

**PARTITION PLAT NO. P-55-1999**

**LAND PARTITION (LDP-98-110)  
In Lot 2, Block 1 of NICKEL ADDITION TO THE CITY OF MEDFORD  
& in the S.W. 1/4 of Sec. 25, T.37 S., R.2 W., W.M.,  
Jackson County, Oregon**

• • • • • **APPROVALS** • • • • •

CITY OF MEDFORD PLANNING  
File No. LDP-98-110

*M. S. Gallagher*  
Acting Director

9-13-99  
Date:

Examined and approved this 9th day of September, 1999.

*Kerry K. Bradshaw (acting)*  
City Surveyor

• • • • • **RECORDER'S CERTIFICATE** • • • • •

Filed for record this 21 day of September, 1999, at  
2:00 o'clock P.M., and recorded as Partition Plat No. P-55-1999  
of "Record of Partition Plats" of Jackson County, Oregon.

Index Volume 10 Page 55

*Kathleen S. Beckett*  
County Clerk

*Charles D. Walker*  
Deputy

County Surveyor File No. 16272

• • • • • **TAX STATEMENT** • • • • •

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have  
been paid as of Sept 21, 1999.

*Paul Kelly* Deputy  
Assessor Date 9/21/99

*Colleen Stanford*  
Tax Collector Date 9-21-99

• • • • • **DECLARATION** • • • • •

Know all men by these presents that I, LOUIS AGRESTE, am the owner in fee 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 do hereby dedicate to the public for public use that area shown on Sheet 2 labeled Street Dedication as well as that area labeled Public Utility Easement (PUE) with the condition that Falcon Cablevision, its successors or assigns in interest shall have the right to use said PUE.

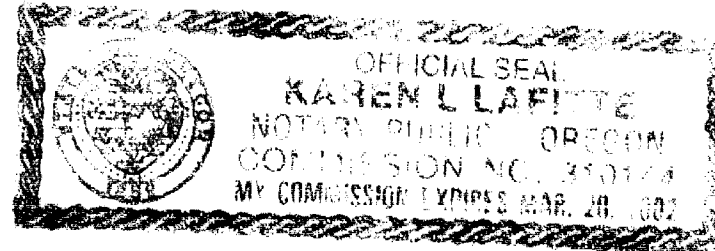
*Louis Agreste*  
LOUIS AGRESTE

STATE OF OREGON)  
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Louis Agreste and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 5th day of January, 1999.

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



• • **AFFIDAVIT OF CONSENT** • •

From Southern Pacific Funding Corporation recorded as Doc. 11/21/99 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:

Parcel No. 1 per Partition Plat No. P-62-1994, according to the official plat thereof, now of record, in Volume 5, Page 62 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 14071 in the Office of the Jackson County Surveyor.

*James E. Hibbs*  
SURVEYOR

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

PURPOSE: To survey and monument the corners of three parcels created through a Minor Land Partition. See City of Medford Planning No. LDP-98-110.

PROCEDURE: The exterior was held by found monuments per RS14071. Computed the positions of the Parcel corners per the approved Tentative Plat and set same. Those monuments found as well as those set are as shown on Sheet 2.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*James E. Hibbs*  
OREGON  
JULY 17, 1988  
JAMES E. HIBBS  
2224  
RENEWAL DATE 6-30-01

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

*James E. Hibbs*  
SURVEYOR

**PARTITION PLAT NO. P-55-1999**  
**LAND PARTITION (LDP-98-110)**  
**In Lot 2, Block 1 of NICKEL ADDITION TO THE CITY OF MEDFORD**  
**& in the S.W. 1/4 of Sec. 25, T.37 S., R.2 W., W.M.,**  
**Jackson County, Oregon**

COURSE DATA TABLE				
NO.	RADIUS	DELTA	LENGTH	LONG CHORD
C1	20.00	89°53'58" ((89°54'05"'))	31.38 ((31.38))	S45°02'31"W 28.26 ((S45°02'20"W 28.26))
C2	20.00	89°53'58"	31.38	S45°02'31"W 28.26

**SURVEY FOR:**

Louis Agresto  
 1700 Prune Street  
 Medford, OR 97501

**SURVEY BY:**

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

**LEGEND:**

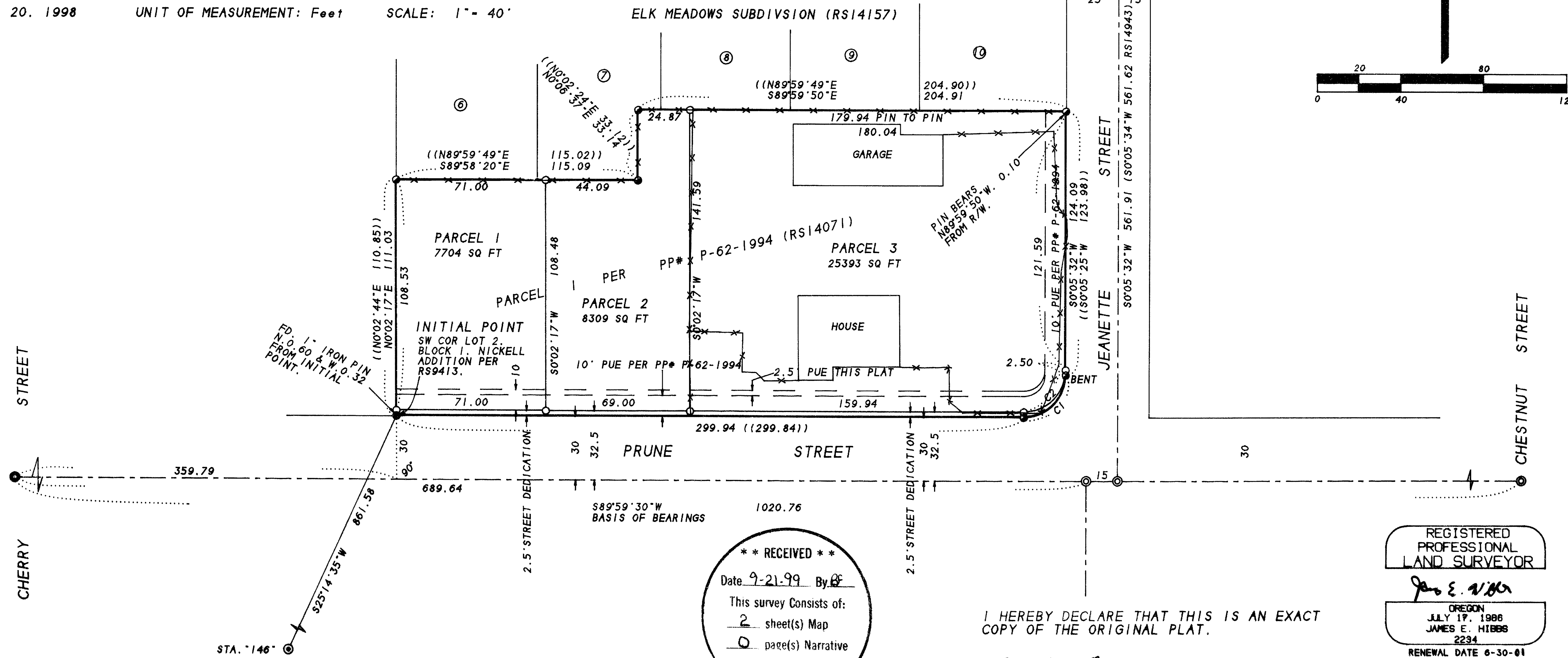
- ⊙ - Fd. County Surveyor's brass capped monument.
- - Fd. 5/8" iron pin per RS9413.
- ⊙ - Fd. 5/8" iron pin w/ plastic cap mkd. TEMPLIN LS2359 per RS14071.
- ⊙ - Fd. 2.5" brass disk mkd. "CITY OF MEDFORD SURVEYOR" in mon case per RS14943.
- ⊙ - Fd. 2.5" brass disk mkd. "LS2349" (record LS2230) in mon case per TWO OAKS SUBD.
- - Set 5/8" x 24" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
- (( )) - Record data per PP# P-62-1994 (RS14071).
- X-X- - Fence line.
- PUE - Public Utility Easement.
- RS - Recorded Survey #.
- CI - See Course Data Table.
- JCDR - Jackson County Deed Records.
- ORJCO - Official Records of Jackson County, Oregon.
- PP# - Partition Plat No.

**EASEMENTS PER SUBDIVISION GUARANTEE**

1) SUBJECT PROPERTY SUBJECT TO DEFERRED IMPROVEMENT AGREEMENT WITH THE CITY OF MEDFORD PER DOC.# 94-21155. ORJCO.

BASIS OF BEARINGS: Centerline of Prune Street per RS14943.

DATE: November 20, 1998      UNIT OF MEASUREMENT: Feet      SCALE: 1" = 40'



\*\* RECEIVED \*\*  
 Date 9-21-99 By *BF*  
 This survey consists of:  
 2 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

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, 1986  
 JAMES E. HIBBS  
 2234  
 RENEWAL DATE 6-30-01