

A Replat of Partition Plat Number P-14-1995 (Survey Number 14398)  
**PARTITION PLAT NO. P-20-1999**

APPROVAL: LDP-98-162

James McEwen  
CITY OF MEDFORD  
PLANNING DEPARTMENT  
DATE: MARCH 26, 1999

located in  
Lots 6 and 7 of Block 6 of LAURELHURST ADDITION,  
situated in the SE 1/4 of Section 19,  
T. 37 S., R. 1 W., W.M.,  
City of Medford, Jackson County, Oregon.

for  
Todd Zitzner  
2287 Pioneer Road  
Talent, Oregon 97540

February 12, 1999

RECORDING

FILED FOR RECORD THIS THE 29 DAY OF MARCH, 1999  
AT 1:59 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-20-1999

OF THE RECORDS OF JACKSON COUNTY, OREGON.

INDEX VOLUME 10, PAGE 20

Kathleen S. Becker COUNTY CLERK  
Cheryl Auger DEPUTY

APPROVAL:

EXAMINED AND APPROVED THIS 17 DAY OF MARCH, 1999.

Paul D. Lewis  
CITY OF MEDFORD SURVEYOR

COUNTY SURVEYOR FILE NO. 16091

SURVEYED BY: EAGLE-EYE SURVEYING CORPORATION  
23 NORTH IVY STREET  
MEDFORD, OREGON 97501  
PHONE (541) 776-2313

TAX STATEMENT APPROVAL

ALL TAXES, FEES, ASSESSMENTS  
OR OTHER CHARGES AS REQUIRED BY  
O.R.S. 92.095 HAVE BEEN PAID AS OF 26 MARCH, 1999

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, TODD ZITZNER, AS TO PARCEL 2, AND JON ALLARD, TRUSTEE OF THE JON ALLARD LIVING TRUST, DATED FEBRUARY 2, 1996, AS TO PARCEL 1, ARE THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON IN THE "SURVEYOR'S CERTIFICATE" AND THAT FT MORTGAGE COMPANIES D/B/A PREMIER MORTGAGE RESOURCES, A COMPANY IN THE STATE OF KANSAS, AND THOMAS M. ALLARD ARE BENEFICIARY INTEREST HOLDERS IN SAID LANDS. WE, THE PARTITIONERS, HAVE CAUSED THE SAME TO BE REPLATTED INTO PARCELS 1 AND 2. WE DO ALSO HEREBY VACATE THOSE PARCEL BOUNDARIES AND EASEMENTS CREATED BY THAT PARTITION PLAT RECORDED AS PARTITION PLAT NUMBER P-14-1995, RECORD OF PARTITIONS, JACKSON COUNTY, OREGON AND FILED AS SURVEY NUMBER 14398 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR. WE DO HEREBY MAKE AND CREATE THE 10 FEET WIDE 'PRIVATE SANITARY SEWER EASEMENT' AS SHOWN HEREON FOR THE BENEFIT OF PARCEL 1; THE OWNERS OF PARCEL 1, THEIR HEIRS AND ASSIGNS SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND USE A SANITARY SEWER LINE LOCATED WITHIN SAID EASEMENT. WE DO ALSO HEREBY DEDICATE TO THE CITY OF MEDFORD THE 10 FEET WIDE 'PUBLIC UTILITY EASEMENT' AS SHOWN HEREON.

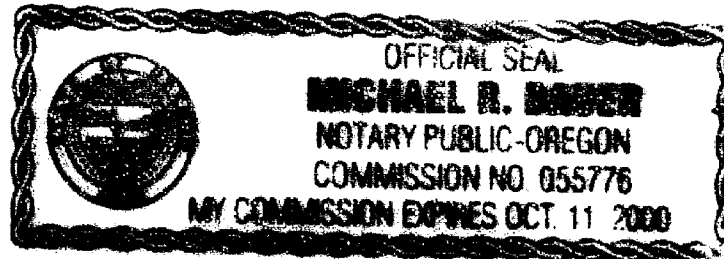
Russell D. Broughton  
RUSSELL D. BROUGHTON  
EXPIRES 12/31/99

William Thomas Turpehy ASSESSOR 3-26-99 DATE  
Lynda Odsitt Deputy TAX COLLECTOR 3-26-99 DATE

Todd Zitzner TODD ZITZNER  
Jon Allard JON ALLARD TRUSTEE

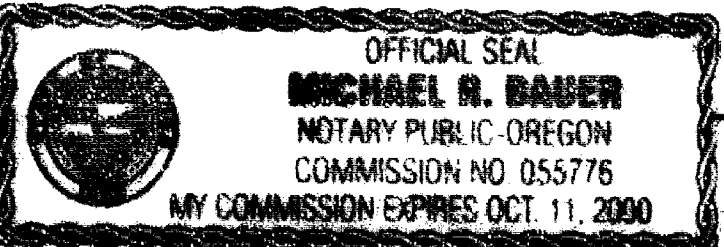
STATE OF OREGON }  
County of Jackson } ss 2-26-, 1999.

PERSONALLY APPEARED BEFORE ME THE HEREON NAMED TODD ZITZNER WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME:  Michael Bauer  
NOTARY PUBLIC - OREGON

STATE OF OREGON }  
County of Jackson } ss 2-26-99, 1999.

PERSONALLY APPEARED BEFORE ME THE HEREON NAMED JON ALLARD, WHO DID STATE THAT HE IS THE TRUSTEE OF THE JON ALLARD LIVING TRUST, DATED FEBRUARY 2, 1996 AND HE DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME:  Michael Bauer  
NOTARY PUBLIC - OREGON

CONSENT AFFIDAVITS: Doc No 99-15861, OFFICIAL RECORDS, JACKSON COUNTY, OREGON  
Doc No 99-15862, OFFICIAL RECORDS, JACKSON COUNTY, OREGON

SURVEYOR'S CERTIFICATE:

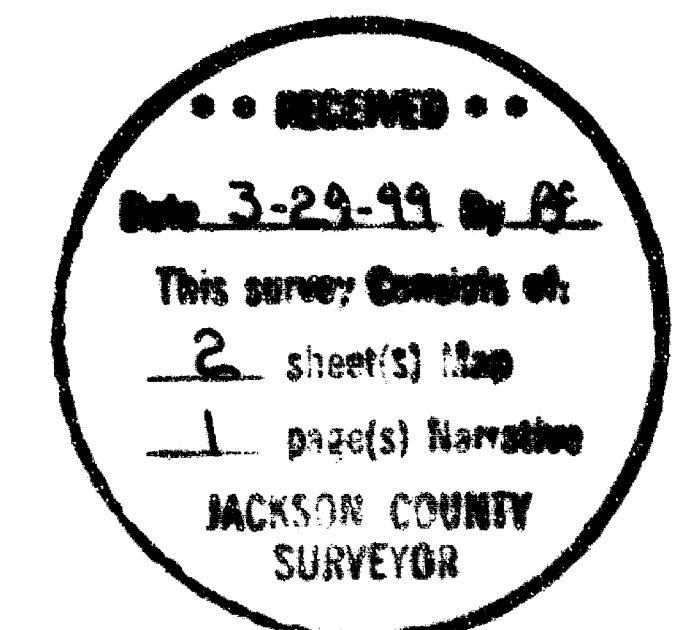
I, RUSSELL D. BROUGHTON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY PREPARED THE PLAT FROM RECORD MEASUREMENTS, AS PROVIDED FOR IN OREGON REVISED STATUTE 92.060 (6), PERTAINING TO LAND PARTITIONING, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID TRACT AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

PARCELS 1, 2 & 3 OF THAT PARTITION PLAT RECORDED FEBRUARY 22, 1995, PARTITION PLAT NUMBER P-14-1995 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NUMBER 14398 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

Russell D. Broughton  
SURVEYOR

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

Russell D. Broughton  
SURVEYOR



**EAGLE-EYE SURVEYING CORPORATION**

23 North Ivy Street, Medford  
 P.O. Box 4397, Medford, Oregon 97501-0170  
 Tel. (541)776-2313 Fax. (541)776-9978

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,  
 OREGON REVISED STATUTES

SURVEY FOR: Todd Zitzner  
 2287 Pioneer Road  
 Talent, Oregon 97540

LOCATION: In Lots 6 and 7 of Block 6 of LAURELHURST ADDITION,  
 situated in the SE 1/4 of Section 19,  
 T. 37 S., R. 1 W., W.M.,  
 City of Medford, Jackson County, Oregon.

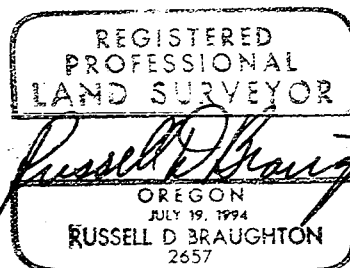
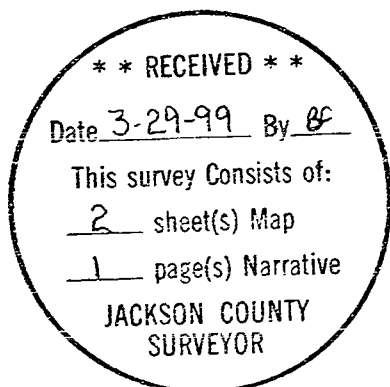
PURPOSE: PARTITION PLAT; City of Medford: LDP-98-162, A Re-  
 plat of Partition Plat Number P-14-1995 (S.N.14398)  
 To locate and monument the new boundaries between  
 Parcels 1 and 2 as shown on the accompanying plat  
 and to prepare and record said plat for the purpose  
 of creating said Parcels as shown.

PROCEDURE: Utilizing existing control per S.N. 14398 in the  
 possession of this office and the found monuments  
 as shown, computed the boundaries of Lots 6 and 7.  
 The boundary between Parcels 1 & 2, (South Line of  
 Lot 6 of Block 6 of LAURELHURST ADDITION) was then  
 monumented as shown. Monuments set on this survey  
 consist of 5/8" x 30" steel pins with red plastic  
 caps mkd. "R. BRAUGHTON - LS 2657".

BASIS OF  
 BEARINGS: Existing Control per S.N. 14398.

EQUIPMENT: Nikon DTM-A5 Electronic Total Station.

DATE  
 COMPLETED: February 12, 1999



Expires 12/31/99

T37-1W-19DD Tax Lots 2300, 2301 & 2302

A Replat of Partition Plat Number P-14-1995 (Survey Number 14398)  
**PARTITION PLAT NO. P-20-1999**

located in  
Lots 6 and 7 of Block 6 of LAURELHURST ADDITION,  
situated in the SE 1/4 of Section 19,  
T. 37 S., R. 1 W., W.M.,  
City of Medford, Jackson County, Oregon.

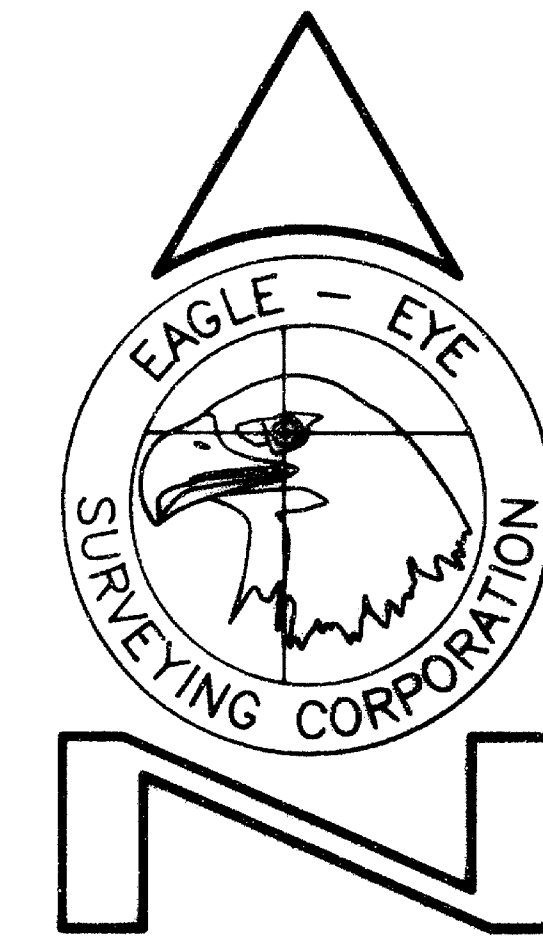
for  
Todd Zitzner  
2287 Pioneer Road  
Talent, Oregon 97540

February 12, 1999

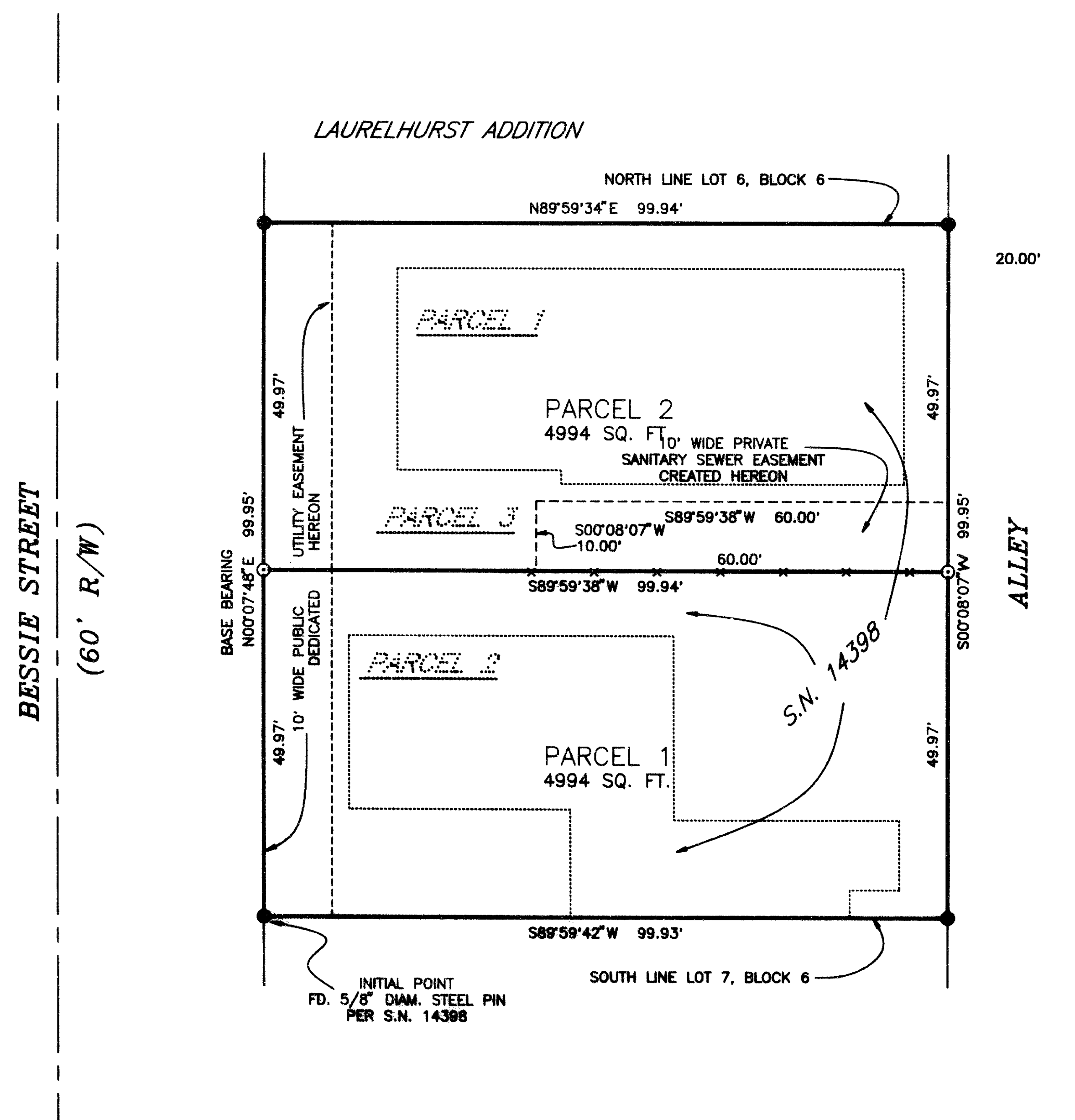
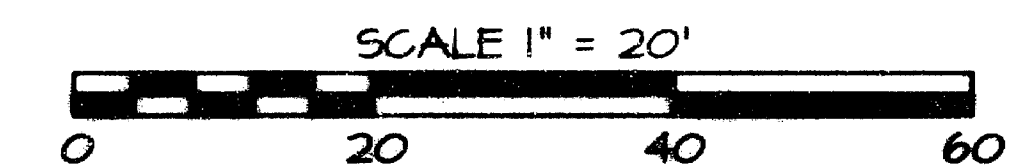
I DO HEREBY CERTIFY THAT THIS IS AN  
EXACT PHOTOCOPY OF THE ORIGINAL PLAT.

*Russell D. Braughton*  
SURVEYOR

*Russell D. Braughton*  
EXPIRES 12/31/99



23 North Ivy Street  
Medford, OR 97501  
(541) 776-2313



**LEGEND**

- INDICATES A 5/8" DIAM. I. PIN W/CAP MKD. 'D.A. EDWARDS-LS2339' FD. PER S.N. 14398.
- INDICATES A 5/8" X 30" STEEL PIN W/ RED PLASTIC CAP MKD. 'R. BRAUGHTON-LS 2657' SET.

S.N. = SURVEY NUMBER

P.U.E. = Public Utility Easement: Electricity, Telephone, Natural Gas, Cable T.V.,  
Water, Sanitary Sewer, Storm Drain, construction and maintenance.

BASIS OF BEARINGS: EXISTING CONTROL PER S.N. 14398.