

\*\*\* APPROVALS \*\*\*

CITY OF MEDFORD PLANNING  
File No. LDP-02-29

[Signature]  
Director

12 July 2002  
Date

Examined and approved this 26th day of JUNE, 20 02.

Kerry K. Bradshaw (ACTING)  
City Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have been paid as of 15 July, 20 02.

[Signature] Deputy 15 July 2002 [Signature] Deputy 7/15/02  
Assessor Date Tax Collector Date

**PARTITION PLAT NO. P-44-2002**  
**LAND PARTITION (LDP-02-29)**  
**In the N.W. 1/4 of Section 23, T.37S., R.1W., W.M.**  
**City of Medford, Jackson County, Oregon.**

**SURVEY FOR:**

KEN NICHOLS  
2060 ANDOVER WAY  
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

**DATE OF SURVEY:**

MAY 21, 2002

\*\*\* RECORDER'S CERTIFICATE \*\*\*

Filed for record this 15th day of JULY, 20 02  
at 12:01 o'clock P.M., and recorded as Partition Plat  
No. P-44-2002 of "Record of Partition Plats" of Jackson County, Oregon.  
Index Volume 13, Page 44.

Kathleen S Beckett Barbara Shaw  
County Clerk Deputy

County Surveyor File No. 17409

\*\*\* DECLARATION \*\*\*

Know all men by these presents that we, K.L. NICHOLS and AVIS R. NICHOLS, 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 for public use the Public Utility Easement (PUE) shown on Sheet 2 with the condition that Charter Communications, its successors or assigns in interest shall have the right to use said PUE. We do hereby make and establish the Private Sanitary Sewer Easement (SSE) and Private Storm Drainage Easement (SDE) as shown on Sheet 2 for the benefit of Parcels 2 and 3. We do hereby make and establish the Shared Driveway Easement as shown on Sheet 2 for the benefit of Parcels 1 and 3.

[Signature]  
K.L. NICHOLS

[Signature]  
AVIS R. NICHOLS

STATE OF OREGON }  
COUNTY OF JACKSON } SS.

PERSONALLY appeared the above named K.L. Nichols and Avis R. Nichols, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 24th day of June, 20 02.

[Signature]  
**KAREN L. LAFITTE** Notary Public - Oregon  
Commission No. 351244  
My Commission Expires March 30, 2004

\*\*\* 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 A 5/8 INCH IRON PIN, BEING THE MOST EASTERLY CORNER OF LOT 81, SKYCREST ESTATES SUBDIVISION - UNIT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, IN JACKSON COUNTY, OREGON AND THE INITIAL POINT OF BEGINNING; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 81, SOUTH 32°51'22" WEST, 274.48 FEET (RECORD SOUTH 32°54'00" WEST, 274.07 FEET) TO A 5/8 INCH IRON PIN; THENCE ALONG THE SOUTHWESTERLY LINE OF THAT TRACT DESCRIBED IN DOCUMENT NO. 97-12797, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, NORTH 12°43'53" WEST, 227.25 FEET (RECORD NORTH 12°41'15" WEST, 226.94 FEET) TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF ANGELCREST DRIVE; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY ALONG THE ARC OF A 330.00 FEET RADIUS CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16°46'37", A DISTANCE OF 96.63 FEET (THE LONG CHORD OF WHICH BEARS NORTH 31°05'10" EAST, 96.28 FEET); THENCE ALONG THE ARC OF A 20.00 FEET RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 101°51'42", A DISTANCE OF 35.56 FEET (THE LONG CHORD OF WHICH BEARS NORTH 73°37'43" EAST, 31.06 FEET) TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF CLOUDCREST DRIVE; THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY SOUTH 55°26'26" EAST, 145.09 FEET TO THE INITIAL POINT OF BEGINNING.

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

**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-02-29.

PROCEDURE: Made ties to monuments of record as shown. Held deed record angle at the found pin at the most Sly corner of the subject tract for the direction of the Swly line. The SW'ly R/W of Cloudcrest Drive was held per the found centerline monuments per FS11979. The SE'ly R/W of Angelcrest Drive was computed by holding plat record distances from the found pins on the NW'ly and SE'ly R/W to the radius point. 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

•• RECEIVED ••  
DATE 7-15-02 BY [Signature]  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

SHEET 1 OF 2

**LEGEND:**

- ⊙ = FD. BRASS CAP IN CONC PER ETS1.
- = FD. 5/8" IRON PIN PER SES2.
- ✱ = FD. 5/8" IRON PIN PER DOC. 97-12797, ORJCO.
- ⊙ = FD. 5/8" IRON PIN W/PLASTIC CAP MKD. "D. MCMAHAN LS 1913" PER ETS1.
- = SET 5/8" X 30" IRON PIN W/PLASTIC CAP MKD. "L.J. FRIAR & ASSOC."

- SSE = PRIVATE SANITARY SEWER EASEMENT.
- SES2 = SKYCREST ESTATES SUBD., UNIT NO. 2.
- ETS1 = EAGLE TRACE SUBD., UNIT NO. 1 (FS11979)
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- JCDR = JACKSON COUNTY DEED RECORDS
- ( ) = RECORD DATA AS SHOWN.
- X-X- = FENCE LINE.
- PUE = PUBLIC UTILITY EASEMENT, INCLUDING CHARTER COMMUNICATIONS.
- SDE = PRIVATE STORM DRAINAGE EASEMENT.
- C1 L1 = SEE COURSE DATA TABLE.
- DR = DEED RECORD DATA PER DOC. 97-12797, ORJCO.

**BASIS OF BEARINGS:** CENTERLINE OF CLOUDCREST DRIVE PER ETS1 AS SHOWN HEREON.

DATE: MAY 21, 2002 UNIT OF MEASUREMENT: FEET SCALE: 1" = 20'

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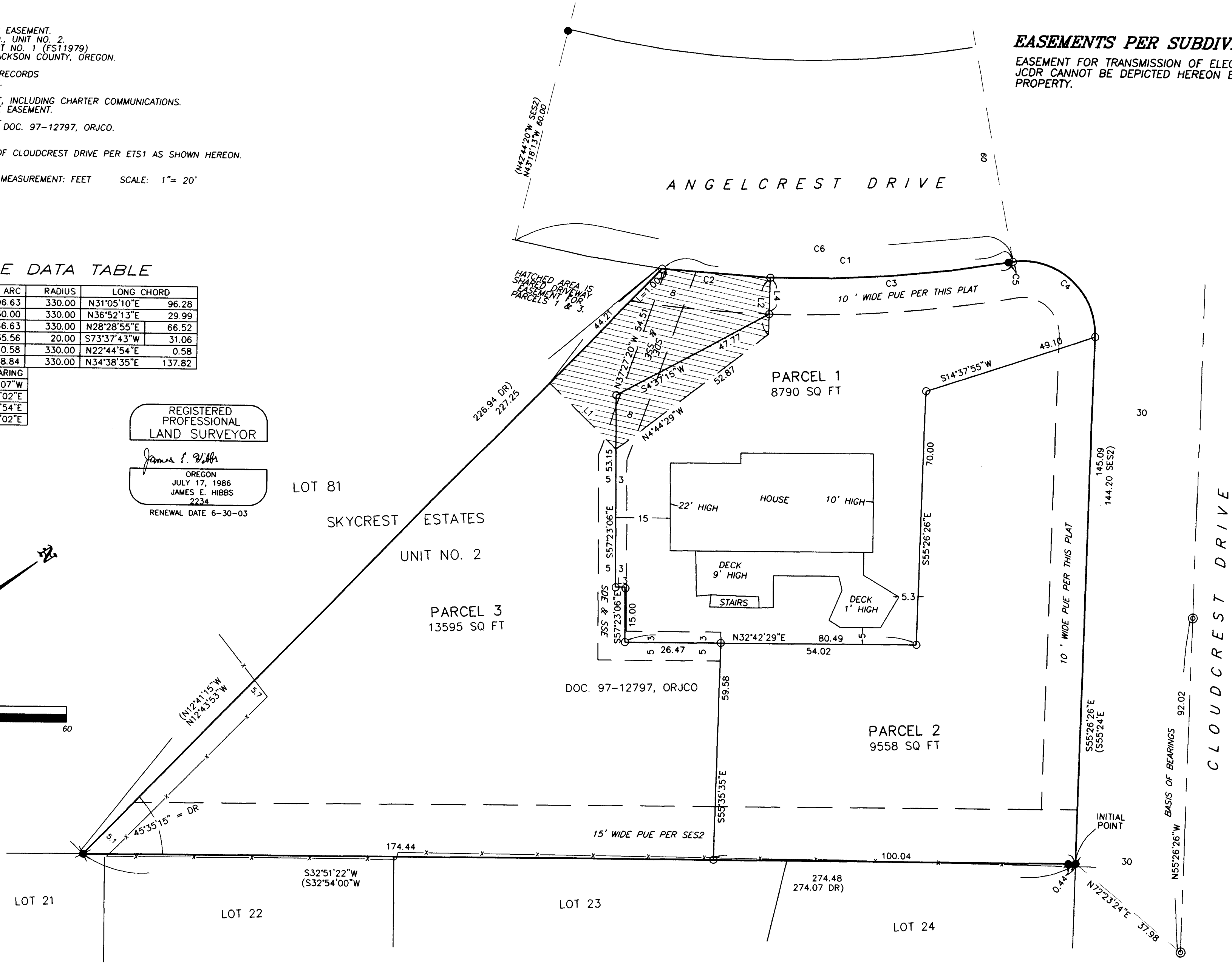
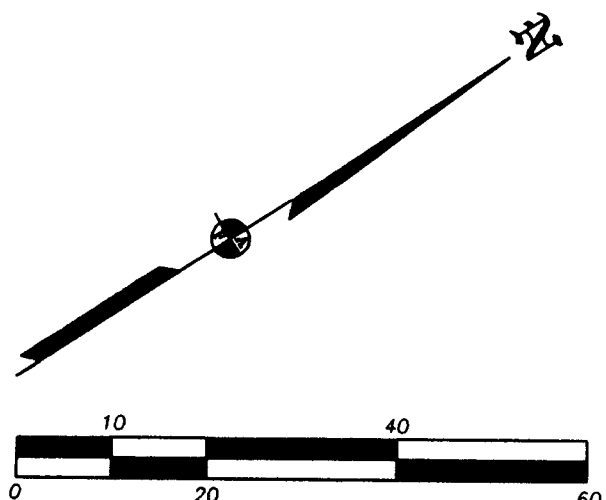
**EASEMENTS PER SUBDIVISION GUARANTEE**  
 EASEMENT FOR TRANSMISSION OF ELECTRICITY PER VOL.164, PG.242, JCDR CANNOT BE DEPICTED HEREON BUT MAY AFFECT THE SUBJECT PROPERTY.

**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	16°46'37"	96.63	330.00	N31°05'10"E 96.28
C2	05°12'31"	30.00	330.00	N36°52'13"E 29.99
C3	11°34'05"	66.63	330.00	N28°28'55"E 66.52
C4	101°51'42"	35.56	20.00	S73°37'43"W 31.06
C5	00°06'05"	0.58	330.00	N22°44'54"E 0.58
C6	24°06'23"	138.84	330.00	N34°38'35"E 137.82

NUM	DISTANCE	BEARING
L1	26.02	S77°16'07"W
L2	15.44	S55°44'02"E
L3	2.68	N32°36'54"E
L4	10.00	S55°44'02"E

REGISTERED PROFESSIONAL LAND SURVEYOR  
*James E. Hibbs*  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 RENEWAL DATE 6-30-03



•• RECEIVED ••  
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*James E. Hibbs*  
 SURVEYOR

SHEET 2 OF 2