

PARTITION PLAT NO. P-20-2004

LAND PARTITION (LDP-02-118)  
In the S.W. 1/4, S.E. 1/4 of Section 20, T.37S, R.1W., W.M.  
City of Medford Jackson County, Oregon.

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

CITY OF MEDFORD PLANNING  
File No. LDP-02-118

Ruth O. Scott  
Director

April 13, 2004  
Date

Examined and approved this 5 day of MARCH, 2004.

Paul DeLeon  
City Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have  
been paid as of Sixteenth day of April, 2004.

Kingspook, Deputy 4/16/04 Carol Juenson, Deputy 4/16/04  
Assessor Date Tax Collector Date

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

Know all men by these presents that we, JAMES L. RONDA and MELODY STEVENS, 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 a Street Dedication together with a 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 Utility Easement (UE) as shown on Sheet 2 for the benefit of Parcel 2.

Melody Stevens  
MELODY STEVENS

James L. Ronda  
JAMES L. RONDA

STATE OF OREGON)  
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named James L. Ronda and Melody Stevens, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 12th day of February, 2004.

Karen L. Lafitte

KAREN L. LAFITTE Notary Public - Oregon

Commission No. 354244

My Commission Expires March 30, 2006

SURVEY FOR:

RONDA CONSTRUCTION CO.  
1210 COVINA AVE.  
MEDFORD, OR 97504

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:

OCTOBER 22, 2002

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

Filed for record this 16th day of April, 2004, at  
11:20 o'clock A.M., and recorded as Partition Plat No. P-20-2004  
of "Record of Partition Plats" of Jackson County, Oregon.  
Index Volume 15, Page 20.

Kathleen S. Beckett Geraldine Cutting  
County Clerk Deputy

County Surveyor File No. 18222

\*\*\* 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:

Commencing at the South one-quarter (S 1/4) corner of Section 20, Township 37 South, Range 1 West, Willamette Meridian; thence North 0°07'00" East, along the North-South centerline of said Section, 484.84 feet; thence East, 30.00 feet to the Southwest corner of that tract described in Document Number 95-07745, Official Records of Jackson County, and the INITIAL POINT OF BEGINNING; thence North 0°07'00" East along the East right of way of Sunrise Avenue, 111.13 feet to the Southwest corner of that right of way described in Volume 91, Page 441, Jackson County Deed Records; thence South 89°42'40" East along the South line of said right of way, 144.99 feet; Thence South 0°07'00" West along the East line of that tract described in Document Number 95-07745, said Official Records, 110.40 feet to the Southeast corner thereof; thence West along the South line thereof, 144.99 feet to the INITIAL POINT OF BEGINNING.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

James E. Hibbs  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-05

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

PURPOSE: To survey and monument the corners of two parcels created through a Land Partition. See City of Medford Planning File No. LDP-02-118.

PROCEDURE: Made ties to monuments of record as shown on FS5369. Held S1/4 COR. and CS1/16 COR. per FS5369 for the Basis of Bearings. Held deed record distance Northerly from S1/4 Cor. and then the Right-of-Way width of Sunrise Avenue to the computed SW corner of subject property. From the SW corner I went parallel to the centerline of Sunrise Avenue to the computed NW corner. Held the found monuments per FS5369 for the East line of subject property. Computed the centerline of Capital Avenue per FS5369. Those monuments found as well as those set are as shown on Sheet 2.

RECEIVED  
DATE 4-16-04 BY BB  
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. L. Friar  
SURVEYOR

**SURVEY FOR:**

RONDA CONSTRUCTION CO.  
1210 COVINA AVE.  
MEDFORD, OR 97504

**SURVEY BY:**

L.J. FRIAR & ASSOCIATES, P.C.  
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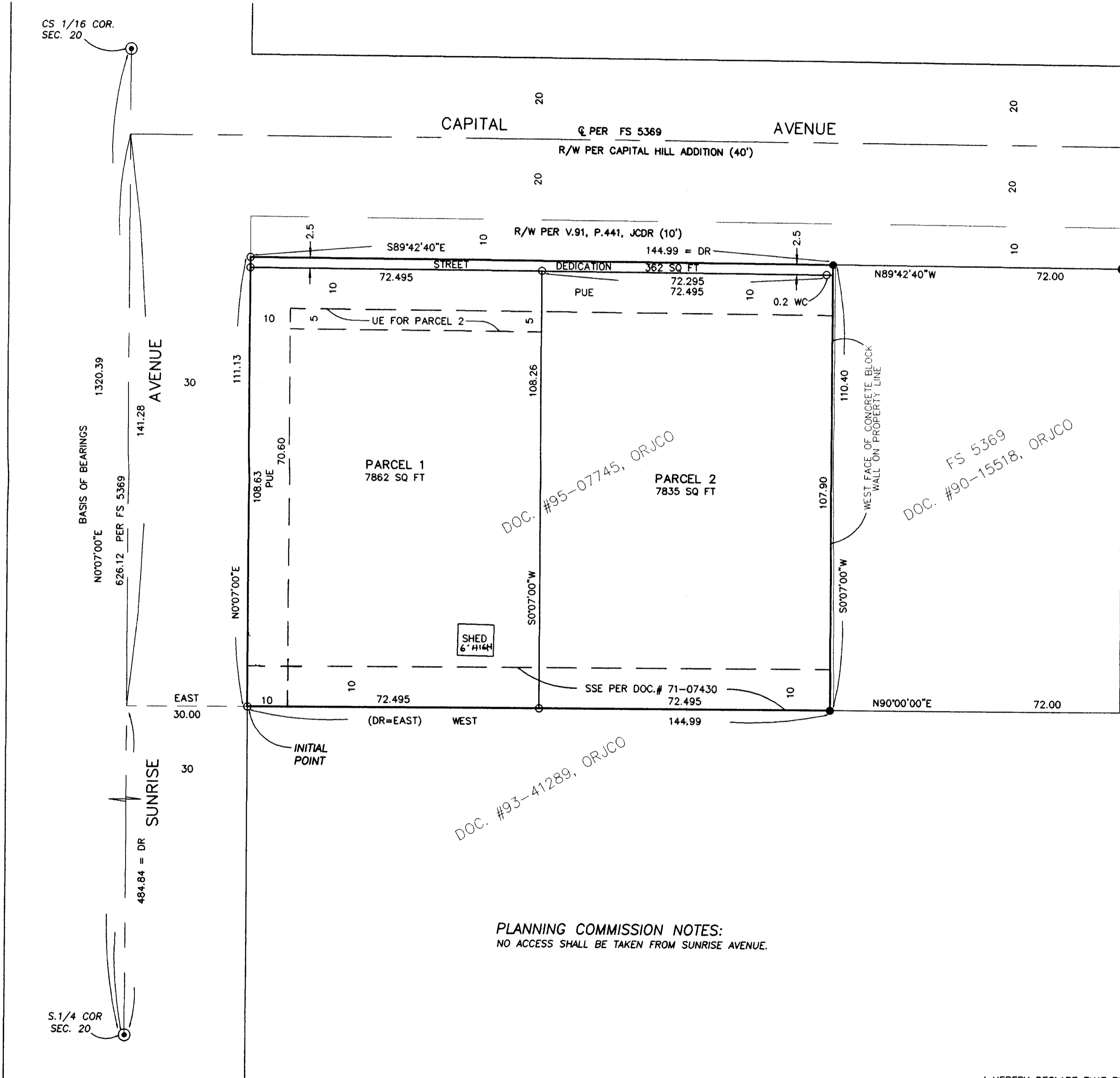
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City of Medford Jackson County, Oregon.



**LEGEND:**

- ⊙ = FOUND BRASS CAP IN CONCRETE.
- = FOUND 5/8" IRON PIN PER FS5369.
- = SET 5/8" x 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- DR = DEED RECORD DATA.
- FS = FILED SURVEY #.
- ( ) = RECORD DATA AS SHOWN.
- PUE = PUBLIC UTILITY EASEMENT, INCLUDING CHARTER COMMUNICATIONS.
- WC = WITNESS CORNER.
- UE = PRIVATE UTILITY EASEMENT.
- SSE = SANITARY SEWER EASEMENT.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

BASIS OF BEARINGS: SURVEY NO.5369 AS SHOWN HEREON.  
DATE: OCTOBER 22, 2002 UNIT OF MEASUREMENT: FEET SCALE: 1"= 20'



**PLANNING COMMISSION NOTES:**  
NO ACCESS SHALL BE TAKEN FROM SUNRISE AVENUE.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*James E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-05

RECEIVED  
DATE *4-16-04* BY *JH*  
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