

PARTITION PLAT NO. P-50-2001

A Replat of Lot 14, Block 6, Valley Center Subdivision as recorded January 8, 1948 in Volume 6 of Plats at Page 33 of the records of Jackson County, Oregon, located in the Northeast One-quarter of Section 14, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon

PREPARED FOR:

David and Judith Anderson
730 Stringer Gap Road
Grants Pass, Oregon 97527

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that we, David L. Anderson and Judith L. Anderson, husband and wife, as tenants by the entirety, are the owners in fee simple of the lands as described in the Surveyor's Certificate herewith, and that we have caused the same to be partitioned into Parcels 1, 2 and 3, as shown hereon, and hereby dedicate to the City of Medford all Public Utility Easements and a 10-foot wide Sanitary Sewer Easement, as depicted hereon, and a minimum access for the use and benefit of Parcels 2 and 3 and a 10-foot wide Private Storm Drain Easement for the use and benefit of Parcels 1, 2 and 3, as depicted hereon, subject to that certain Maintenance and Access Agreement as contained in Instrument Number _____, recorded _____.

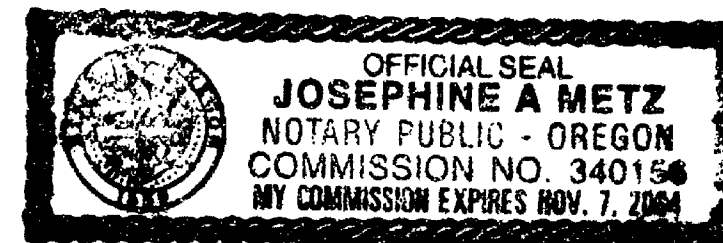
David L. Anderson 9-4-01 Date
Judith L. Anderson 9-4-01 Date

STATE OF OREGON }
County of Jackson } ss

Personally appeared before me the above named David L. Anderson and Judith L. Anderson, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and seal this 4th day of September 2001.

Before me:
Josephine A. Metz
Notary Public - Oregon



NOTES

- Parcels 1, 2 and 3 depicted hereon are subject the following matters of record:
- Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Rogue Valley Irrigation district, not currently assessed.
- Regulations, including levies, liens, assessments, rights-of-way and easements of the Elk City Water District.
- Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion, familial status, national origin and mental or physical handicap, imposed by instrument, including the terms and provisions thereof, recorded September 20, 1951, Volume 357, Page 4, Deed Records of Jackson County, Oregon..
- An easement created by instrument for drainage channel or storm sewer, including the terms provisions thereof as recorded in Document Number 68-04667 on May 3, 1968, Document, Official Records of Jackson County, Oregon.
- Building line shown on the plat and dedication of Valley Center Subdivision, now of record.
- Waterway easement shown on the plat and dedication of Valley Center Subdivision, now of record.

SURVEYOR'S CERTIFICATE

I, Robert V. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments, as provided by law, the tract of land shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

Lot Fourteen (14) in Block Six (6) of Valley Center Subdivision In Jackson County, Oregon, according to the official plat thereof, now of record.

The exterior boundary more particularly described as follows: Beginning at the Southeast corner, Lot 14, Block 6, of Valley Center Subdivision as recorded January 18, 1948 in Volume 6, Page 33, Records of Jackson County, Oregon, on the westerly right-of-way of Connell Avenue, being the Initial Point and True Point of Beginning; thence leaving said right-of-way, North 89°59'04" West, a distance of 268.99 feet; thence North 02°29'36" East, a distance of 100.02 feet; thence South 89°59'06" East, a distance of 264.64 feet to the westerly right-of-way of Connell Avenue; thence along said right of way, South 00°00'15" West, a distance of 99.93 feet to the True Point of Beginning.

Robert V. Neathamer
Surveyor

NARRATIVE:

Purpose: To survey and monument Client's property pursuant to the conditionally approved Tentative Partition Plat, File Number LPD-00-103, as approved by the City of Medford Planning Commission on August 24, 2000.

Procedure: Utilizing a Nikon DTM-520 Total Station, and a Husky FS-2 Data Collector with TDS software, all found monuments, as depicted hereon, were tied in a closed loop traverse.

Based on said traverse, Survey Number 14878, on file in the Jackson County Surveyor's Office, Document Number 99-04686 and 68-04667, Official Records of Jackson County, Oregon, and the approved Tentative Partition Plat, the resultant boundaries were computed and monumented as depicted hereon.

I hereby certify that this is an exact copy of the original.
Robert V. Neathamer
Surveyor

APPROVAL:

Robert O. DeLoe 13 September 2001
City of Medford Planning Department Date

File Number: LPD-00-103

APPROVAL:

Examined and approved this 5 day of September, 2001.

Paul D. Lewis
City Surveyor

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF September 14, 2001.

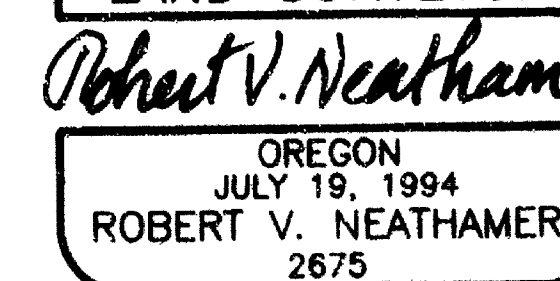
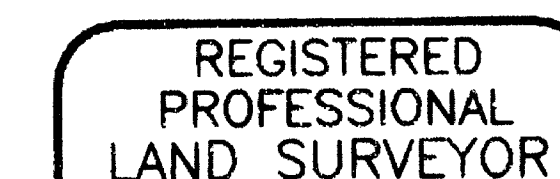
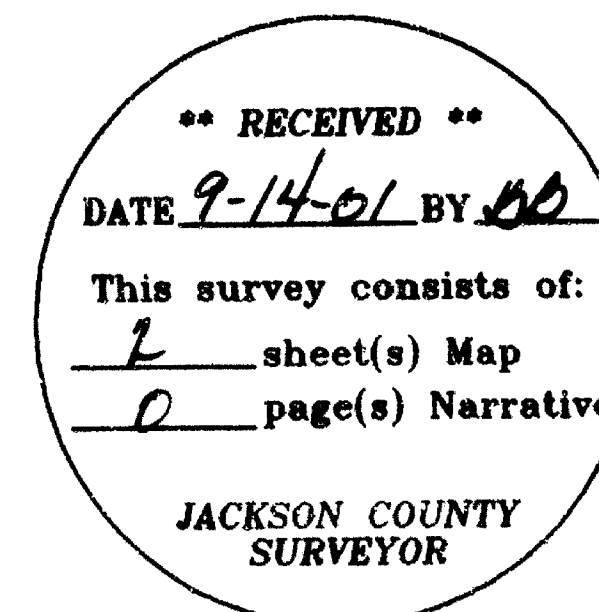
[Signature] 9/14/2001 Barbara E. Wada 9/14/01
ASSESSOR Date DEPUTY TAX COLLECTOR Date

RECORDING:

FILED FOR RECORD THIS THE 14 DAY OF September, 2001 AT 2:01 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-50-2001 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 12.

PAGE 50.
Rathleen S. Beckett Glenda E. Bartlett
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 17067



Renewal Date 12/31/02

PREPARED BY: **Neathamer Surveying, Inc.**
304 South Central Avenue
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 00013 DATE: August 28, 2001

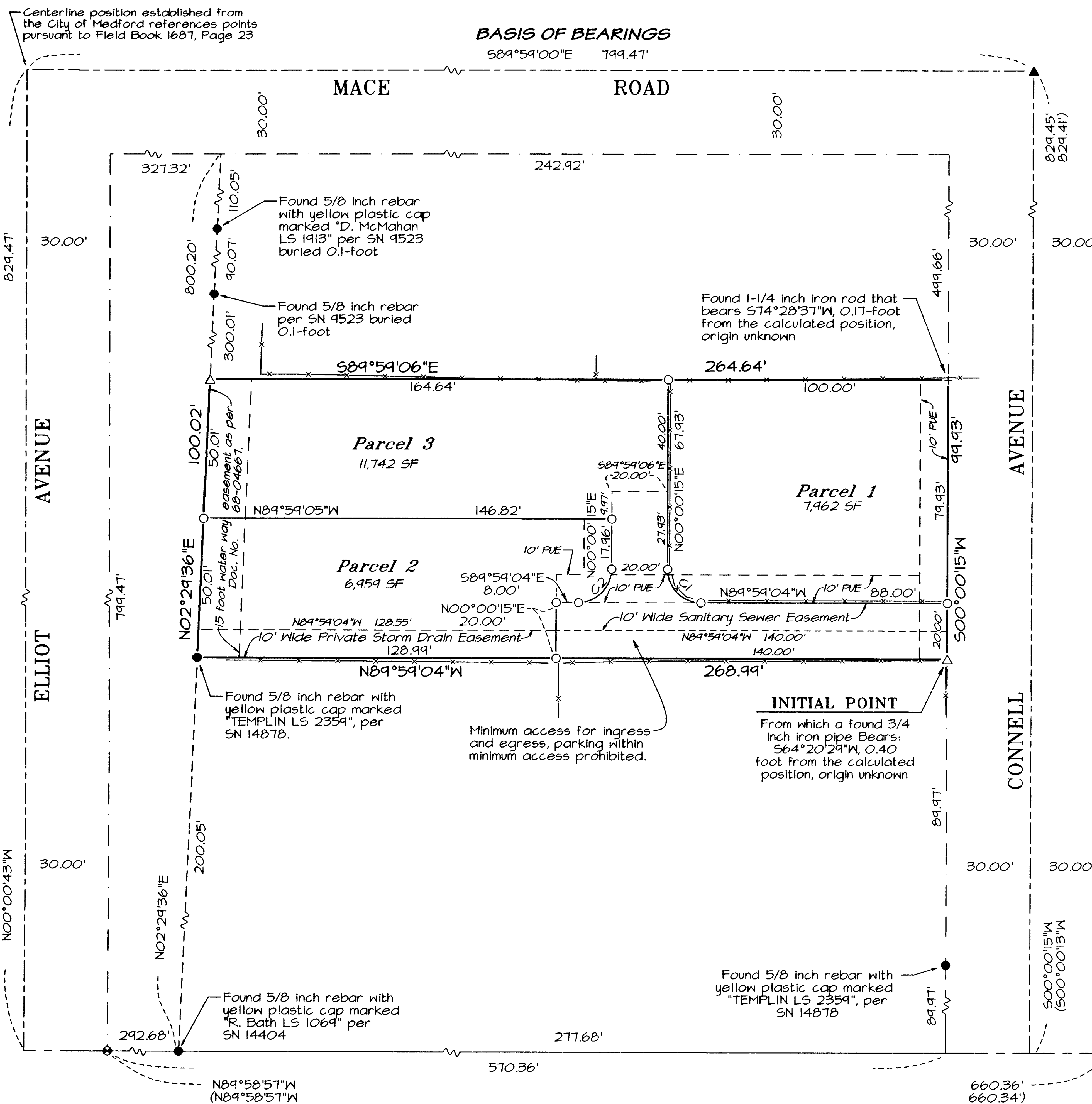
Sheet 1 of 2 © RVN

PARTITION PLAT NO. P-50-2001

A Replat of Lot 14, Block 6, Valley Center Subdivision as recorded January 8, 1948 in Volume 6 of Plats at Page 33 of the records of Jackson County, Oregon, located in the Northeast One-quarter of Section 14, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon

PREPARED FOR:

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Right-of-way Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	89°59'18"	12.00'	18.85'	S44°54'24"E	16.67'
C2	90°00'42"	12.00'	18.85'	S45°00'36"W	16.91'

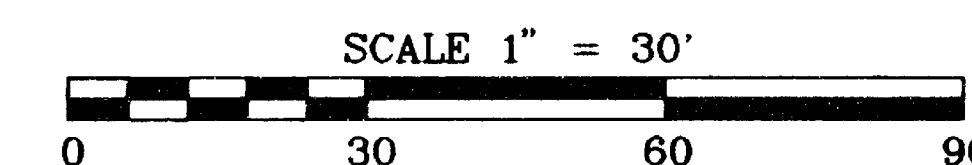
LEGEND

- Indicates a set 5/8 inch diameter by 24 inch long iron pin, with a yellow plastic cap marked "NEATHAMER LS 2675", the top set flush with the surface, or as noted.
- △ Indicates a set 5/8 inch diameter by 30 inch long iron pin, with a yellow plastic cap marked "NEATHAMER LS 2675", the top set flush with the surface, or as noted.
- Indicates a found 5/8 inch diameter iron pin with a yellow plastic cap marked as noted, flush with the surface, or as noted. Refer to SN 14878.
- + Indicates a computed position.
- ⊗ Indicates a found iron pipe, diameter as noted, flush with the surface, or as noted.
- ⊙ Indicates a found brass disc in concrete per Valley Center Subdivision Plat.
- ▲ Indicates a found 3/4" iron pin buried 0.2 foot below the asphalt.
- () Indicates record information as per SN 14878.
- - - Indicates an existing fence line.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- PUE Indicates a public utility easement.

RECEIVED
DATE 9-14-01 BY BO
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR



I hereby certify that this is an exact copy of the original.
Robert V. Neathamer
Surveyor



BASIS OF BEARINGS:

Survey Number 14878, as filed in the office of the Jackson County Surveyor on March 11, 1996. Reference bearing is the centerline of Mace Road, between Elliot Avenue and Connell Avenue.

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2875
Renewal Date 12/31/02

PREPARED BY: Neathamer Surveying, Inc.
304 South Central Avenue
Medford, Oregon 97501
Phone (541) 732-2869
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Sheet 2 of 2 © RVN