

PARTITION PLAT NO. P-66-2003

A Replat of Lot 11, Block 6, Valley Center Subdivision as recorded January 8, 1948 in Volume 6 of Plats at Page 33 of the records of Jackson County, Oregon, located in the Northeast One-quarter of Section 14, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon

PREPARED FOR:
KNOUFF CONSTRUCTION
2468 St. James Way
Central Point, Oregon 97502

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that we, Mark A. Knouff and Laura D. Knouff, husband and wife and Wayne Knouff and Verna Knouff, as tenants by the entirety, are the owners in fee simple of the lands as described in the Surveyor's Certificate herewith, and that we have caused the same to be partitioned into Parcels 1, 2 and 3, as shown hereon, and hereby dedicate to the City of Medford all Public Utility Easements, as depicted hereon. Declarants hereby create a 10-foot wide Private Storm Drainage Easement for the use and benefit of Parcels 1, 2 and 3 as depicted hereon. Declarants also create a Minimum Access located on Parcel 2, for the purpose of ingress and egress of Parcels 2 and 3 containing private storm drain facilities for the use and benefit of Parcels 1, 2 and 3. Also Contained with said Minimum Access are private water and sewer service laterals for the use and benefit of Parcels 2 and 3. Maintenance of said service laterals are the individual responsibility of the respective owners of Parcels 2 and 3, their heirs, successors and assigns. Said Minimum Access subject to that certain Maintenance and Access Agreement as contained in Instrument Number 03-69940, recorded OCTOBER 10, 2003. This replat is not intended to vacate any existing Public Utility Easement, irrigation, water, or storm drain easements as dedicated by VALLEY CENTER SUBDIVISION.

<u>Mark A. Knouff</u> Mark A. Knouff	<u>9-30-03</u> Date
<u>Laura D. Knouff</u> Laura D. Knouff	<u>9-30-03</u> Date
<u>Wayne Knouff</u> Wayne Knouff	<u>9-30-03</u> Date
<u>Verna Knouff</u> Verna Knouff	<u>9-30-03</u> Date

STATE OF OREGON }
County of Jackson } ss

Personally appeared before me the above named Mark A. Knouff and Laura D. Knouff, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and seal this 30th day of September, 2003.

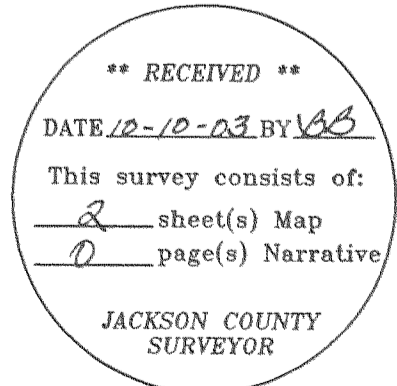
Before me: Tiffany L. Pool
Tiffany L. Pool NOTARY PUBLIC-OREGON
COMMISSION NO.: 369620
MY COMMISSION EXPIRES: June 15, 2007

STATE OF OREGON }
County of Jackson } ss

Personally appeared before me the above named Wayne Knouff and Verna Knouff, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and seal this 30th day of September, 2003.

Before me: Tiffany L. Pool
Tiffany L. Pool NOTARY PUBLIC-OREGON
COMMISSION NO.: 369620
MY COMMISSION EXPIRES: June 15, 2007



SURVEYOR'S CERTIFICATE

I, Cael E. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments, as provided by law, the tract of land shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

Lot Eleven (11) in Block Six (6) of Valley Center Subdivision in Jackson County, Oregon, according to the official plat thereof, now of record.

Cael E. Neathamer
Surveyor

NARRATIVE:

Purpose: To survey and monument Client's property pursuant to the conditionally approved Tentative Partition Plat, File Number LPD-02-81, as approved by the City of Medford Planning Commission on July 11, 2002.

Procedure: Utilizing a Nikon DTM-520 Total Station, and a Ranger 200R Data Collector with TDS software, all found monuments, as depicted hereon, were tied in a closed loop traverse.

Based on said traverse, Surveys Numbered 14878 and 17067 on file in the Jackson County Surveyor's Office, Valley Center Subdivision, filed for record January 8, 1948 and recorded in Volume 6 of Plats at Page 33 of the records of Jackson County, Oregon, Documents Numbered 99-04686 and 68-04667, Official Records of Jackson County, Oregon, and the approved Tentative Partition Plat, the resultant boundaries were computed and monumented as depicted hereon.

NOTES

Parcels 1, 2 and 3 depicted hereon are subject the following matters of record:

- (1) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Rogue Valley Irrigation district, not currently assessed.
- (2) Regulations, including levies, liens, assessments, rights-of-way and easements of the Elk City Water District.
- (3) Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion, familial status, national origin and mental or physical handicap, imposed by instrument, including the terms and provisions thereof, recorded September 20, 1951, Volume 357, Page 4, Deed Records of Jackson County, Oregon. Irrigation easement effecting property width un-known, irrigation line is with in the 10' P.U.E. along the frontage of Connell Avenue.
- (4) "Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."

APPROVAL:

Robert O. Leath October 8, 2003
City of Medford Planning Department Date

File Number: LPD-02-81

APPROVAL:

Examined and approved this 1st day of OCTOBER, 2003.

Paul E. Luma
City Surveyor

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF OCTOBER 10, 2003.

William J. DeWitt 10-10-03 Patty Budong Deputy 10-10-03
ASSESSOR Date DEPUTY TAX COLLECTOR Date

RECORDING:

FILED FOR RECORD THIS THE 10th DAY OF OCTOBER, 2003 AT 11:34 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P-66-2003 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 14 PAGE 66.

Kathleen S. Beckett Barbara J. Shaw
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 17953

I hereby certify that this is an exact copy of the original.
Cael E. Neathamer
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer
OREGON
JULY 09, 2001
CAEL E. NEATHAMER
56545

Renewal Date 12/31/04

PREPARED BY: Neathamer Surveying, Inc.
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FAX (541) 732-1382

PROJECT NUMBER: 02013 DATE: September 29, 2003

