

*** APPROVALS ***

CITY OF MEDFORD PLANNING
File No. LDP-02-65

Jim Mair
Planning Director, Acting

AUGUST 19, 2002
Date

Examined and approved this 8TH day of AUGUST, 20 02.

Paul D. Lewis
City Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have been paid as of AUGUST 21, 2002.

Willie Johns Deputy Assessor 8-21-2002 Date

Patty Birdsong Deputy Tax Collector 8-21-02 Date

PARTITION PLAT NO. P-53-2002
LAND PARTITION (LDP-02-65)
In Block 16 of OAKDDALE PARK ADDITION (AMENDED),
& located in the N.W. 1/4, N.E. 1/4 of Sec. 1,
T.38 S., R.2 W., W.M.
City of Medford, Jackson County, Oregon

SURVEY FOR:

JERRY NORDAHL
4935 PIONEER ROAD
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:
JULY 17, 2002

*** RECORDER'S CERTIFICATE ***

Filed for record this 21 day of August,
20 02, at 11:37 o'clock A.M., and recorded as Partition
Plat No. P-53-2002 of "Record of Partition Plats" of Jackson
County, Oregon. Index Volume 13 Page 53.

Kathleen Beckett
County Clerk

Geraldine Cutting
Deputy

County Surveyor File No. 17450

Mutual Reciprocal Easement, Restriction, Maintenance Agreement for Shared Driveway recorded as Doc.# 02-44284, ORJCO.

*** 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:

Lots 13 and 14, Block 16 of OAKDALE PARK ADDITION (AMENDED) to the City of Medford, according to the official plat thereof, now of record, in Jackson County, Oregon and the West half of the vacated alley lying immediately East of said Lots 13 and 14.

EXCEPTING THEREFROM that portion deeded to Jackson County by Volume 438, Page 291, Jackson County Deed Records.

*** DECLARATION ***

Know all men by these presents that we, GERALD J. NORDAHL and BEVERLY S. NORDAHL, are the owners in fee of the land shown hereon, more particularly described in the Surveyor's Certificate and have caused the same to be partitioned into the parcels as shown on sheet 2. We do hereby dedicate to the public the Public Utility Easements shown on Sheet 2. We do hereby make and establish the Shared Driveway Easement for the benefit of Parcels 2 and 3, which will be subject to a Mutual Reciprocal Easement, Restriction, Maintenance Agreement to be recorded along with this plat.

Gerald J. Nordahl
GERALD J. NORDAHL

Beverly S. Nordahl
BEVERLY S. NORDAHL

STATE OF OREGON }
COUNTY OF JACKSON } ss.

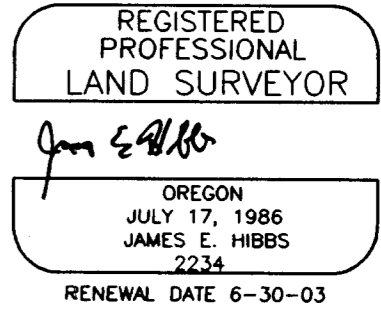
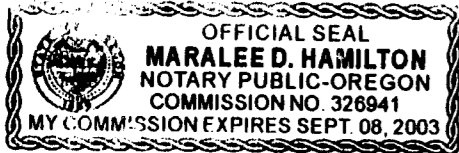
PERSONALLY appeared the above named Gerald J. Nordahl and Beverly S. Nordahl, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 7 day of August, 20 02.

Maralee D. Sproule

Commission No. 326941 Notary Public - Oregon

My Commission Expires 9/8/2003



SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

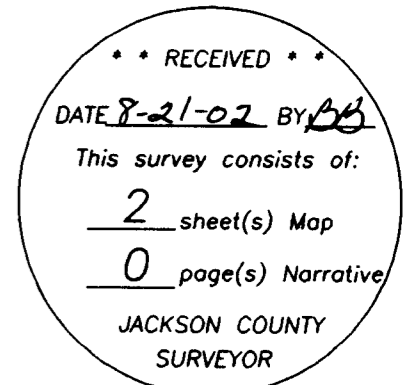
PURPOSE: To survey and monument the corners of three Parcels created through a Land Partition. See City of Medford File LDP-02-65.

PROCEDURE: Made ties to monuments as shown. Using FS9878 as a guide proportioned the Block & Lot corners as shown. Computed Parcel corners and set pins as shown on Sheet 2. It is unclear to me as to the reason why the fence along the South boundary is not running closer to an East-West bearing. The client was informed of possible title issues that may result from the location of said fence.

*** AFFIDAVIT OF CONSENT ***

From OWEN H. THOMAS and MAXINE M. THOMAS, Trustees, recorded as Document No. 02-44283, ORJCO.

~~From GLORIA JEAN HUBBARD, Trustee, recorded as Document No. 02-44283, ORJCO.~~



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs
SURVEYOR

SURVEY FOR:

GERALD NORDAHL
4935 PIONEER ROAD
MEDFORD, OR 97501

SURVEY BY:

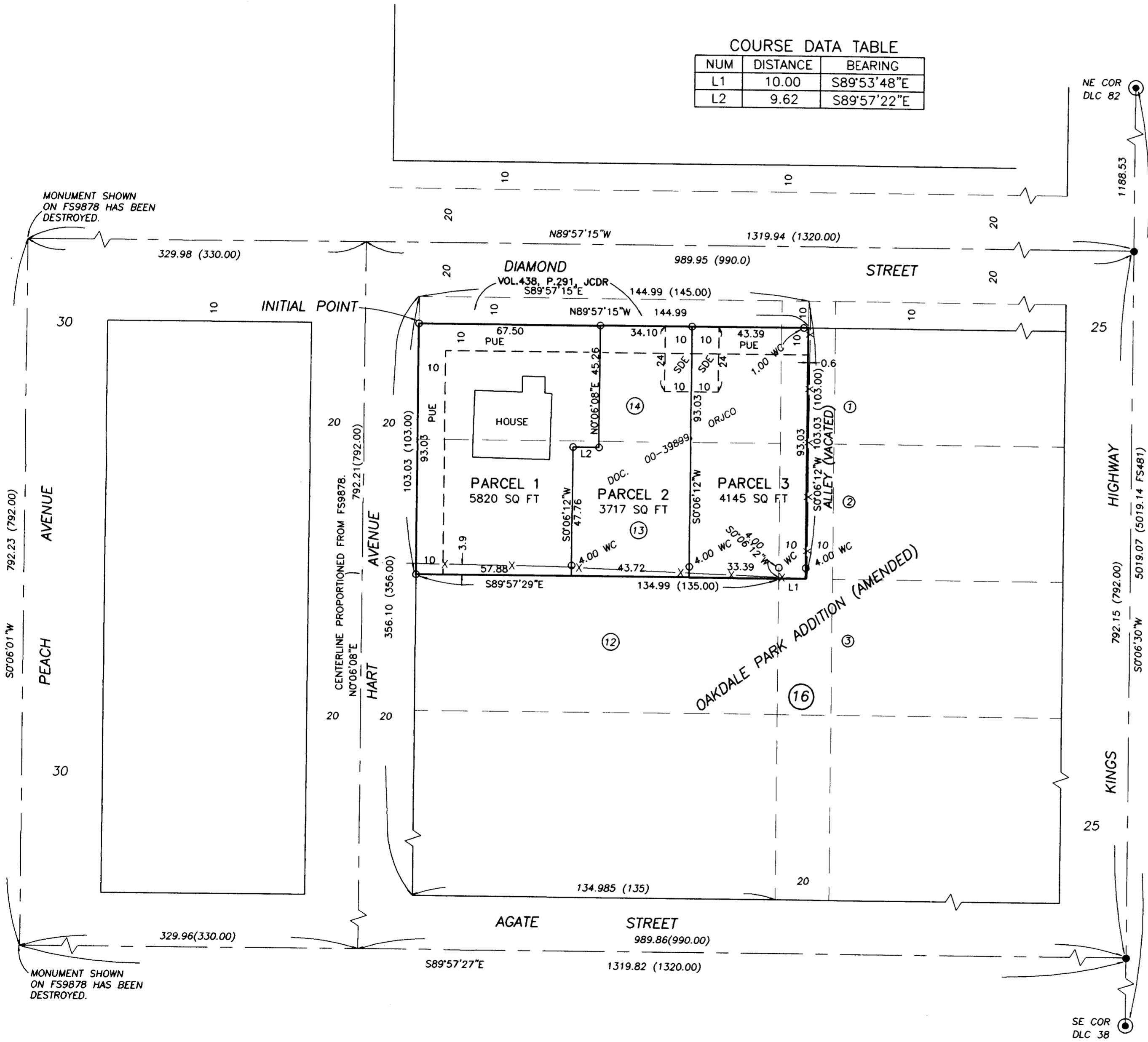
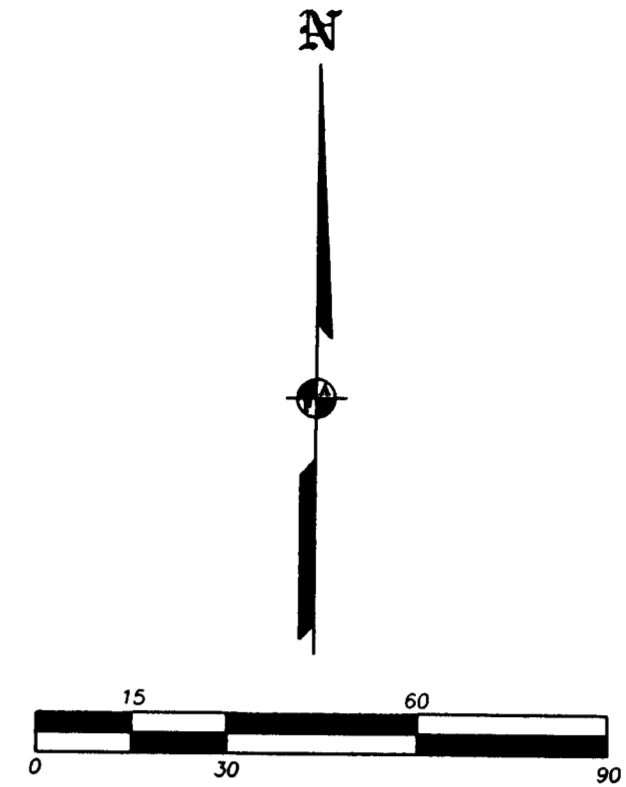
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OR 97501
PHONE: (541) 772-2782

PARTITION PLAT NO.

**LAND PARTITION (LDP-02-65)
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T.38 S., R.2 W., W.M.
City of Medford, Jackson County, Oregon**

COURSE DATA TABLE

NUM	DISTANCE	BEARING
L1	10.00	S89°53'48"E
L2	9.62	S89°57'22"E



LEGEND:

- ⊙ = FD COUNTY SURVEYOR'S BRASS CAPPED MONUMENT & ACCESSORIES.
- = FOUND 5/8" IRON PIN SEE FS9878.
- = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- X-X- = FENCE LINE.
- () = RECORD DATA AS SHOWN.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- JCDR = JACKSON COUNTY DEED RECORDS.
- L1 = SEE COURSE DATA TABLE
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT, INCLUDING CABLE TV.
- SDE = SHARED DRIVEWAY EASEMENT FOR PARCELS 2 & 3.
- WC = WITNESS CORNER MONUMENT.

BASIS OF BEARINGS: FS10890 AS SHOWN.

DATE: JULY 17, 2002 UNIT OF MEASUREMENT: FEET SCALE: 1" = 30'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-03

•• RECEIVED ••
DATE 8-21-02 BY JEB
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.

J. E. Hibbs
SURVEYOR

SHEET 2 OF 2