

PARTITION PLAT NO. P-74-01

PREPARED FOR:

Bilyeu Construction, Inc.
PO Box 428
Medford, Oregon 97501

A Replat of Lot 3, Block 2, Archer Subdivision, as recorded February 17, 1948 in Volume 6 of Plats at Page 35 of the records of Jackson County, Oregon, located in the Northwest One-quarter of Section 1, Township 38 South, Range 2 West of the Willamette Meridian, City of Medford, Jackson County, Oregon

Found 2-1/2 inch diameter brass cap bears S30°52'51"E 9.84'. Cap marked: SOUTH COLUMBUS ESTATES SUBDIVISION INITIAL PT. LS 1913

LEGEND

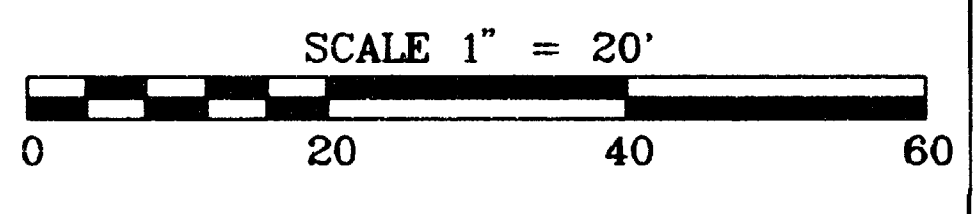
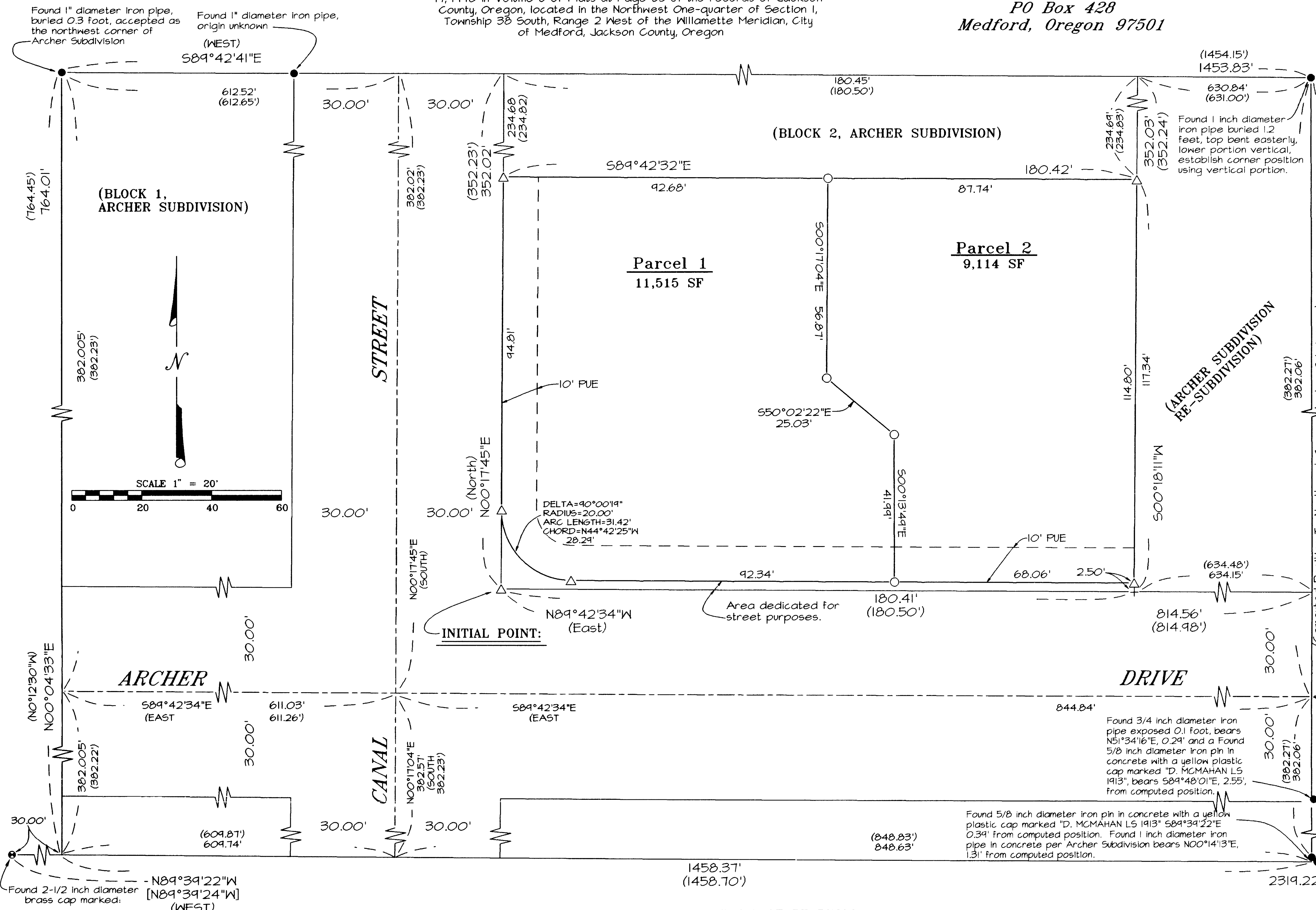
- O Indicates a set 5/8 inch diameter by 24 inch long iron pin, with yellow plastic cap marked 'NEATHAMER LS 2675', the top set flush with the surface, or as noted.
Delta indicates a set 5/8 inch diameter by 30 inch long iron pin, with yellow plastic cap marked 'NEATHAMER LS 2675', the top set flush with the surface, or as noted.
● Indicates a found monument as noted.
⊕ Indicates a found brass cap, marked as noted.
+ Indicates a computed position as noted.
() Indicates record information pursuant Archer Subdivision, now of record.
[] Indicates record information pursuant Archer Terrace Subdivision, SN 14349.
--- Indicates an existing fence line.
S/N Indicates a survey filed by number in the office of the Jackson County Surveyor.
PUE Indicates a public utility easement.

RECEIVED
DATE 12-14-01 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

Pursuant To SN 14349, the Centerline Of Archer Drive Bears N00°14'13"E, 0.23 Foot From the Computed Centerline Of Archer Drive Pursuant Archer Subdivision.

Computed Position To DLC Corner 831.25'

Found 2-1/2 inch diameter brass cap buried 0.4 foot, cap marked: 1984



SCALE 1" = 20'

DELTA=90°00'19"
RADIUS=20.00'
ARC LENGTH=31.42'
CHORD=N44°42'25"W 28.24'

BASIS OF BEARINGS:

The centerline of Archer Drive between found monuments at its intersection with Terrel Drive and its intersection with Martin Drive, as depicted on Archer Terrace Subdivision, now of record, filed as Survey Number 14349 in the office of the Jackson County Surveyor.

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert V. Neathamer
OREGON JULY 19, 1994
ROBERT V. NEATHAMER 2675

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: 00019 DATE: November 7, 2001

Sheet 2 of 2 © RVN

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

JACKSON COUNTY SURVEYOR
T385 R2W D.L.C.
1999

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PREPARED FOR:

Bilyeu Construction, Inc.
PO Box 428
Medford, Oregon 97501

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that BILYEU CONSTRUCTION, INC., an Oregon corporation, is the owner in fee simple of the lands as described in the Surveyor's Certificate herewith, and hereby partitions the same to into Parcels 1 and 2, as shown hereon, and hereby dedicate to the City of Medford for public use, a 2.50 foot wide strip of land for street purposes and a 10.00' public utility easement, also shown hereon.

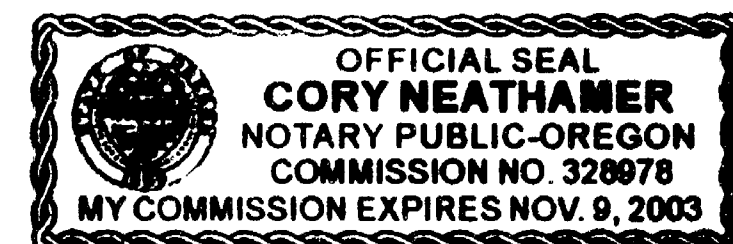
Dianna M. Bilyeu November 7th, 2001
Dianna Bilyeu, President Date

STATE OF OREGON }
County of Jackson }

Personally appeared the above named Dianna Bilyeu known to me to be the President of BILYEU CONSTRUCTION, INC., an Oregon corporation, and acknowledged the foregoing instrument, pursuant to authorization by the shareholders of said corporation, to be her voluntary act and deed.

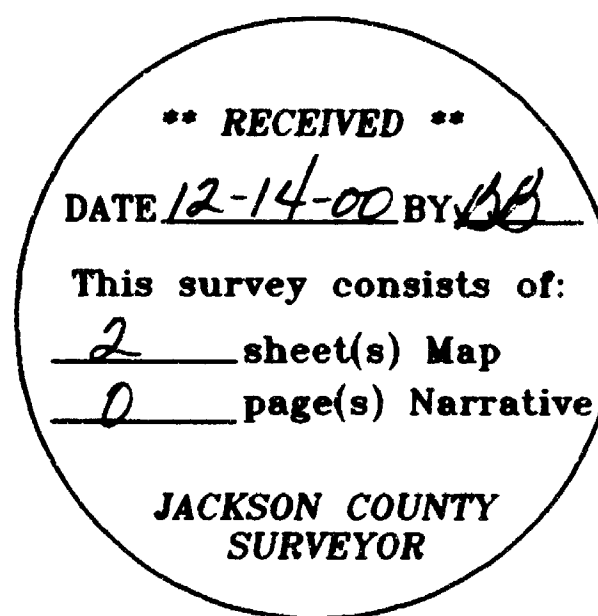
WITNESS my hand and seal this 7th day of November, 2001.

Before me: [Signature]
Notary Public - Oregon



RELEASE

Affidavit of Consent for Partition from John S. George and Cathleen M. George, recorded as Instrument Number 01-60416 of the Official Records of Jackson County, Oregon.



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 Three (3) in Block Two (2) of Archer Subdivision in Jackson County, Oregon, according to official plat thereof, now of record.

The exterior boundary more particularly described as: commencing at the Southwest corner of Lot 3, Block 2, Archer Subdivision as recorded February 17, 1948 in Volume 6 of Plats at Page 35 of the Records of Jackson County, Oregon, at the right-of-way intersection of Archer Drive and Canal Street, the Initial Point and the True Point of Beginning; thence North 00°17'04" East, along last said right-of-way, a distance of 117.31 feet; thence leaving first said right-of-way, South 89°42'56" East, a distance of 180.44 feet; thence South 00°17'20" West, a distance of 117.30 feet to the right-of-way of Archer Street; thence North 89°43'04" West, along last said right-of-way, a distance of 180.43 feet to the Point of Beginning.

Robert V. Neathamer
Surveyor

NOTES

Parcels 1 and 2 of the Partition Plat depicted hereon are subject to the record matters:

- (1) The effect on said parcels, or any part thereof, lying within the Medford Irrigation District, and subject to all water and irrigation rights, easements for ditches and canals, and all regulations of said District, including any and all assessments, liens and charges assessed, and to be assessed.
- (2) The premises herein described are within and subject to the statutory powers, including the power of assessment, of Bear Creek Valley Sanitary Authority.
- (3) Restriction "No unsightly buildings of permanent nature. This notation to be inserted on any or all deeds regarding the transfer of this property in the future. It is also stated that keeping of livestock which would create a nuisance is prohibited" as set out in instrument recorded September 12, 1949 in Volume 323 page 25 of the Deed Records of Jackson County, Oregon.
- (4) Temporary Service Agreement, subject to the terms and provisions thereof, by and between Cecil Wood and Bear Creek Valley Sanitary Authority, dated December 9, 1986 and recorded December 23, 1986 as Document Number 86-26190 of the Official Records of Jackson County, Oregon.
- (5) Restrictive covenants, subject to the terms and provisions thereof, dated February 15, 1989 and recorded December 29, 1989 as Number 89-30803 of the Official Records of Jackson County, Oregon.
- (6) Deferred Improvement Agreement, subject to the terms and provisions thereof, with the City of Medford, recorded October 5, 2001 as Instrument Number 01-47626, of the Official Records of Jackson County, Oregon.

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

APPROVAL:

[Signature] 12 December 2001
City of Medford Planning Department Date

File Number: LPD-00-184 - Revised

APPROVAL:

Examined and approved this 15th day of November, 2001.
[Signature]
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 DECEMBER 14th, 2001.

<u>[Signature]</u> 12-14-01 ASSESSOR	DATE	DEPUTY	DATE
<u>[Signature]</u> 12-14-01 TAX COLLECTOR	DATE	DEPUTY	DATE

RECORDING

FILED FOR RECORD THIS THE 14 DAY OF December, 2001 AT 3:19 O'CLOCK P. M. AND RECORDED AS PARTITION PLAT NO. P-74-01 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 12.
PAGE 74
Kathleen S. Beckett Almonda E. Bertlett
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 17145

NARRATIVE:

Purpose: To survey and monument Client's property pursuant to the conditionally approved Tentative Partition Plat, File Number LPD-00-184, by the City of Medford Planning Commission on March 22, 2001.

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 approval, the found monuments and Archer Subdivision, as recorded in Volume 6 of Plats at Page 35, and Survey Number 14349, of the records of Jackson County, Oregon, the exterior boundaries of said subdivision were computed. The centerline of Archer Drive and Canal Street, the exterior boundaries of Block 2 and the boundaries of Lot 3 were computed by proration. The boundaries of Parcels 1 and 2 were computed and monumented as depicted hereon.



Robert V. Neathamer
OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675
Renewal Date 12/31/02

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PROJECT NUMBER: 00019 DATE: November 7, 2001