

# PARTITION PLAT NO. P-22.2004

Located within Lot 35 of the Map of Fairview S. Childers Eastern Addition to the City of Medford, being located in the Northeast One-Quarter of the Southwest One-Quarter of Section 20, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

## PREPARED FOR:

**NENETTE HALL**  
1533 RIDGE WAY  
MEDFORD, OR.  
97504

### APPROVALS:

Mark Gallagher 5-13-04  
City of Medford Planning Department Date

File Number: LDP-03-220

Examined and approved this 29 day of APRIL, 2004.

Paul D. Linn  
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 MAY 14, 2004.

William Johnson Deputy 5-14-2004 James Smallwood Deputy 5/14/04  
ASSESSOR Date TAX COLLECTOR Date

### DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, that Nenetete Hall is the owner 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.

Nenetete Hall 4/28/04  
Nenetete Hall Date

### NARRATIVE:

**Purpose:** To survey and monument Client's property pursuant to the conditionally approved Tentative Partition Plat, File Number LDP-03-220, as approved by the City of Medford Planning Commission on December 11, 2003.

**Procedure:** Utilizing a Nikon DTM-520 and a Ranger 200R with TDS software, all found monuments were tied within closed loop traverses. References utilized for this survey as follows: Doc. No. 96-04491 and Doc. No. 97-35592; SN 6609, and TERRACE OAKS ESTATES SUBDIVISION (SN 15542).

Utilizing SN 15542 and Doc. No. 97-35592, established the Basis of Bearings and the right of way of Ridge Way.

Utilizing Doc. No. 96-04491 and SN 6609, established the exterior boundary, as depicted hereon.

Parcels 1 and 2 were computed and monumented, as depicted hereon.

### NOTES:

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

- 1) Easement for transmission and distribution of electricity, granted the California Oregon Power Company, as set forth in Volume 191, Page 387, Jackson County, Oregon, Deed Records.
- 2) 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.

### RECORDING:

FILED FOR RECORD THIS THE 14<sup>th</sup> DAY OF MAY, 2004 AT 3:46 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-22-2004 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 15, PAGE 22.

KATHLEEN S. BECKETT CHERYL AUGERIS  
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 18247

### 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 depicted 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 more particularly described as follows:

Commencing at the southwest corner of Lot 35 of FAIRVIEW S. CHILDERS EASTERN ADDITION, to the City of Medford, Jackson County, Oregon; thence South 89°54'37" East, 399.99 feet to the southeast corner of that tract described in Volume 312, Page 97 of the Deed Records of Jackson County, Oregon; thence North 00°15'10" West, 25.00 feet; thence parallel with the centerline of Ridge Way, North 89°54'37" West, 58.55 feet to a point on the northerly right of way of Ridge Way per Document Number 97-35592 of the Official Records of Jackson County, Oregon, The Initial Point, and True Point of Beginning; thence along said northerly right of way, North 89°54'37" West, 93.45 feet to a point on the west line of that tract described in Document Number 67-09017, of the Official Records of Jackson County, Oregon; thence leaving said right of way and along said west line, North 00°15'10" West, 130.74 feet to the northwest corner of thereof; thence along the north line of said tract, South 89°53'00" East, 2.00 feet to the southwest corner of that tract described in Document Number 76-22615, of the Official Records of Jackson County, Oregon; thence along the west line of last said tract, North 00°15'10" West, 10.00 feet to the northwest corner of thereof; thence along the north line of said tract, South 89°53'00" East, 140.00 feet to the northeast corner thereof; thence South 00°15'10" East, 122.09 feet to a point on aforesaid right of way, per said Document Number 97-35592, being on a curve concave to the northwest, having a radius of 72.50 feet and a central angle of 41°55'45"; thence along said right of way and curve 53.06 feet (the long chord bears South 69°06'19" West, 51.88 feet), to the Point of Beginning.

Cael E. Neathamer  
Surveyor

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

\*\* RECEIVED \*\*  
DATE 5-14-04 BY MS  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer

OREGON JULY 08, 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

DATE: April 28, 2004

PROJECT NUMBER: 03068

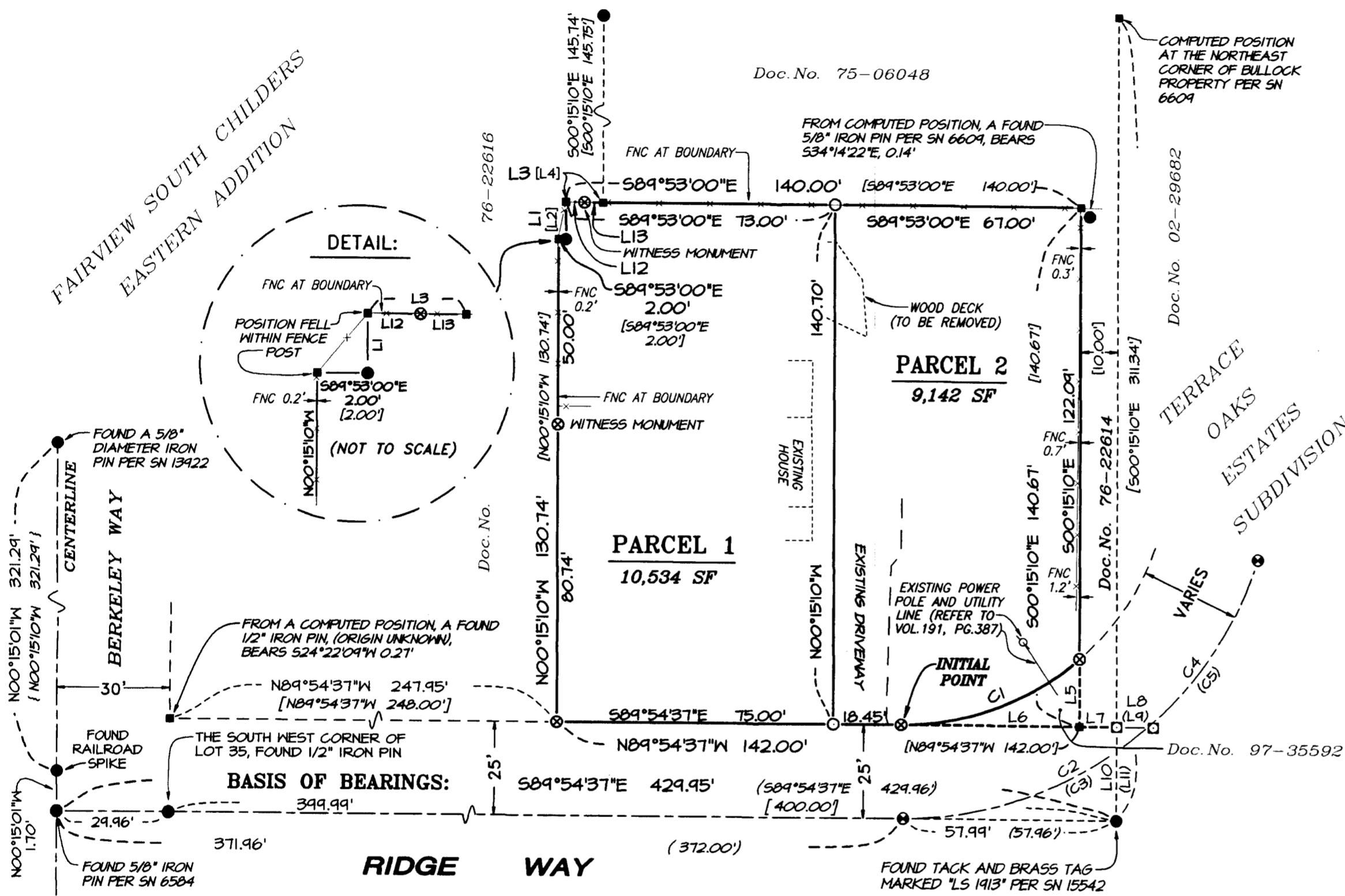
Sheet 1 of 2 © MVM

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Located within Lot 35 of the Map of Fairview S. Childers Eastern Addition to the City of Medford, being located in the Northeast One-quarter of the Southwest One-quarter of Section 20, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

**PREPARED FOR:**

**NENETTE HALL  
1533 RIDGE WAY  
MEDFORD, OR.  
97504**



**LEGEND:**

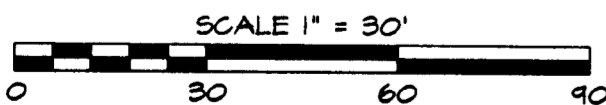
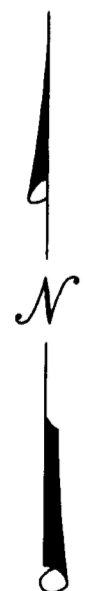
- Indicates a set 3/8-caliber shell set in concrete with a tack and a brass tag marked "C. NEATHAMER LS 56545", top set at or just below the surface.
- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "C. NEATHAMER LS 56545".
- Indicates a found 5/8-inch diameter iron pin per SN 6609, unless otherwise noted, hereon.
- ⊠ Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "McMAHAN LS 1913," per TERRACE OAKS ESTATES SUBDIVISION and filed as SN 15542.
- ⊙ Indicates a found 2 1/2-inch brass cap with a center punch marked, "McMAHAN LS 1913," per TERRACE OAKS ESTATES SUBDIVISION, and filed as SN 15542.
- Indicates a computed position, nothing found or set.
- ( ) Indicates record information per TERRACE OAKS ESTATES SUBDIVISION, also filed as SN 15542.
- [ ] Indicates record information per SN 6609.
- { } Indicates record information per SN 13922.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- Vol. Pg. Indicates an instrument recorded by Volume and Page of the Records of Jackson County, Oregon.
- Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- x— Indicates the centerline of an existing fence.
- FNC 0.3'— Indicates the distance and which side of the boundary line that the centerline of the fence line is.

**CURVE TABLE**

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	41°55'45"	72.50'	53.06'	S69°06'19"W	51.88'
C2	35°22'02"	100.00'	61.73'	N72°24'22"E	60.75'
C3	35°20'53"	100.00'	61.69'	N72°24'51"E	60.72'
C4	37°55'28"	100.00'	66.19'	N85°45'31"E	64.99'
C5	37°56'37"	100.00'	66.22'	N85°46'12"E	65.02'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N00°15'10"W	10.00'
L2	N00°15'10"W	10.00'
L3	S89°53'00"E	10.00'
L4	S89°53'00"E	10.00'
L5	S00°15'10"E	18.55'
L6	N89°54'37"W	48.55'
L7	S89°54'37"E	10.00'
L8	S89°54'37"E	10.00'
L9	S89°54'37"E	10.00'
L10	N00°15'10"W	25.00'
L11	N00°15'10"W	25.00'
L12	S89°53'00"E	5.00'
L13	S89°53'00"E	5.00'



I hereby certify that this is an exact copy of the original.

Carl E. Neathamer  
Surveyor

**REGISTERED PROFESSIONAL LAND SURVEYOR**

Carl E. Neathamer

OREGON  
JULY 09, 2001  
**CAEL E. NEATHAMER**  
58545

Renewal Date 12/31/04

\*\* RECEIVED \*\*  
DATE 5-14-04 BY BB  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative

JACKSON COUNTY SURVEYOR

**BASIS OF SURVEY:**

Basis of Bearings: The center line of Ridge Way, as per Survey Number 15542. Basis applied to the found centerline monuments, as depicted hereon.

**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

DATE: April 28 2004

PROJECT NUMBER: 03068

Sheet 2 of 2 © MM