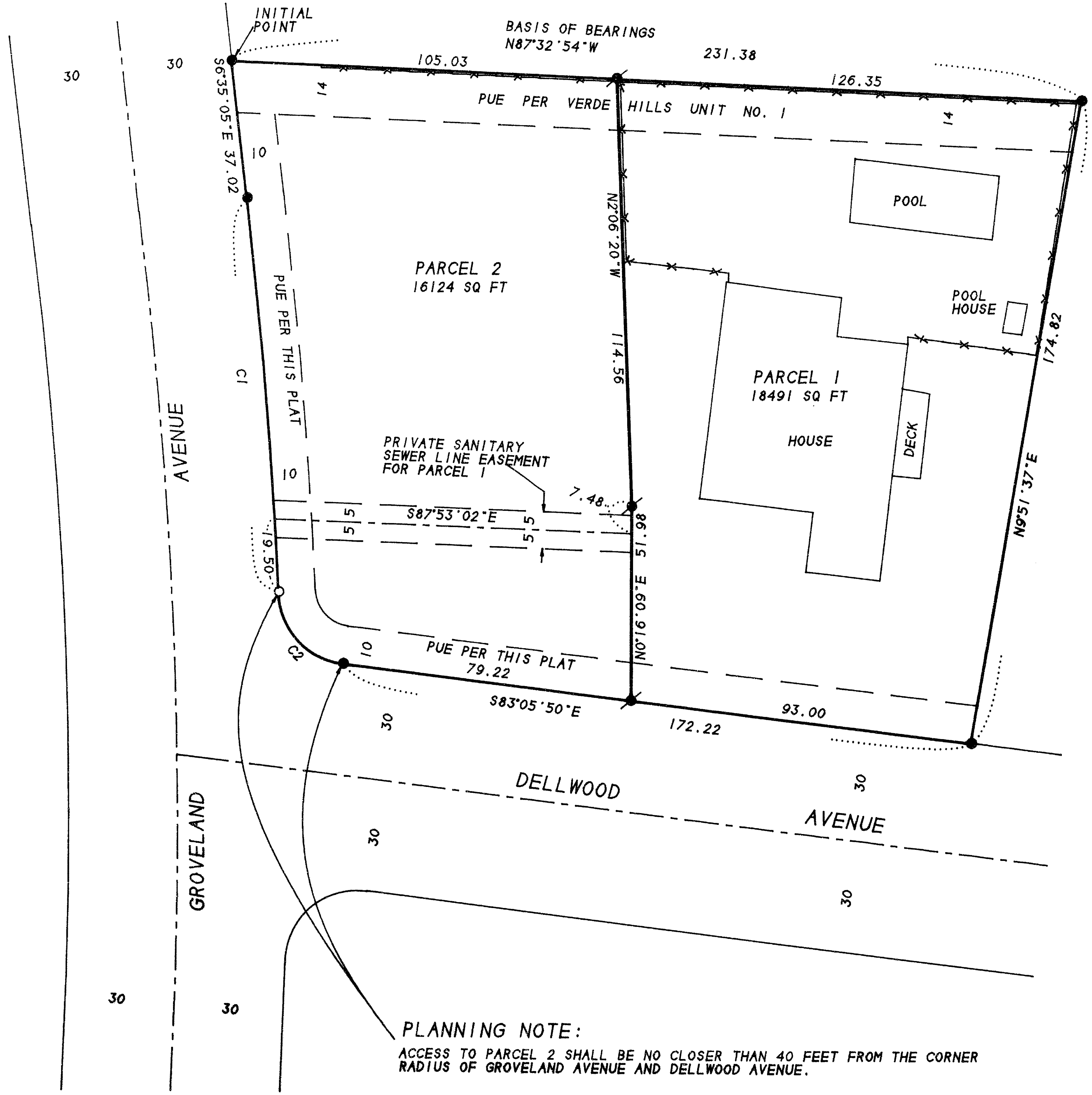
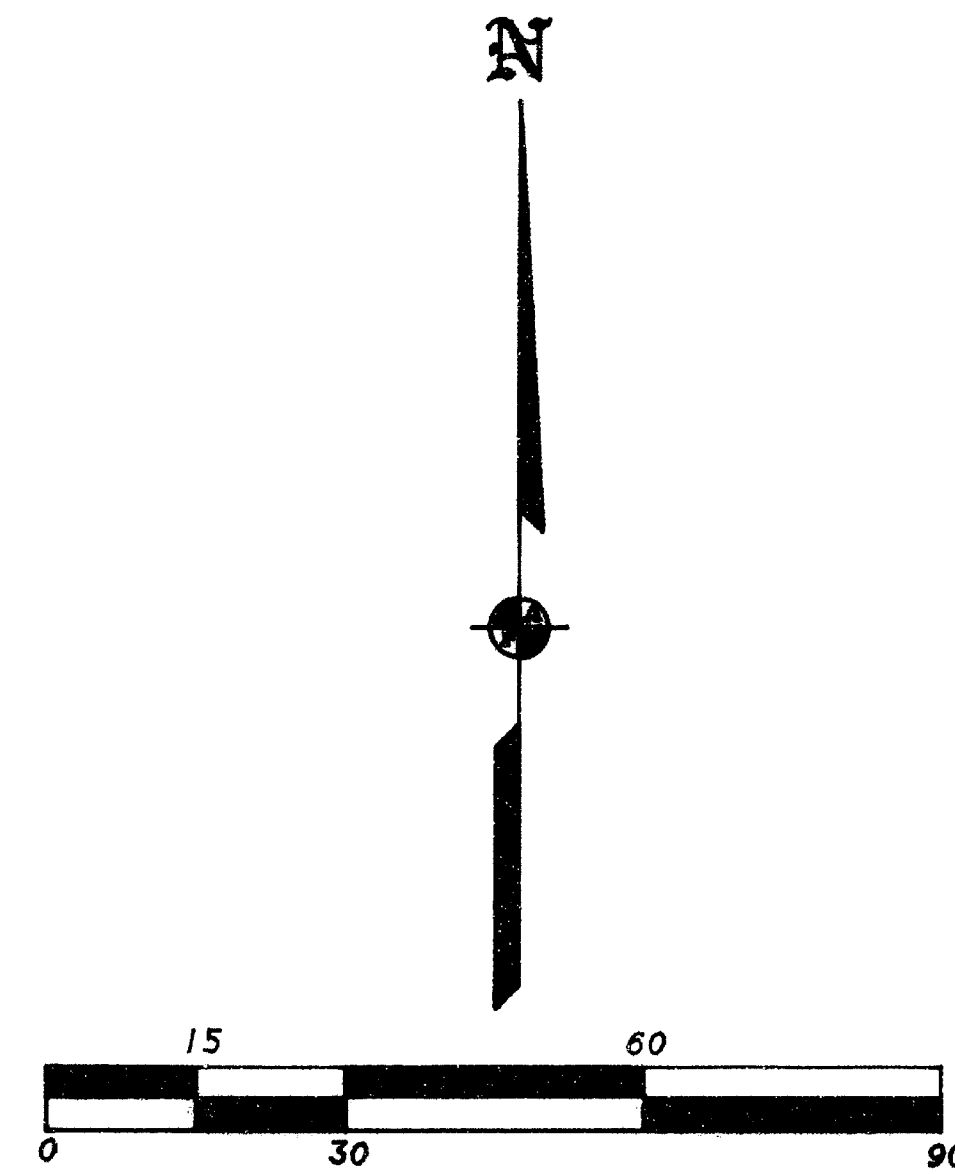
L.J. Friar & Assoc., P.C.
 Consulting Land Surveyors
 816 West Eighth Street
 Medford, Oregon 97501
 Phone: (541) 772-2782

LEGEND:

- - Fd. 3/4" iron pin per VERDE HILLS UNIT NO. 1.
- ⊗ - Fd. 5/8" iron pin per RS5416.
- - Set 5/8" x 30" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
- X-X- - Fence
- RS - Recorded Survey #.
- JCDR - Jackson County Deed Records.
- ORJCO - Official Records of Jackson County, Oregon.
- PUE - Public Utility Easement.
- CI - See Course Data Table.

BASIS OF BEARINGS: VERDE HILLS, UNIT #1 as shown.

DATE: May 20, 1998 UNIT OF MEASUREMENT: Feet SCALE: 1" = 30'



PLANNING NOTE:
 ACCESS TO PARCEL 2 SHALL BE NO CLOSER THAN 40 FEET FROM THE CORNER RADIUS OF GROVELAND AVENUE AND DELLWOOD AVENUE.

COURSE DATA TABLE				
NO.	RADIUS	DELTA	LENGTH	LONG CHORD
C1	1330.00	04°33'48"	105.93	S04°33'48"E 105.90
C2	20.00	80°54'45"	28.24	S42°38'27"E 25.95

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

James E. Hibbs
 SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
 OREGON
 JULY 17, 1988
 JAMES E. HIBBS
 2234
 Renewal Date 6-30-99

PARTITION PLAT NO. P-40-1998
LAND PARTITION (LDP-98-29)
In Lot 1, Block 3 of VERDE HILLS, UNIT NO. 1 &
in the S.E. 1/4 of Sec. 29, T.37 S., R.1 W., W.M.
City of Medford Jackson County, Oregon

..... APPROVALS

CITY OF MEDFORD PLANNING
File No. LDP-98-29

James M. Eisenbach JUNE 11, 1998
Director Date

Examined and approved this 9 day of JUNE, 1998.

Paul P. Lewis
City Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have
been paid as of June 12, 1998.

Michelle W. Matto 6-12-98 L. Servatius 6-12-98
Assessor Deputy Date Tax Collector Date

..... DECLARATION

Know all men by these presents that we, BONNAR WOOD DYSART and DOLORES JEAN DYSART, 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 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 Private Sanitary Sewer Line Easement over and across Parcel 2 for the exclusive use of Parcel 1 for the purpose of maintaining an existing sanitary sewer line to Parcel 1.

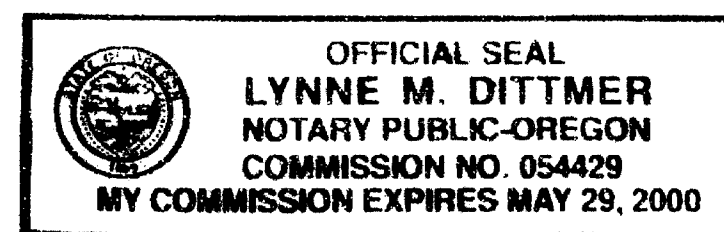
BONNAR WOOD DYSART By F. R. P. A. DOLORES JEAN DYSART BY R. R. P. A.
BONNAR WOOD DYSART DOLORES JEAN DYSART
By: RUSSELL DYSART, Attorney-in-Fact By: RUSSELL DYSART, Attorney-in-Fact

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named Russell Dysart and acknowledged the foregoing instrument to be his voluntary act and deed and further acknowledged the foregoing instrument was signed on behalf of Bonnar Wood Dysart and Dolores Jean Dysart.

Dated this 2nd day of June, 1998.

Before me: Lynne M. Dittmer
Notary Public of Oregon.



..... RECORDER'S CERTIFICATE

Filed for record this 12 day of June, 1998, at
10:20 o'clock A.M., and recorded as Partition Plat No. P-40-1998
of the records of Jackson County, Oregon.

Index Volume 9 Page 40

Kathleen S. Beckett
County Clerk

Christie D. Walker
Deputy

County Surveyor File No. 15773

..... 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:

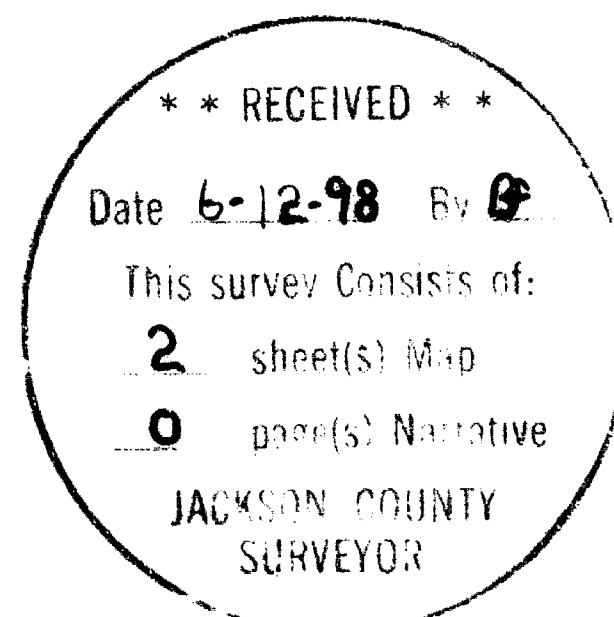
Lot 1, Block 3 of VERDE HILLS, UNIT NO. 1, in the City of Medford, according to the official plat thereof, now of record, in Jackson County, Oregon.

James E. Hibbs
SURVEYOR

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-98-29.

PROCEDURE: Made ties to existing pins established by VERDE HILLS UNIT NO. 1 and RS5416 to control the exterior and interior lines of this Partition. The missing Lot corner which was destroyed by utility construction was re-established using plat record data as shown.



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

James E. Hibbs
SURVEYOR

