

LEGEND:

- = Fd. brass disk in concrete per VCS.
- ⊙ = Fd. 5/8" iron pin w/ plastic cap mkd. R.BATH LS1069 per FS14404.
- = Fd. 5/8" iron pin w/ plastic cap mkd. LS2271 per RS14878.
- = Set 5/8" x 30" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
- X-X- = Fence line.
- PUE = Public Utility Easement.
- FS = Filled Survey #.
- JCDR = Jackson County Deed Records.
- ORJCO = Official Records of Jackson County, Oregon.
- VCS = Valley Center Subdivision.
- L1 C1 = See course data table.
- PDE = Private Driveway Easement.

BASIS OF BEARINGS: Survey No. 9523 as shown hereon.
 DATE: June 23, 2000 UNIT OF MEASUREMENT: Feet SCALE: 1" = 30'

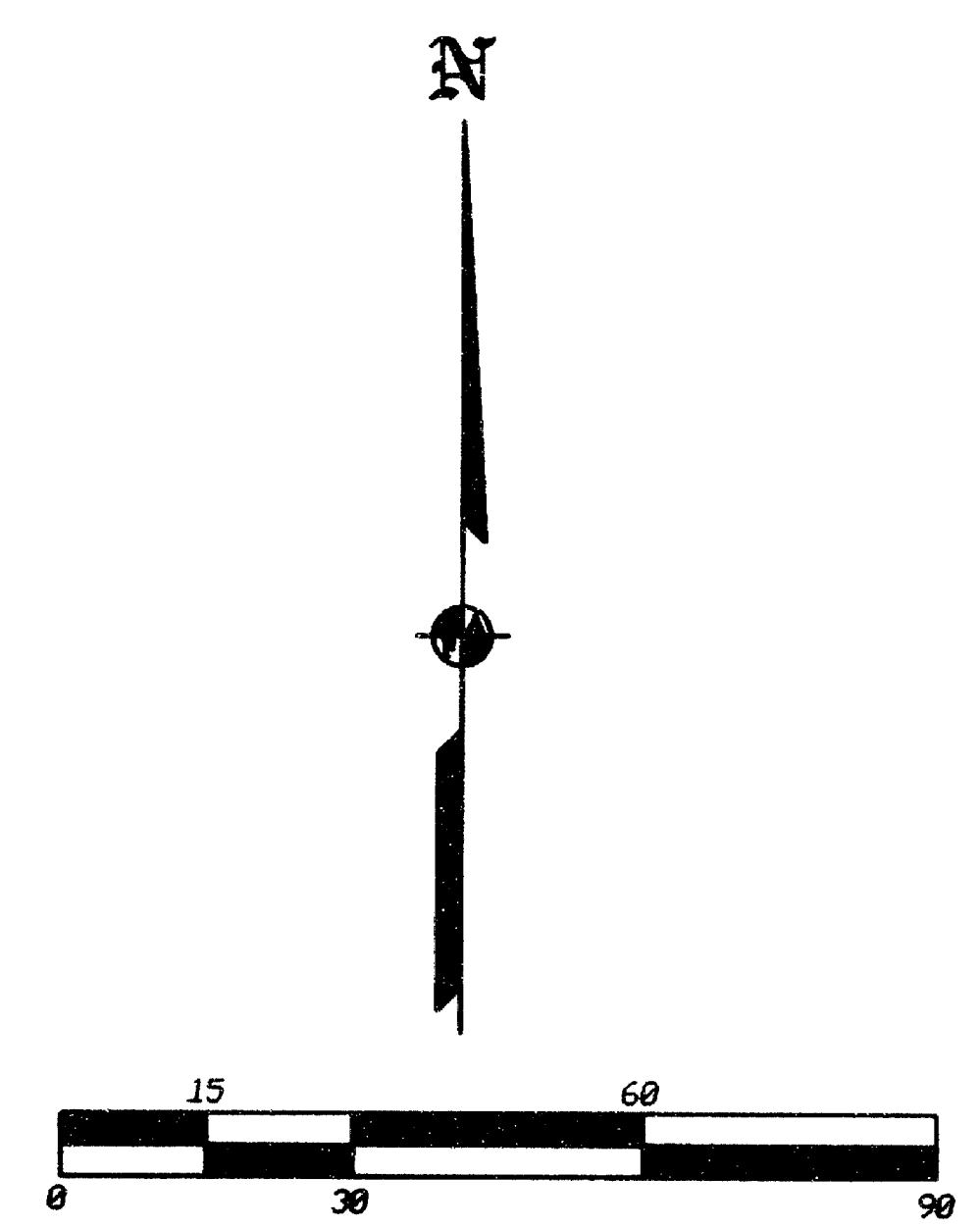
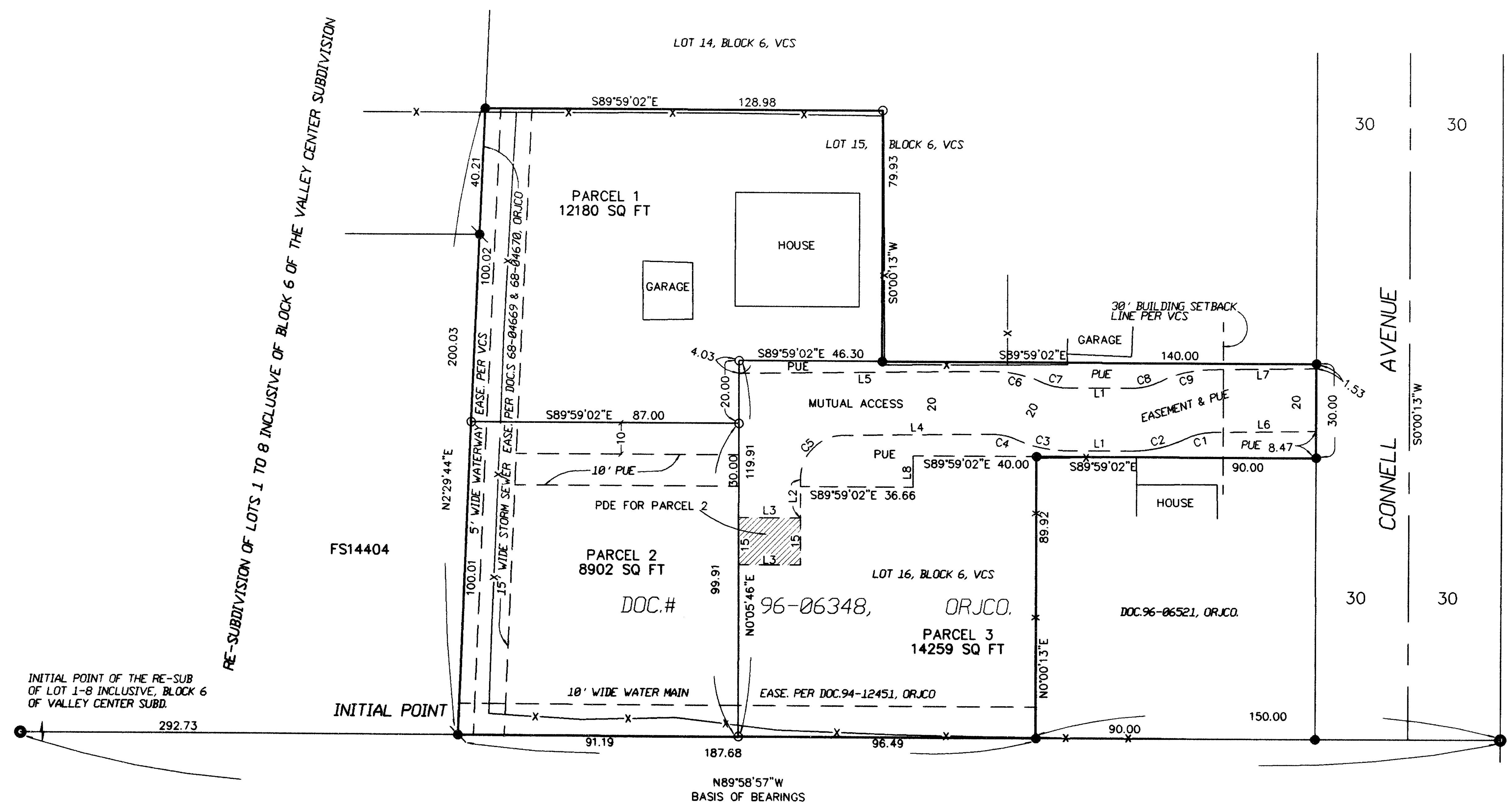
PARTITION PLAT NO. P-45-2000
 In Lots 15 & 16, Block 6 of VALLEY CENTER SUBDIVISION
 & in the N.E. 1/4 of Sec. 14, T.97 S., R.2 W., W.M.
 City of Medford Jackson County, Oregon
 (File LDP-99-112)

SURVEY FOR: ROXANNE HENDRIX
 2683 CONNELL AVENUE
 MEDFORD, OR 97501

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

COURSE DATA TABLE				
NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	25°12'21"	8.80	20.00	S76°38'40"W 8.73
C2	25°58'28"	18.13	40.00	N77°01'44"E 17.98
C3	23°48'10"	16.62	40.00	S78°04'57"E 16.50
C4	24°34'16"	8.58	20.00	N78°28'00"W 8.51
C5	89°09'05"	21.78	14.00	S44°40'18"W 19.65
C6	24°34'16"	17.15	40.00	N78°28'00"W 17.02
C7	23°48'10"	8.31	20.00	S78°04'57"E 8.25
C8	25°58'28"	9.07	20.00	N77°01'44"E 8.99
C9	25°12'21"	17.60	40.00	S76°38'40"W 17.46
NUM	DISTANCE	BEARING		
L1	20.85	N89°59'02"W		
L2	12.44	N0°05'46"E		
L3	20.00	S89°59'02"E		
L4	47.83	N89°14'51"E		
L5	81.34	N89°14'51"E		
L6	33.37	N89°14'51"E		
L7	33.64	N89°14'51"E		
L8	10.00	N00°00'58"E		

EASEMENT PER SUBDIVISION GUARANTEE
 BUILDING RESTRICTIONS PER V.355, P.144 & V.358, P.253, JCDR



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

** RECEIVED **
 DATE JULY 31, 2000 BY CJD
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

*** APPROVALS ***

CITY OF MEDFORD PLANNING
File No. LDP-99-112

Robert O. Smith Director 27 July 2000 Date

Examined and approved this 20 day of July, 2000.

Paul D. Smith
City Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have been paid as of July 31, 2000.

William H. Johnson Assessor 7/31/00 Date Lynnda Adams Deputy Tax Collector 7/31/00 Date

PARTITION PLAT NO. P-45-2000
In Lots 15 & 16, Block 6 of VALLEY CENTER SUBDIVISION
& in the N.E. 1/4 of Sec. 14, T.37 S., R.2 W., W.M.
City of Medford Jackson County, Oregon
(File LDP-99-112)

SURVEY FOR:

ROXANNE HENDRIX
2683 CONNELL AVENUE
MEDFORD, OR 97501

SURVEY BY:

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

*** RECORDER'S CERTIFICATE ***

Filed for record this 31 day of July, 2000, at 11:50 o'clock A.M., and recorded as Partition Plat No. P-45-2000 of "Record of Partition Plats" of Jackson County, Oregon.
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Kathleen S. Bickett County Clerk Karla Bybee Deputy

County Surveyor File No. 16581

*** DECLARATION ***

Know all men by these presents that I, ROXANNE J. HENDRIX, am the owner in fee of the land 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. I do hereby make and establish the areas shown on Sheet 2 as Public Utility Easement (PUE), with the condition that Falcaon Cable TV, its successor or assigns in interest shall have the right to use said PUE. I do hereby make and establish the Mutual Access Easement shown on Sheet 2 for the benefit of Parcels 1, 2, and 3 for the purpose of providing access to and from Connell Avenue. Parcels 1, 2 and 3 shall be equally responsible for the maintenance and repair of the improvements contained within the Mutual Access Easement. I do hereby make and establish the Private Driveway Easement (PDE) for the benefit of Parcel 2 as shown on Sheet 2.

Roxanne Adams
ROXANNE ADAMS
aka Roxanne Hendrix

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named Roxanne J. Hendrix and acknowledged the foregoing instrument to be her voluntary act and deed.

Dated this 14th day of July, 2000.

Before me: Karen Lafitte
Notary Public of Oregon



*** AFFIDAVITS OF CONSENT ***

From WELLS FARGO HOME MORTGAGE, INC. recorded as Document No. 00-31449, ORJCO.

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

*** 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:

Beginning at the Southwest corner of Lot 16, Block 6 of VALLEY CENTER SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the West line of Lots 15 and 16 of said SUBDIVISION, North 02°29'44" East, 200.03 feet (North 02°29' East, 200.13 feet) to the Northwest corner of said Lot 15; thence along the North line thereof, South 89°59'02" East (record EAST), 128.98 feet to the most Northerly Northeast corner of that tract described in Document No. 96-06348, Official Records of Jackson County, Oregon; thence along the East line thereof, South 00°00'13" West, 79.93 feet to the interior ell corner of said tract; thence along the Northerly line of said tract, South 89°59'02" East, 140.00 feet to the East line of said Lot 15; thence along the East lines of said Lots 15 and 16, South 00°00'13" West (record SOUTH), 30.00 feet to the Northeast corner of that tract described in Document NO. 96-06521, said Official Records; thence along the North line of said tract, North 89°59'02" West, 90.00 feet to the Northwest corner thereof; thence along the West line thereof, South 00°00'13" West, 89.92 feet to the South line of said Lot 16; thence along said South line, North 89°58'57" West (record WEST), 187.68 feet to the INITIAL POINT OF BEGINNING.

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 Land Partition. See City of Medford Planning File No. LDP-99-112.

PROCEDURE: Made ties to monuments established by FS14404 & 14878 to control the exterior of this Partition. Computed the position of the Parcel corners per the approved Tentative Plat and set pins at the locations shown hereon.

