

PARTITION PLAT NO. P-36-2002
LAND PARTITION (LDP-01-173)
 Located in the S.W. 1/4 of Sec. 13, T.37S., R.2W., W.M.
 in the City of Medford, Jackson County, Oregon.

LEGEND:

- ⊙ = FOUND COUNTY SURVEYOR'S BRASS CAPPED MONUMENT & ACCESSORIES.
- = FOUND 5/8" IRON PIN PER FS2913.
- ⦿ = FOUND 3/4" IRON PIPE. SEE FS2913.
- = SET 5/8" x 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- WLE = PRIVATE WATER LINE EASEMENT FOR PARCELS 2 & 3.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #
- JCDR = JACKSON COUNTY DEED RECORDS
- () = DEED RECORD DATA
- MAE = MINIMUM ACCESS EASEMENT FOR PARCELS 1, 2 & 3. (HATCHED AREA)
- WC = WITNESS CORNER
- C/L1 = SEE COURSE DATA TABLE.
- UE = PRIVATE UTILITY EASEMENT FOR PARCELS 2 & 3 (STORM & SANITARY SEWER).
- PUE = PUBLIC UTILITY EASEMENT.

BASIS OF BEARINGS: SURVEY NO. 2913 AS SHOWN HEREON.
 DATE: MAY 21, 2002 UNIT OF MEASUREMENT: FEET SCALE: 1"= 20'

SURVEY FOR:
 ROBERT KLEIN
 245 PALMER CRK RD
 JACKSONVILLE, OR 97530

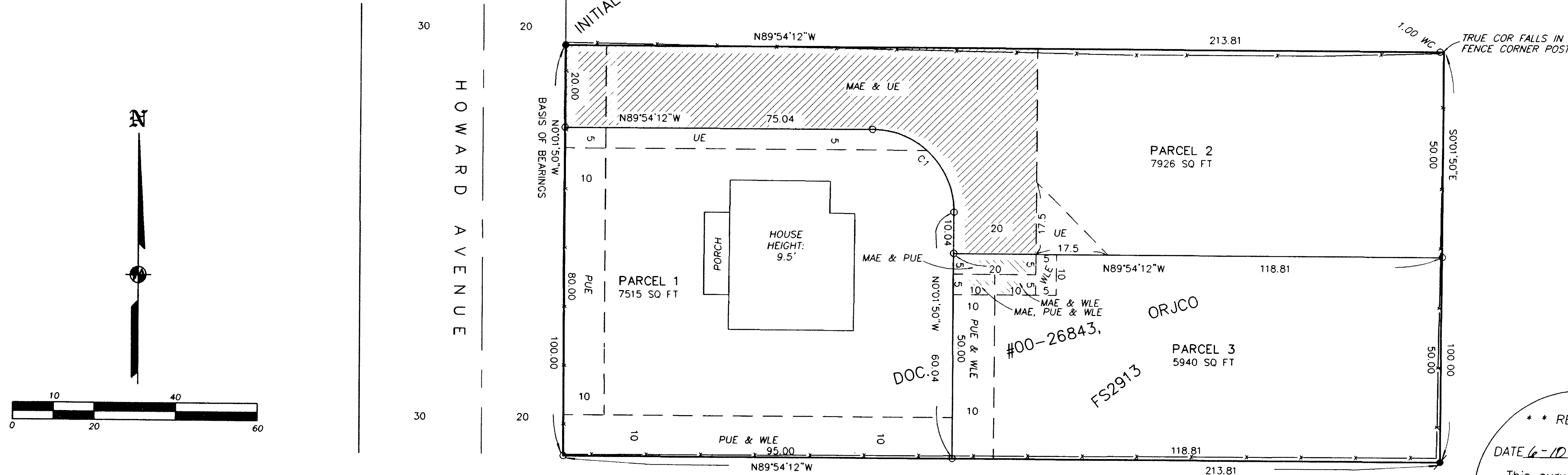
CURVE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	89°52'22"	31.37	20.00	N44°58'01"W 28.25

EASEMENTS PER SUBDIVISION GUARANTEE
 PROPERTY IS SUBJECT TO DEFERRED IMPROVEMENT AGREEMENT RECORDED AS DOC. #02-23364, ORJCO.

Planning Note:

No parking is allowed within the Minimum Access Easement. (Hatched Area)



*** RECEIVED ***
 DATE 6-10-02 BY [Signature]
 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.
 [Signature]
 SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
 [Signature]
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-03

SURVEY BY:
 L.J. FRIAR & ASSOCIATES, P.C.
 CONSULTING LAND SURVEYORS
 816 WEST EIGHTH STREET
 MEDFORD, OREGON 97501
 PHONE: (541) 772-2782

*** APPROVALS ***

CITY OF MEDFORD PLANNING
File No. LDP-01-173

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LAND PARTITION (LDP-01-173)
Located in the S.W. 1/4 of Sec. 13, T.37S, R.2W., W.M.
in the City of Medford, Jackson County, Oregon.

*** RECORDER'S CERTIFICATE ***

[Signature] Director
Date 7 June 2002

Filed for record this 10 day of June, 2002
at 10:38 o'clock A.M., and recorded as Partition Plat
No. P-36-2002 of "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 13, Page 36
[Signature] County Clerk
[Signature] Deputy
County Surveyor File No. 17370

SURVEY FOR:
ROBERT KLEIN
245 PALMER CRK RD
JACKSONVILLE, OR 97530

DATE:
MAY 21, 2002

Examined and approved this 30 day of May, 2002.

[Signature]
City Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have
been paid as of June 10th, 2002.

[Signature] Deputy Assessor Date 6/10/02 [Signature] Deputy Tax Collector Date 6-10-02

Maintenance and Access Agreement recorded as Doc. 17370 02-31290, ORJCO.

*** DECLARATION ***

Know all men by these presents that we, ROBERT T. KLEIN and LOUISE A. KLEIN, husband and wife, are the owners in fee of the land shown hereon, more particularly described in the Surveyor's Certificate and have Partitioned the same into the Parcels as shown hereon. We do hereby dedicate to the public the land shown on Sheet 2 labeled as Public Utility Easement (PUE), with the condition that Charter Communications its successors or assigns in interest shall have the right of use said PUE. We do hereby make and establish the Minimum Access Easement providing access to and from Parcels 1, 2 & 3 to Howard Avenue. We do hereby make and establish the Private Utility Easement (UE) and Private Water Line Easement (WLE) for the benefit of the Parcels shown on Sheet 2.

[Signature]
ROBERT T. KLEIN

[Signature]
LOUISE A. KLEIN

*** SURVEYOR'S CERTIFICATE ***

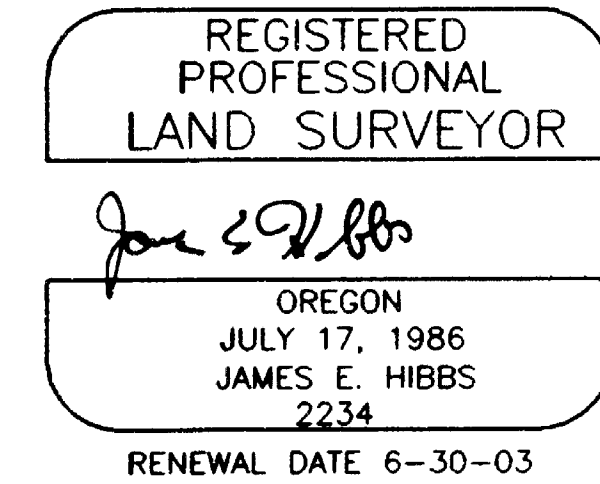
I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND CONFORMS WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:
Commencing at the Southwest corner of Donation Land Claim No. 59, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence along the East line of Howard Avenue, South 00°01'50" East, 523.04 feet to a 5/8 inch iron pin at the Northwest corner of that tract described in Document No. 00-26843, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the North line of said tract, South 89°54'12" East, 213.81 feet (record East, 213.8 feet) to the Northeast corner thereof; thence along the East line of said tract, South 00°01'50" East (record South), 100.00 feet to the Southeast corner thereof; thence along the South line of said tract, North 89°54'12" West, 213.81 feet (record West, 213.8 feet) to the East line of Howard Avenue; thence along said East line, North 00°01'50" West, 100.00 feet to the INITIAL POINT OF BEGINNING.

STATE OF OREGON }
COUNTY OF JACKSON }ss.

PERSONALLY appeared the above named Robert T. Klein and Louise A. Klein and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 19th day of May, 2002.

[Signature]
KAREN L. LAFITTE Notary Public - Oregon
Commission No. 364244
My Commission Expires March 20, 2006



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-01-173.

PROCEDURE: Made ties to the monuments as shown on Sheet 2 for control. The subject property described in Document No. 00-26843, ORJCO is the South half of Lot 24 Howard Park, Unrecorded, Survey No. 2913 found and/or set monuments around the South half of said Lot 24 and is discussed on the narrative of said Survey. Therefore, I accepted the found monuments per said Survey as the corners of the subject tract. Held map record distance Southerly from the found pin at the NW corner of the subject property to position the SW corner. The same procedure was used to position the NE corner holding the East and West lines parallel per FS2913. Computed the position of the Parcel corners and set same.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
SURVEYOR

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

