

PARTITION PLAT NO. P-05-2004

A Replat of a portion of Lot 19 of Rogue Valley Heights, a subdivision, now of record, being located in the Southeast One-Quarter of Section 18, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

TOM CLAASSEN
2850 BARCLAY RD.
MEDFORD, OR. 97504

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, that E.H. Claassen (deceased) and Velma M. Claassen, Trustees or their Successors in Trust, under the Claassen Living Trust, dated April 30, 2001, hereafter referred to as Declarants, are the owners in fee simple of the lands as described in the "SURVEYOR'S CERTIFICATE" herewith, and have caused the same to be partitioned into Parcels 1 and 2, and hereby dedicate to the City of Medford for public use, a 10-foot wide Public Utility Easement, as depicted hereon.

NARRATIVE:

Purpose: Pursuant to Client's instructions, perform a boundary survey and monument Client's property pursuant to the conditionally approved Tentative Partition Plat, City of Medford Planning Department File Number LDP-03-154, and approved by the City of Medford Planning Commission on August 28, 2003.

Procedure: Utilizing Trimble 5700 Global Positioning System equipment, a TSCe with Trimble Software, a Nikon DTM-520, and a Ranger 200R with TDS software, all found monuments were tied in closed loop traverse or by redundant ties. References for this survey include the following: Doc. No. 01-20123; City of Medford Engineering Department notes from Book Number 1612, Page 23, dated 9-21-84; Rogue Valley Heights, Northmont Subdivision Unit No. 3, and Rogue Terrace-Unit No. 3; SN 2042, and SN 15361.

The centerline of Grandview Avenue was established utilizing the found monument marking the southeast corner of Lot 21 of Block 1 of Rogue Valley Heights, and the centerline intersection position of Grandview Avenue and Crater Lake Avenue (said position established utilizing the found monument and accessories per said City Medford notes in Book 1612, Page 23). Record widths were used to establish the right of way.

Utilizing the record measurement from said southeast corner of Lot 21, along the established centerline of Grandview Avenue, per said Rogue Valley Heights, the northwest corner of Lot 19, Block 2 was established.

The found monument marking the Initial Point of Northmont Subdivision, Unit No. 3, was found to be in agreement with the position for the southwest corner of Lot 19, Block 2 of said Rogue Valley Heights, and was held for position. The west boundary of the subject tract was established between the northwest and southwest corners of said Lot 19.

The found monument marking the northeast corner of Lot 5 of said Northmont Subdivision was held, and the north boundary of said subdivision, found to be coincident with the south boundary of aforesaid Lot 19. The south boundary of subject tract was established between said monument and aforesaid initial point.

Utilizing said Doc. No. 01-20123, the easterly boundaries were established from the right of way of Grandview Avenue to the south boundary of aforesaid Lot 19.

Pursuant to the established boundaries, as described hereinabove, the dividing line between Parcels 1 and 2 were computed, and the monuments were set as depicted on the accompanying plat.

SURVEYOR'S CERTIFICATE

I, Caol 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:

All that real property being located within a portion of Lot 19, Rogue Valley Heights Subdivision, now of record, located in the Southeast One-Quarter of Section 18, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, being more particularly described as follows:

Commencing at the Northwest corner of Lot Nineteen 19, Block 2, ROGUE VALLEY HEIGHTS in Jackson County, Oregon, according to the official plat thereof, now of record; thence South 00°26'23" West, 30.00 feet (Record: South 0°26'22" West, 30 feet), along the westerly line thereof, to a point on the southerly right of way of Grandview Avenue and the True Point of Beginning; thence along said right of way, South 89°52'26" East, 127.84 feet (Record: South 89°52' East, 127.84 feet); thence leaving said right of way, South 00°26'23" West, 188.00 feet (Record: South 0°26'22" West, 188.0 feet); thence South 89°52'26" East, 100.00 feet (Record: South 89°52' East, 100.0 feet); thence South 00°26'23" West, 129.86 feet (Record: South 0°26'22" West, 132.01 feet, more or less), to the south line of said Lot 19; thence along said south line, North 89°52'11" West, 227.84 feet (Record: North 89°52' West, 227.84 feet, more or less), to the southwest corner thereof; thence along the west line of said Lot 19, North 00°26'23" East, 317.84 feet (Record: North 0°26'22" East, 318.0 feet, more or less) to the Point of Beginning.

Caol E. Neathamer
SURVEYOR

APPROVALS:

PLANNING FILE NO.: LDP-03-154

Jim Wink ACTING PLANNING DIRECTOR JANUARY 22, 2004
Medford Planning Department Date

Examined and approved this 13 day of JANUARY, 2004

Paul D. Lami
City of Medford Surveyor

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF JANUARY 26, 2004

William D. Deary ASSESSOR 1-26-2004 Date
Carol A. Juenson TAX COLLECTOR 1-26-04 Date

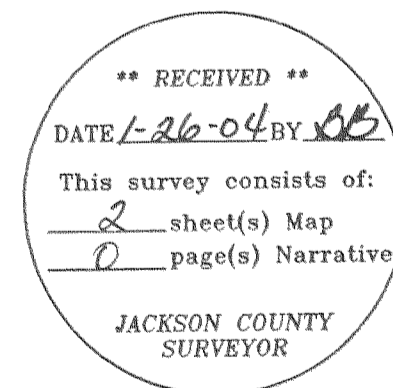
RECORDING:

FILED FOR RECORD THIS THE 26 DAY OF JANUARY, 2003 AT 3:57 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-05-2004 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 15, PAGE 05.

Kathleen J. Beckett COUNTY CLERK
Geraldine Cutting DEPUTY

COUNTY SURVEYOR FILE NO. 18078

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



REGISTERED PROFESSIONAL LAND SURVEYOR

Caol E. Neathamer

OREGON JULY 09, 2001 CAEL E. NEATHAMER 56545

Renewal Date 12/31/04

PREPARED BY: Neathamer Surveying, Inc.
100 East Main St., Suite N
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 03008 DATE: January 9, 2004

Sheet 1 of 2 © MMN

STATE OF OREGON }
County of Jackson } ss

Personally appeared before me the above named Velma M. Claassen, Trustee of the Claassen Living Trust, and acknowledged the foregoing instrument to be her voluntary act and deed.

WITNESS my hand and seal this 12 day of JANUARY, 2004

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

NOTES:

"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."

This Partition Plat is subject to the following matters of record:

- 1) Covenants, conditions, restrictions and easements, but omitting covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of the United States code or (B) relates to handicap but does not discriminate against handicapped persons, imposed by instrument, including the terms and provisions thereof, recorded May 27, 1949, in Volume 318, Page:179 of the Deed of Records, of Jackson County, Oregon.
- 2) An Easement created by instrument, including the terms and provisions thereof, in favor of, Pacific Power and Light Company, for Public Utilities, recorded April 24, 1995, in Instrument Number 95-10666 of the Official Records of Jackson County, Oregon.
- 3) An Avigation, Noise and Hazard Easement per Doc. No. 03-84911.

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PREPARED FOR:

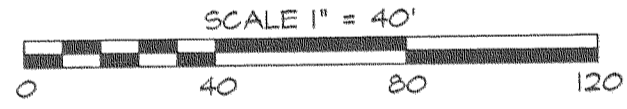
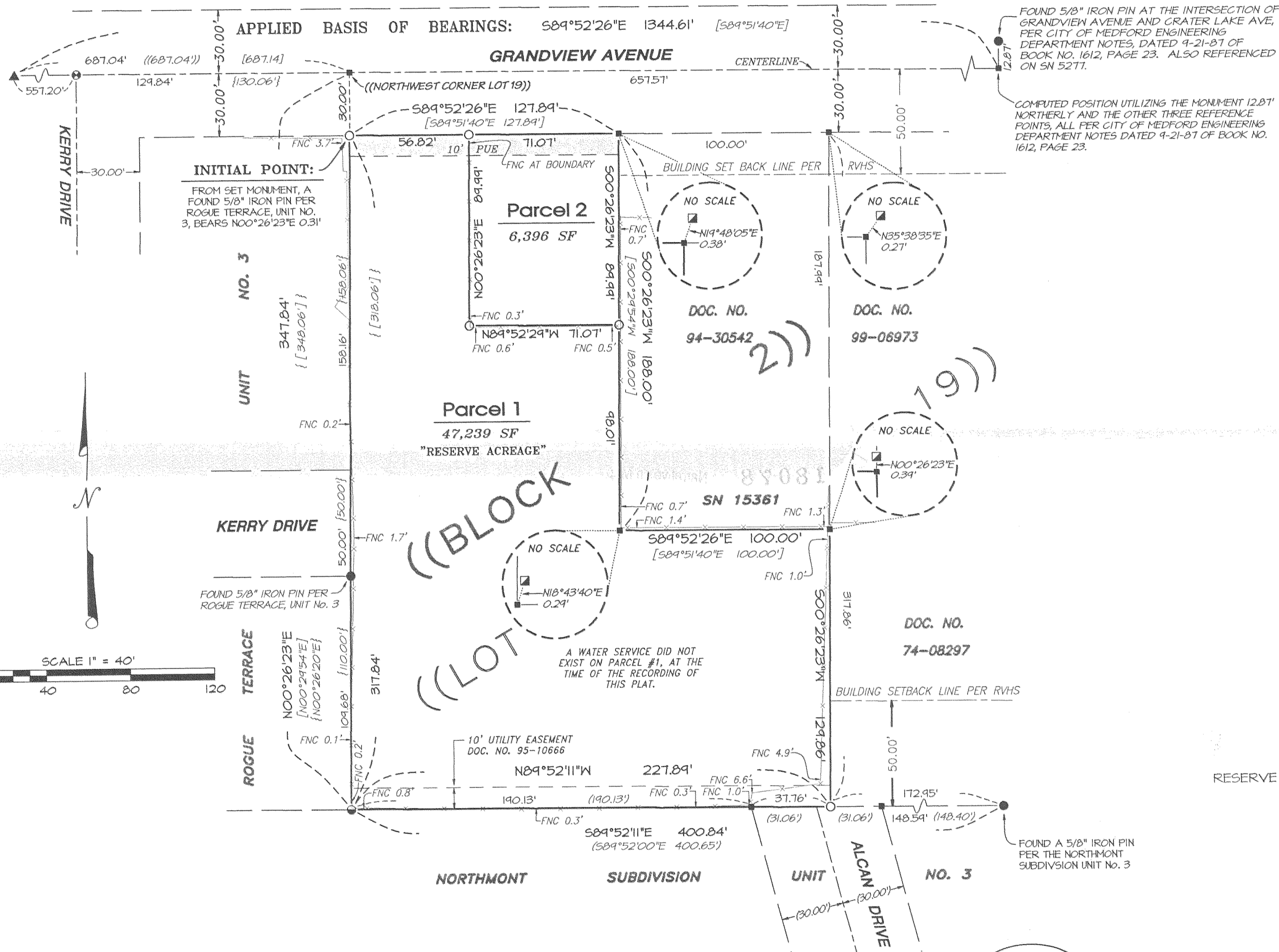
TOM CLAASSEN
2850 BARCLAY RD.
MEDFORD, OR. 97504

LEGEND:

- Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "C. NEATHAMER LS 56545."
- ▲ Indicates a found 3/4-inch diameter iron pipe, marking the southeast corner of Lot 21, Block 1 of the RVHS.
- Indicates a found 5/8-inch diameter iron pin, as noted hereon.
- Indicates a computed position, nothing found or set, unless noted otherwise.
- ⊙ Indicates a found 2-inch brass disk in concrete marked "NORTHMONT 2." Refer to Northmont Subdivision Unit No. 3.
- ⊕ Indicates a found 3-inch brass cap with a center punch and illegible stamp. Refer to Rogue Terrace Unit No. 3 plat.
- ⊠ Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "L.J. FRIAR # A550C". Refer to SN 15361.
- (()) Indicates record information per RVHS, recorded September 13, 1948, in Volume 6 of Plats at Page 42 of the Records of Jackson County, Oregon
- () Indicates record information as per NORTHMONT UNIT No.3, recorded September 15, 1971, in Volume 11 of Plats at Page 38 of the Records of Jackson County, Oregon, or as noted hereon.
- { } Indicates record information as per the ROGUE TERRACE UNIT No. 3, recorded October 24, 1973, in Volume 12 of Plats at Page 17 of the Records of Jackson County, Oregon.
- [] Indicates record information as per SN 15361.
- PUE Indicates a 10' wide public utility easement, being created hereon.
- RVHS ROGUE VALLEY HEIGHTS SUBDIVISION.
- SN Indicates a survey filed number in the office of the Jackson County Surveyor.
- DOC. NO. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- FNC 0.0'— Annotation indicates the distance from the centerline of a fence to the boundary, and the side that the fence lies from said boundary.
- RESERVE ACREAGE Pursuant to the City of Medford Land Development Code, Article I-General Provisions, Chapter 10.012, Definitions, Specific, the definition of Reserve Acreage is: "THAT PORTION OF THE LOT WHICH IS NOT INTENDED TO BE PART OF THE DEVELOPMENT AND CAN BE SEPARATELY DEVELOPED AT A LATER TIME".

BASIS OF BEARINGS:

Basis of Bearings is Geodetic North based on NGS Datum, established by Global Positioning System Observations. Bearing applied to the centerline of Grandview Avenue, as depicted hereon.



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

RECEIVED
DATE 1-26-04 BY BB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Carl E. Neathamer
OREGON JULY 09, 2001
CAEL E. NEATHAMER 56545
Renewal Date 12/31/04

PREPARED BY: **Neathamer Surveying, Inc.**
100 East Main St. Suite N
P.O. Box 1584
Medford, Oregon 97501-0120
Phone (541) 732-2869
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