

**PARTITION PLAT NO. P-4-2003**  
In Lots 2 & 6, Block 3 of the Original Town of Jacksonville  
& located in the N.E. 1/4, N.W. 1/4 of Sec. 32, T.37s, R.2W., W.M.  
Jackson County, Oregon

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

CITY OF JACKSONVILLE PLANNING:

Scott Coe DIRECTOR - Planning      11/14/02 DATE

EXAMINED AND APPROVED this 22<sup>ND</sup> day of JANUARY, 2003

Rose R. Roberts  
JACKSON COUNTY SURVEYOR

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 92.095 have  
been paid as of January 21<sup>ST</sup>, 2003

Patty Budenz, Deputy TAX COLLECTOR      Jeffrey Deft ASSESSOR

**SURVEY FOR:**

Chauncy Romero  
165 East California Street  
Jacksonville, Or. 97530

**SURVEY BY:**

L.J. Friar & Associates, P.C.  
Consulting Land Surveyors  
816 West Eighth Street  
Medford, Oregon 97501  
Phone: (541) 772-2782

**DATE:**

AUGUST 1, 2002

\*\*\*\*\* RECORDING \*\*\*\*\*

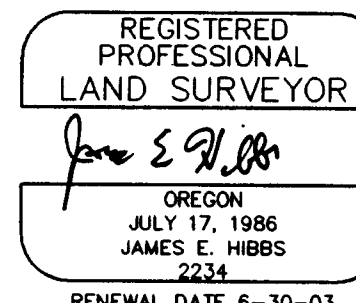
Filed for record this 22 day of JANUARY, 2003 at  
8:52 o'clock A m., and recorded as Partition Plat No. P-4-2003  
in "Record of Partition Plats" of Jackson County, Oregon.  
Index Volume 14, Page 4

KATHLEEN S. BECKETT County Clerk      CHERYL AUGERIS Deputy  
County Surveyor File No. 17641

\*\*\*\*\* 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 COMPLIES WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Commencing at the Southwest corner of Block 3, Original Town of Jacksonville, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the Southerly line of said Block 3, South 67°16'00" East, 64.80 feet to the Southwest corner of that tract described in Volume 304, Page 72, Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence continue along said Southerly line, South 67°16'00" East, 21.15 feet to the Southeast corner of said tract; thence along the Easterly line thereof, North 22°42'55" East, 200.04 feet to the Southerly line of "C" Street; thence along said Southerly line, North 67°16'35" West, 21.15 feet to the Northwest corner of said tract; thence along the Westerly line thereof, South 22°42'55" West, 200.04 feet to the INITIAL POINT OF BEGINNING.



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

Know all men by these presents that we, MAURICE K. ROMERO and LADENA S. ROMERO, are the owners in fee of the lands shown on this Partition Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be Partitioned into the Parcels as shown on Sheet 2.

Maurice K. Romero MAURICE K. ROMERO      Ladena S. Romero LADENA S. ROMERO

STATE OF OREGON )  
COUNTY OF JACKSON ) ss.

PERSONALLY appeared the above named Maurice K. Romero and Ladena S. Romero, and acknowledged the foregoing instrument to be their voluntary act and deed.

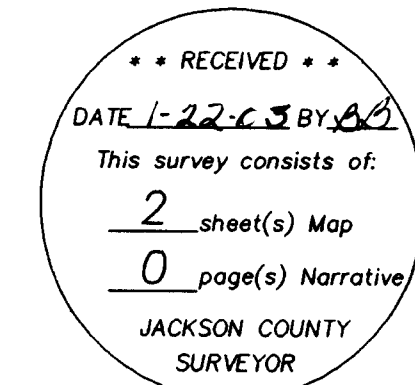
Dated this 21<sup>ST</sup> day of JANUARY, 2003

Karen L. Lachitte  
KAREN L. LACHITTE Notary Public - Oregon  
Commission No. 354244  
My Commission Expires March 20, 2006

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

PURPOSE: TO SURVEY AND MONUMENT TWO PARCELS CREATED THROUGH A LAND PARTITION. SEE CITY PLANNING FILE FOR COMMERCIAL LAND PARTITION ON 165 EAST CALIFORNIA STREET.

PROCEDURE: MADE TIES TO MONUMENTS AS SHOWN TO CONTROL THE SUBJECT TRACT. COMPUTED THE SUBJECT TRACT PER VOL.304, PAGE 72, JCDR HOLDING DEED RECORD DISTANCE FROM THE S.W. COR OF BLOCK 3 AND HOLDING THE SIDE LINES PARALLEL TO THIRD STREET. COMPUTED THE PARCEL CORNERS PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AS SHOWN HEREON. WITNESS MONUMENTS WERE SET ALONG THE SOUTH LINE OF PARCEL 1 SINCE THE BUILDING IS ON THE R/W LINE.



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

James E. Hibbs  
SURVEYOR

SHEET 1 OF 2

**PARTITION PLAT NO. P-4-2003**  
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 & located in the N.E. 1/4, N.W. 1/4 of Sec. 32, T.37s., R.2W., W.M.  
 Jackson County, Oregon

**SURVEY FOR:**

Chauncey Romero  
 P.O. Box 1225  
 Jacksonville, OR, 97530

**SURVEY BY:**

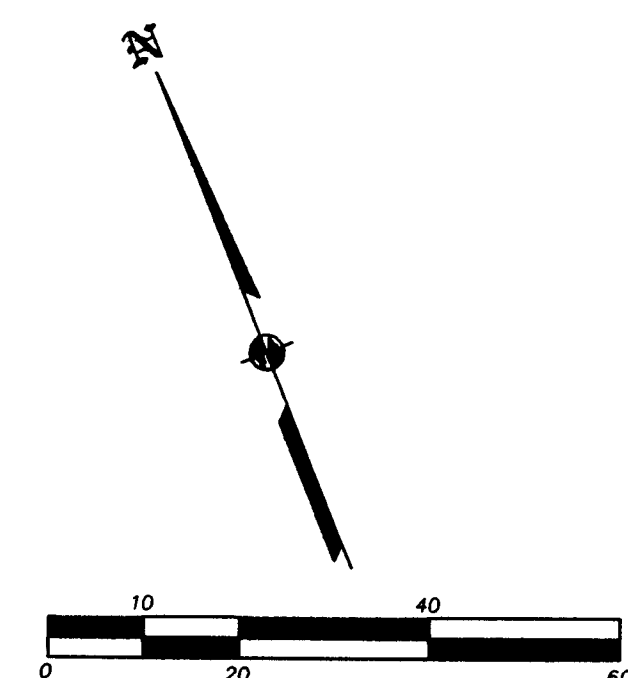
L.J. Friar & Associates, P.C.  
 Consulting Land Surveyors  
 816 West Eighth Street  
 Medford, Oregon 97501  
 Phone: (541) 772-2782

**LEGEND**

- ⊙ = FD. RAILROAD SPIKE PER FS11880.
- = FD. 3/4" SQUARE PIN, 7" DEEP, PER FS11880.
- = FD. 5/8" IRON PIN PER FS14660 OR AS NOTED.
- ⊗ = FD. 5/8" IRON PIN PER FS6556
- ✱ = FD. BRASS TAG MKD. LS2234 IN LEAD PLUG IN CONCRETE PER FS15812.
- ⊗ = SET BRASS TAG MKD. LJ FRIAR & ASSOC. IN LEAD PLUG IN SIDEWALK.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ( ) = RECORD DATA AS SHOWN.
- WC = WITNESS CORNER.
- DR = DEED RECORD.
- FS = FILED SURVEY #.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- X-X- = FENCE LINE.
- OHU- = OVERHEAD UTILITY LINES.

BASIS OF BEARINGS: SURVEY NO. 11880 AS SHOWN HEREON.

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



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

**RESTRICTION REQUIRED BY PLANNING:**

SUBJECT PROPERTY IS RESTRICTED TO RETAIL, OFFICE SPACE AND RESIDENTIAL USE. THIS WILL SPECIFICALLY EXCLUDE A BUSINESS WHICH REQUIRES DELIVERIES OF FREIGHT OR GOODS TO THE REAR OF THE BUILDING. BUILDING USE SHALL BE FOR MIXED USE INCLUDING RETAIL AND RESIDENTIAL (2ND FLOOR) AND OFFICE SPACE. RETAIL OPERATIONS ON THE 2ND FLOOR ARE PROHIBITED.

**COVENANT REQUIRED BY PLANNING:**

EXISTING OPERATIONS OF THE ADJACENT FIRE HALL INCLUDING THE USE OF THE ALARM SYSTEM ARE RECOGNIZED IN THE PRESENT EXISTING CONDITION.

•• RECEIVED ••  
 DATE 1-22-03 BY EB  
 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.

*James E. Hibbs*  
 SURVEYOR

SHEET 2 OF 2

01173FM

