

PARTITION PLAT NO. P-31-2004

A Replat of Lot 4, Block 3 of ARCHER SUBDIVISION Located in the Northwest One-quarter of the Section 1, Township 38 South, Range 2 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

PREPARED FOR:

Mark and Barbara Behnke
302 East Gregory Road
Central Point, Oregon 97502

APPROVAL:

[Signature] June 1, 2004
City of Medford Planning Department Date

File Number: LPD-01-165 - Revised

APPROVAL:

Examined and approved this 20 day of MAY, 2004.
[Signature]
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 JUNE 2ND, 2004.

DAN ROSS Willen [Signature] 6-2-2004
ASSESSOR DATE DEPUTY DATE
Patty [Signature] 5-2-04
TAX COLLECTOR DATE DEPUTY DATE

RECORDING

FILED FOR RECORD THIS THE 2ND DAY OF June, 2004 AT 2:21 O'CLOCK P. M. AND RECORDED AS PARTITION PLAT NO. P-31-2004 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 15, PAGE 31.
Kathleen S. Beckett [Signature]
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 18288

NARRATIVE:

Purpose: To survey and monument Client's property pursuant to the conditionally approved Tentative Partition Plat, File Number LPD-01-165, by the City of Medford Planning Commission on January 24, 2002.
Procedure: Utilizing a Nikon DTM-420 Total Station, and a Husky FS-2 Data Collector with TDS software, all found monuments, as depicted hereon, were tied in a closed loop traverse. Based on said approval, the found monuments and Archer Subdivision, as recorded in Volume 6 of Plats at Page 35, and Surveys Numbered 14349 and 17145, of the records of Jackson County, Oregon, the exterior boundaries of said subdivision were computed. The centerline of Archer Drive and Canal Street, the exterior boundaries of Block 3 and the boundaries of Lot 4 were computed by proration. The boundaries of Parcels 1 and 2 were computed and monumented as depicted hereon.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that Mark A. Behnke and Barbara I. Behnke, husband and wife, as tenants by the entirety, are the owner in fee simple of the lands as described in the Surveyor's Certificate herewith, and hereby partition the same into Parcels 1 and 2, as shown hereon, and hereby dedicate to the City of Medford for public use, addition right-of-way dedication along Archer Drive as depicted hereon for street purposes, and hereby dedicate to the public for public use a 10.00-foot wide public utility easement, also shown hereon.

Mark A. Behnke 5-14-04
Mark A. Behnke Date
Barbara I. Behnke 5-14-04
Barbara I. Behnke Date

SURVEYOR'S CERTIFICATE

I, Robert V. 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 Four (4) in Block Three (3) of Archer Subdivision in Jackson County, Oregon, according to official plat thereof, now of record.

Robert V. Neathamer
Surveyor

NOTES

Parcels 1 and 2 of the Partition Plat depicted hereon are subject to the following record matters:

- (1) The effect on said parcels, or any part thereof, lying within the Medford Irrigation District, and subject to all water and irrigation rights, easements for ditches and canals, and all regulations of said District, including any and all assessments, liens and charges assessed, and to be assessed.
- (2) The premises herein described are within and subject to the statutory powers, including the power of assessment, of Rogue Valley Sewer Services.
- (3) Restriction "No unsightly buildings of permanent nature. This notation to be inserted on any or all deeds regarding the transfer of this property in the future. It is also stated that keeping of livestock which would create a nuisance is prohibited" as set out in Instrument recorded in Volume 331 page 405, and in Volume 336, page 423 of the Deed Records of Jackson County, Oregon.
- (4) Lien for assessment in favor of Bear Creek Sanitary Authority (now known as Rogue Valley Sewer Services) as recorded in Document Number 02-44503 of the Official Records of Jackson County Oregon.

STATE OF OREGON }
County of Jackson } SS

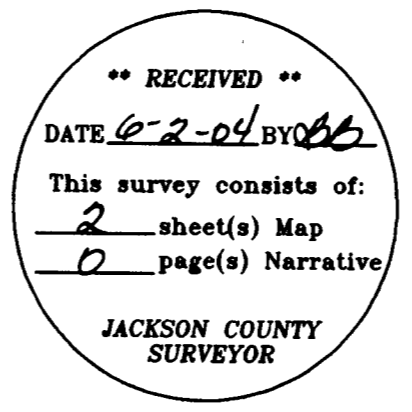
Personally appeared before me the above named Mark A. Behnke and Barbara I. Behnke, and acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and seal this 14 day of MAY, 2004.

Before me:
[Signature]
Leson MILES NOTARY PUBLIC-OREGON
COMMISSION NO.: 359839
MY COMMISSION EXPIRES: July 29, 2006

AFFIDAVIT OF CONSENT for Partition from MERS
recorded as Document Number 04-30765 of the Official
Records of Jackson County, Oregon.

I hereby certify that this is
an exact copy of the original.
Robert V. Neathamer
Surveyor



PREPARED BY: Neathamer Surveying, Inc.
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PROJECT NUMBER: 01039 DATE: May 13, 2004
Sheet 1 of 2 © LTM

