

17274

# PARTITION PLAT NO. P-25-2002

CITY OF MEDFORD PLANNING ACTION LDP-01-147  
LOCATED IN  
NE. 1/4 of Section 32, T.37S., R.1W., W.M.  
CITY OF MEDFORD, JACKSON COUNTY, OREGON

February 25, 2002

### DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that Marvin L. Kennedy and Patricia A. Kennedy are the owners in fee simple of lands hereon described, and said Marvin L. Kennedy and Patricia A. Kennedy have partitioned the same into parcels as shown hereon, and the number and size of each parcel and direction and length of all lines are plainly set forth, and that this plat is a correct representation of said partition. We do hereby create hereon a 10 foot wide Public Utility easement over the Westerly portion of Parcel No. 1 and a Public Utility easement over that variable width flag to Parcel 2 that lies North from Parcel 1.

*Marvin L. Kennedy*  
Marvin L. Kennedy

*Patricia A. Kennedy*  
Patricia A. Kennedy

STATE OF OREGON )  
                          )SS  
COUNTY OF JACKSON)

personally appeared the above named Marvin L. Kennedy and Patricia A. Kennedy to me personally known, who being duly sworn, did say that they acknowledge the foregoing instrument to be their voluntary act and deed. Before me this 13<sup>th</sup> day of March, 2002.

*Sheryl Brannstrom*  
Notary Public for Oregon  
Commission No. 352820  
My Commission Expires: 1-15-2006

### APPROVALS:

Medford City Planning  
I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

*John O. Lott*  
Planning Director

4 April 2002  
Date

Medford City Surveyor  
Examined and approved this 19 day of MARCH, 2002.

*Paul D. Lujan*  
City Surveyor

### ASSESSOR / TAX COLLECTOR:

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of APRIL 10, 2002

*Willie Johnson Deputy*  
Assessor 4-10-02  
Date

*Carol Applegate Deputy*  
Tax Collector 4-10-02  
Date

### RECORDER'S CERTIFICATE:

Filed for record this 10 day of APRIL, 2002 at 11:11 O'Clock, AM and recorded as PARTITION PLAT NO. P-25-2002  
In "RECORD OF PARTITION PLATS" in Jackson County, Oregon.  
INDEX VOLUME 13 PAGE 25

*Kathleen S. Beckett*  
County Clerk

*Kathy LeBeau*  
Deputy  
**17274**

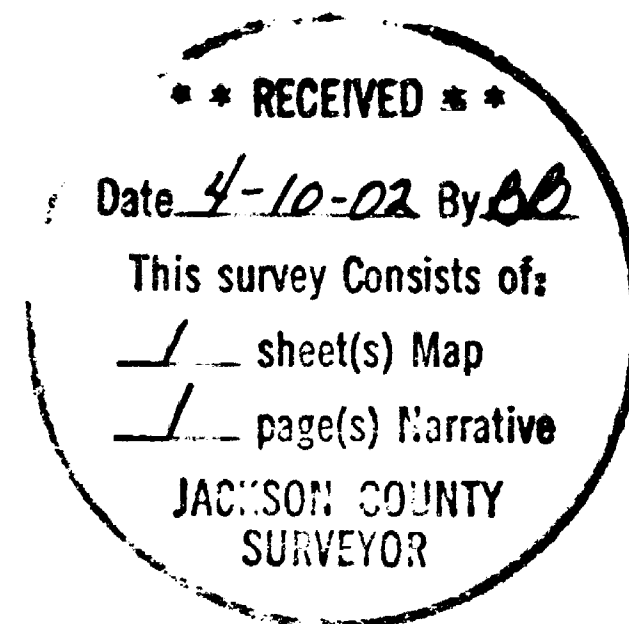
Filed in the office of Jackson County Surveyor as Survey No. \_\_\_\_\_

### SURVEY FOR:

Marvin L. Kennedy +  
Patricia A. Kennedy  
Husband + Wife  
2416 Edgemont Drive  
Medford, Oregon 97504

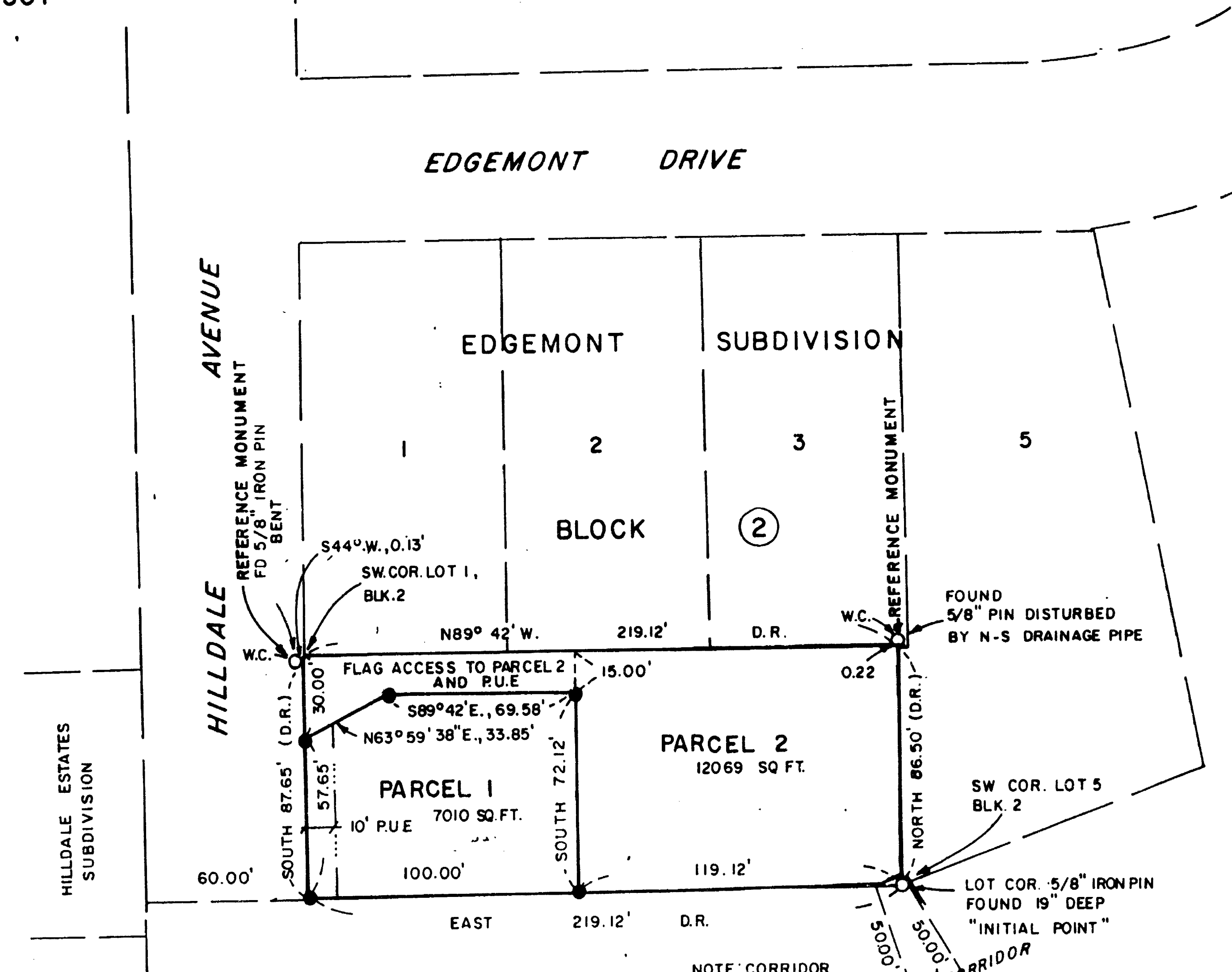
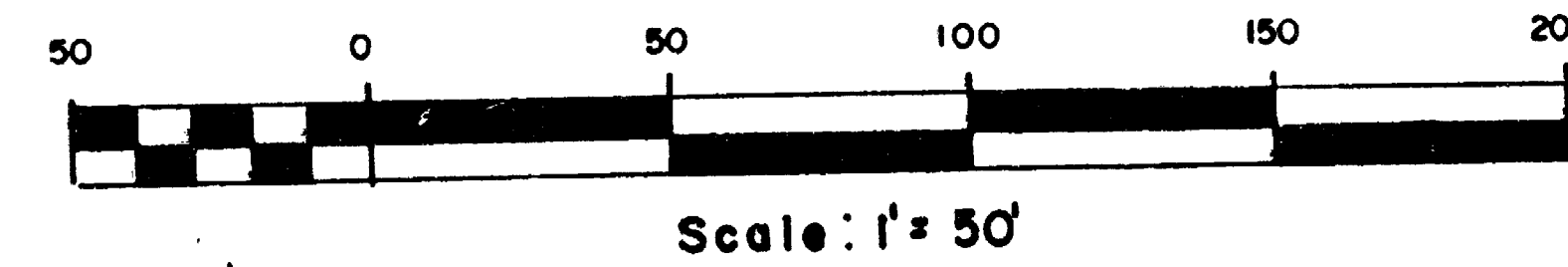
### SURVEY BY:

Boyden Surveyors  
Mark E. Boyden PLS 281  
108 Mistletoe  
Medford, Oregon 97501



### LEGEND

- Found 5/8" Iron pin (Edgemont Subd.)
- Set 5/8" x 24" Iron rebar w/ Aluminum cap Stamped "BOYDEN PLS 281"
- O.R.= Official Records, Jackson County, Oregon
- D.R.= Deed Record
- W.C.= Witness Corner
- P.U.E.=Public Utilities Easement



### NOTES

- RIGHT OF WAY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER VOL. 338 PG. 182 APPEARS TO BE LOCATED NEAR THE WESTERLY R/W LINE OF HILLDALE AVENUE
- THE 100 YEAR FLOOD PLAIN FOR LARSON CREEK RUNS FROM THE SW COR. PARCEL 2, EASTERLY TO A POINT 10' NORTH OF THE SE COR. PARCEL 2.

### BASIS OF BEARINGS:

LOT PINS FOUND FOR THE SOUTHERN PORTION OF THE WEST BOUNDARY LOT 5, BLOCK 2, EDMONT SUBD.

### SURVEYOR'S CERTIFICATE:

I, Mark E. Boyden, do hereby certify that I am a duly Registered Land Surveyor of the State of Oregon, License No. 281, and I further do hereby declare that this plat correctly represents a survey made by me, and that I have correctly surveyed and marked with proper corner and \_\_\_\_\_, the tract of land hereon shown and that said plat and survey conform with the ordinances of the City of Medford and the statutes of the State of Oregon, and that the following is an accurate survey and title description of said tract's exterior boundary:

Beginning at the "Initial Point" being a 5/8" iron pin found to be set for the Southwest corner of Lot 5, Block 2 of EDMONT SUBDIVISION (recorded subdivision), in the Northeast Quarter of Section 32, Township 37 South, Range 1 West of the Willamette Meridian in the City of Medford, Jackson County, Oregon; thence North, 86.50 feet to the West-Northwest corner of aforesaid Lot No. 5; thence North 89° 42' West along the South boundary of said Block 2, for a distance of 219.12 feet to the East right-of-way line of Hilldale Avenue; thence along said avenue line, South, 87.65 feet to the Southeast corner of Hilldale Avenue; thence East, 219.12 feet to the "Initial Point" of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR

*Mark E. Boyden*  
OREGON  
MARK E. BOYDEN  
281  
EXPIRES: 12/31/08

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT  
*Mark E. Boyden*  
SURVEYOR

PARTITION PLAT NO. P-25-2002

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Notary Public for Oregon  
Commission No. 352920  
My Commission Expires: 1-15-2006

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*John O. Lott*  
Planning Director  
Date 4 April 2002

Medford City Surveyor  
Examined and approved this 19 day of MARCH, 2002.

*Paul DeLeon*  
City Surveyor

ASSESSOR / TAX COLLECTOR:  
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*Willie Johnson Deputy*  
Assessor  
Date 4-10-02

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*Kathleen S. Beckett*  
County Clerk  
*Kathy LeBreaux*  
Deputy  
17274

Filed in the office of Jackson County Surveyor as Survey No. \_\_\_\_\_

SURVEY FOR:

Marvin L. Kennedy &  
Patricia A. Kennedy  
Husband & Wife  
2416 Edgemont Drive  
Medford, Oregon 97504

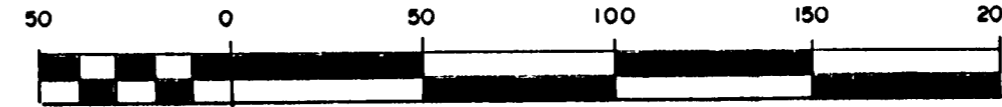
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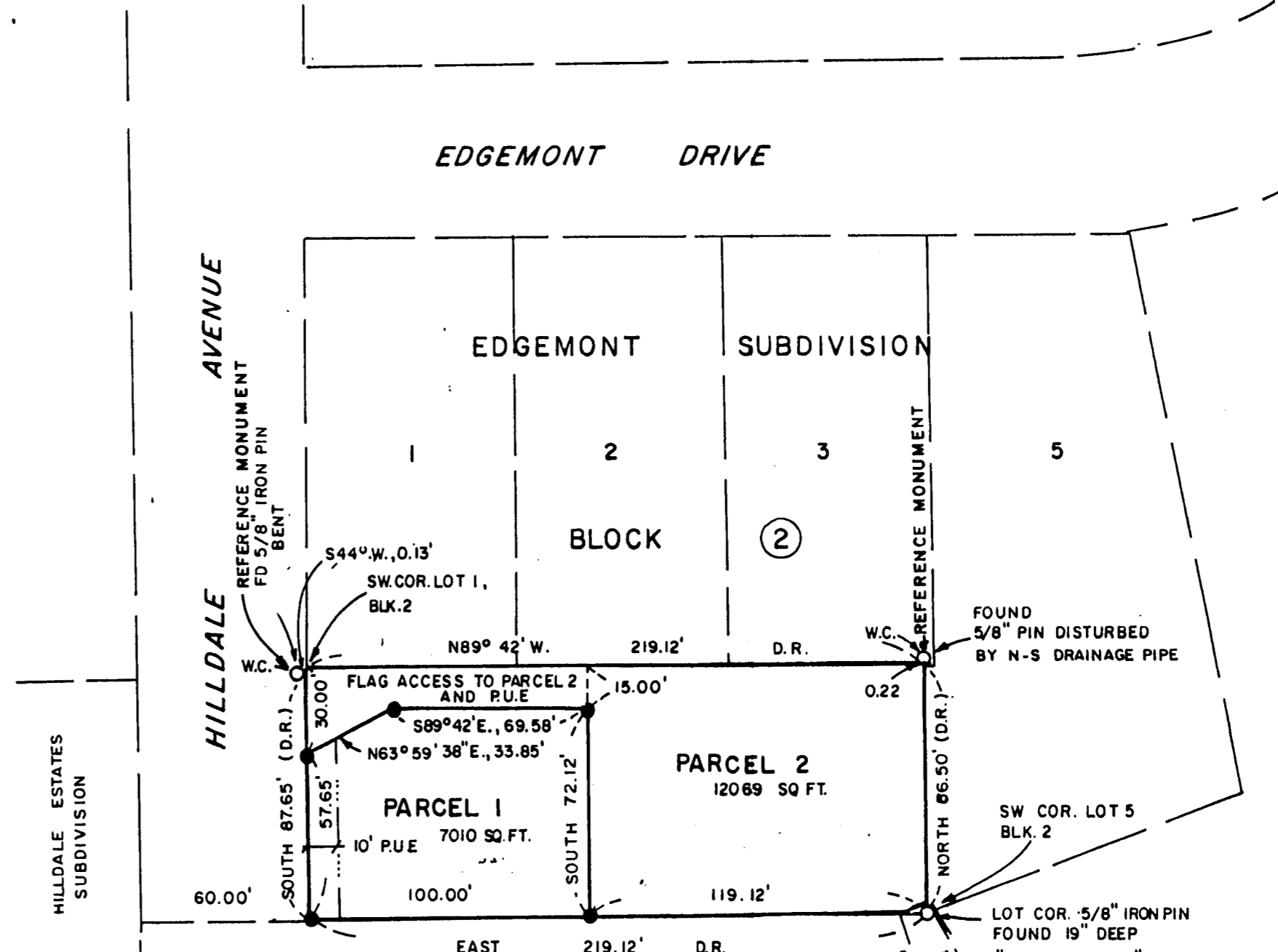
RECEIVED  
Date 4-10-02 By SB  
This survey consists of:  
1 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

LEGEND

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Scale: 1" = 50'



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BASIS of BEARINGS:

LOT PINS FOUND FOR THE SOUTHERN PORTION OF THE WEST BOUNDARY LOT 5, BLOCK 2, EDMONT SUBD.

NOTE: CORRIDOR ENCROACHES 5' ON E. LINE AND 8' ON S. RIPARIAN CORRIDOR LINE PARCEL 2

SURVEYOR'S CERTIFICATE:

I, Mark E. Boyden, do hereby certify that I am a duly Registered Land Surveyor of the State of Oregon, License No. 281, and I further do hereby declare that this plat correctly represents a survey made by me, and that I have correctly surveyed and marked with proper corner and \_\_\_\_\_, the tract of land hereon shown and that said plat and survey conform with the ordinances of the City of Medford and the statutes of the State of Oregon, and that the following is an accurate survey and title description of said tract's exterior boundary:

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