

PARTITION PLAT NO. P-44-1999

LAND PARTITION (LDP-99-54)

Located in:
The N.W. 1/4 of Section 25, T.37S., R.2W., W.M.
City of Medford, Jackson County, Oregon

For

DOROTHY J. SMITH
229 Mariposa Terrace
Medford, Oregon 97504

APPROVALS:

MEDFORD CITY PLANNING:
[Signature] Director July 30, 1999 Date

Examined and approved this 27 day of July, 1999.

[Signature]
City Surveyor

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 16235

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 4 DAY OF AUGUST 1999, AND
AT 4:16 O'CLOCK, P.M.

RECORDED AS PARTITION PLAT NO. P-44-1999 OF "RECORD OF PARTITION PLATS"
IN JACKSON COUNTY, OREGON. (INDEX VOLUME 10 PAGE 44.)

[Signature]
County Clerk

SURVEYOR'S CERTIFICATE:

I, Douglas C. McMahan, a duly Registered Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and complies with the regulations for Land Partitions and the following is an accurate description of the parent tract of land as set forth hereon:

Commencing at the 2 1/2" brass disc marking the West One-quarter (1/4) corner of Section 25, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence NORTH 3.52 feet to the Northerly right-of-way line of Jacksonville Highway; thence North 89°37'10" East along said right-of-way line, 68.90 feet to a point for the Southwest corner of that tract described in Document No. 99-10160 of the Official Deed Records of said Jackson County said point also being the Southwest corner of the tract described in Document No. 76-07477 of the Official Records of said Jackson County; thence North 00°03'38" West (Record NORTH) along the Westerly boundary of said tract, 15.00 feet to a point for the INITIAL POINT OF BEGINNING, said point being the Northwest corner of said tract described in Document No. 99-10160; thence continue North 00°03'38" West (Record NORTH) along the Westerly boundary of said tract described in Document No. 76-07477, a distance of 641.61 feet to the Northwest corner of said tract; thence North 89°16'29" East 264.04 feet (Record North 89°24' East 264.00 feet) along the Northerly boundary of said tract to the Northeast corner thereof; thence South 00°03'30" East (Record SOUTH) along the easterly boundary of said tract, 643.20 feet to the Southeast corner of the aforementioned tract described in Document No. 99-10160, said Deed Records; thence South 89°37'10" West along the Northerly boundary of said tract 264.00 feet to the INITIAL POINT OF BEGINNING.

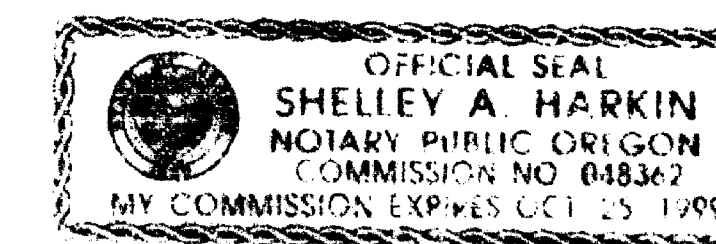
DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that I, Dorothy J. Smith, am the owner of the real property represented on this partition plat and more particularly described in the SURVEYOR'S CERTIFICATE, and have caused the same to be partitioned into parcels as shown hereon, I hereby grant to the City of Medford the 25' wide drainage easement shown hereon for drainage purposes and for access and maintenance of the creek area. I also hereby create a cross-access easement 30' wide for a shared driveway over parcel 1 and 2 as shown hereon, to benefit parcels 1 and 2, and I hereby create the private sanitary sewer easement across parcel No. 1 to benefit parcel No. 2. I also hereby dedicate to the public for public use the public utility easement as shown hereon.

STATE OF OREGON)
COUNTY OF JACKSON)ss

Personally appeared the above named Dorothy J. Smith acknowledged the foregoing instrument to be her voluntary act and deed.

before me this 21st day of July, 1999.



[Signature]
Notary

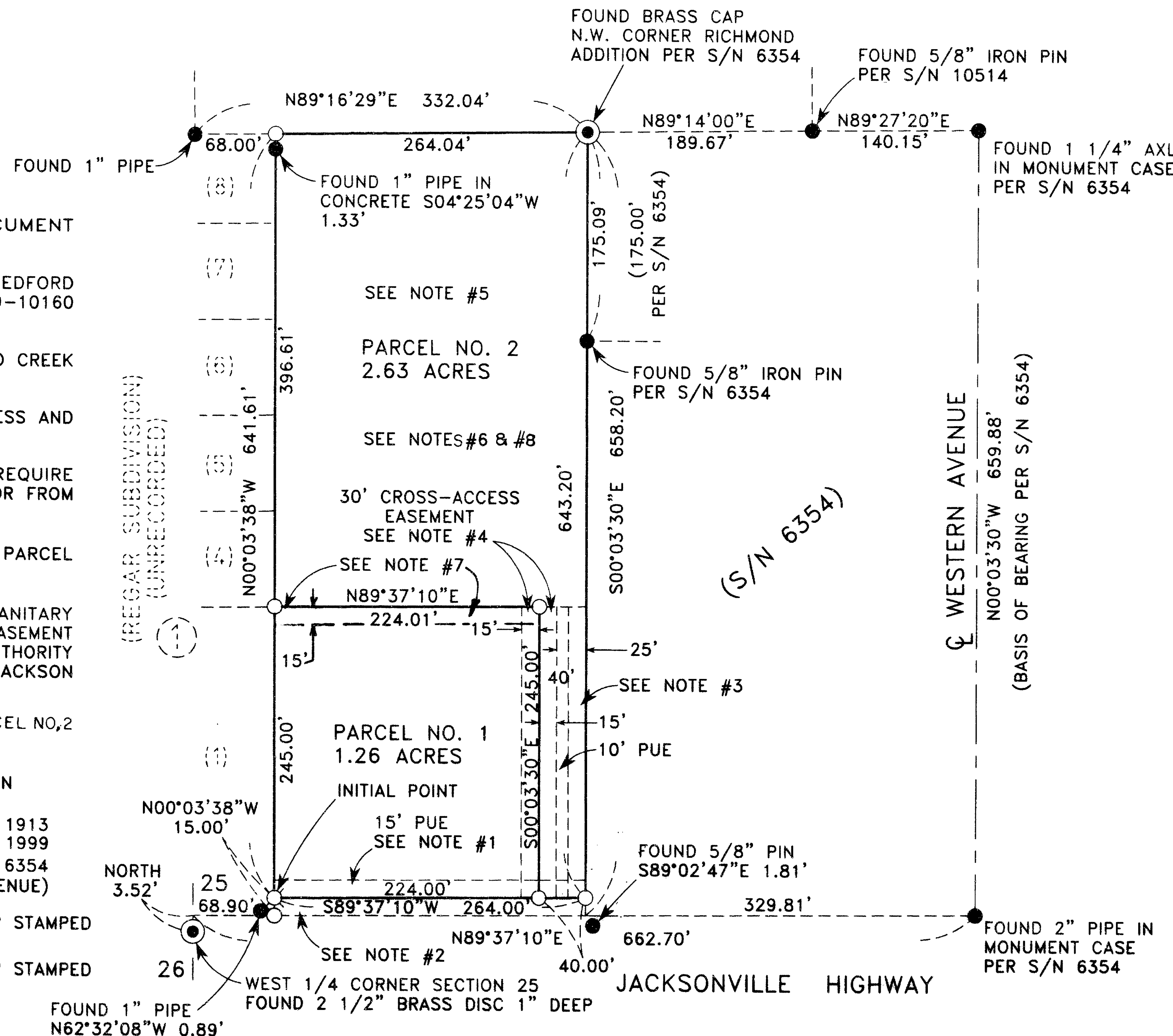
All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid, as of 08-04-99.

[Signature] Deputy Assessor 08-04-99 Date
[Signature] Deputy Tax Collector 8-4-99 Date

NOTES

- 1) 15' PUBLIC UTILITY EASEMENT PER DOCUMENT NO. 99-00949 J.C.D.R.
- 2) 15' STRIP OF LAND GRANTED TO CITY OF MEDFORD FOR STREET PURPOSES PER DOCUMENT NO. 99-10160 J.C.D.R.
- 3) 25' WIDE DRAINAGE EASEMENT FOR ACCESS TO CREEK TO CITY OF MEDFORD.
- 4) 30' WIDE CROSS-ACCESS EASEMENT FOR INGRESS AND EGRESS OVER A COMMON DRIVEWAY.
- 5) FUTURE DEVELOPMENT OF PARCEL 2 MAY REQUIRE ACCESS FROM LOCUST STREET TO THE EAST OR FROM REGAR STREET TO THE WEST.
- 6) NO WATER SERVICE IS BEING PROVIDED FOR PARCEL NO. 2 AT THIS TIME.
- 7) EASEMENT BEING CREATED FOR A PRIVATE SANITARY SEWER LINE TO PARCEL NO. 2, AND ALSO AN EASEMENT GRANTED TO BEAR CREEK VALLEY SANITARY AUTHORITY PER INSTRUMENT NO. 99-39165 OF JACKSON COUNTY DEED RECORDS.
- 8) NO SEWER LATERAL IS BEING PROVIDED FOR PARCEL NO.2 AT THIS TIME.
HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541)779-4641
BY: DOUGLAS C. MCMAHAN PLS NO. 1913
SCALE: 1" = 100' JUNE 22, 1999
BASIS OF BEARING: FILED SURVEY NO. 6354
(CENTER LINE WESTERN AVENUE)

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "D. MCMAHAN LS 1913".
- ⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "D. MCMAHAN LS 1913".
- = FOUND MONUMENT AS NOTED
- ⊙ = FOUND BRASS DISC AS NOTED
- S/N = FILED SURVEY NUMBER
- J.C.D.R. = JACKSON COUNTY DEED RECORDS
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, IRRIGATION, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE

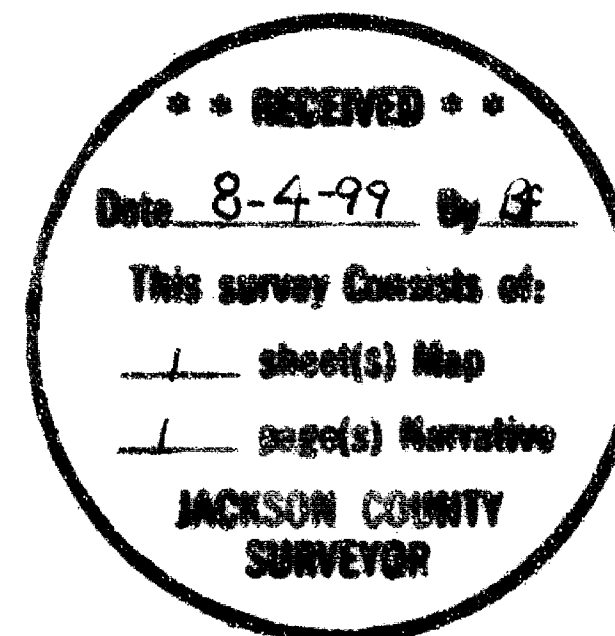


I certify this plat to be an exact photocopy of the original
[Signature]
SURVEYOR

PROFESSIONAL
LAND SURVEYOR

[Signature]
DOUGLAS C. MCMAHAN
JACKSON COUNTY SURVEYOR

EXPIRES 12/31/00



SURVEY NO. 16235

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

SURVEY FOR: DOROTHY J. SMITH AND TIM URBANIA
229 Mariposa Terrace P.O. Box 5179
Medford, Oregon 97504 Central Point, Oregon 97502

LOCATION: The N.W. 1/4 of Section 25, T.37S., R.2W., W.M.,
City of Medford, Jackson County, Oregon

PURPOSE: To survey, monument and prepare final plat for a land partition per the
City of Medford file No. LDP-99-54 and per the client's request.

PROCEDURE: Utilizing found monumentation per filed Survey No. 6354 and 10514 and
other monuments as shown for control, I establish monuments for the
parcels as shown on accompanying map. An electronic total station was
used to make all monuments. I surveyed subject property as described in
Document No. 76-07478 of the Jackson County Deed Records.

BASIS OF BEARING: FILED SURVEY NO. 6354
(CENTERLINE WESTERN AVENUE)

DATE: June 22, 1999

**** RECEIVED ****
Date 8-4-99 By [Signature]
This survey Consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Douglas C. McMahan
OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
EXPIRES 12/31/00
Douglas C. McMahan
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504