

PARTITION PLAT P-44-2004

located in the
NORTHWEST ONE QUARTER OF SECTION 21,
TOWNSHIP 37 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, CITY OF MEDFORD
JACKSON COUNTY, OREGON

for

MARY ELEANOR JONES

1151 BROOKDALE
MEDFORD, OREGON 97504

Jackson County,
Oregon

Surveyor's Certificate:

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at a 5/8 inch iron pin marking the southwest corner of Lot 5 of the Pineview Court Subdivision, filed on July 1, 1994 in Volume 19, Page 27 of the Plat Records of Jackson County, and filed as Survey Number 14079 in the office of the Jackson County Surveyor, located in the Northwest 1/4 of Section 21, Township 37 South, Range 1 West of the Willamette Meridian; thence North 89°51'20" East 160.00 feet to a 5/8 inch by 30 inch iron pin being the POINT OF BEGINNING of this description and the INITIAL POINT of this Partition; thence North 89°51'20" East, along the south line of the Minor Land Partition recorded March 21, 1994 as Partition Plat Number P-32-1994 of the Records of said County, Index Volume 5 Page 32, and filed as Survey Number 13924 in the Office of the Jackson County Surveyor; 125.45 feet to the westerly right-of-way of Brookdale Avenue; thence South 00°06'27" East, along said westerly right-of-way 141.82 feet to a point on that certain boundary line described in Instrument Number 95-09126 in the Official Records of Jackson County; thence leaving said westerly right-of-way North 89°40'51" West along said boundary line described in Instrument Number 95-09126 a distance of 142.96 feet; thence continuing along said boundary line described in Instrument Number 95-09126, South 88°31'29" West 142.62 feet to the east line of Cleopatra Estates filed December 11, 1980 in Volume 14, Page 49, of the Plat Records of Jackson County, and filed as survey number 8658 in the office of the Jackson County Surveyor; thence North 00°04'19" West 143.97 feet to said southwest corner of Pineview Court Subdivision; thence North 89°51'20" East along said south line of Partition P-32-1994 a distance of 160.00 feet to the POINT OF BEGINNING.

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Mary Eleanor Jones is the owner of the lands hereon described, and that she has partitioned the same into parcels as shown hereon and the number and size of the parcels and the courses and lengths of the lines are plainly set forth, and that this plat is a correct representation of the Partition, and does dedicate to the public for public use 10 feet of additional right-of-way, and the public utility easement as shown hereon, and a minimum access easement for the benefit of Parcels 1, 2, and 3 as shown hereon, and create a private storm drain easement benefiting Parcels 1, 2 and 3 as shown hereon.

M. Eleanor Jones
Mary Eleanor Jones

State of Oregon)
County of Jackson)

Personally appeared before me the above named Mary Eleanor Jones and does acknowledge the foregoing instrument to her voluntary act and deed.

(Signature) *Herbert A. Farber*
(Printed Name)

Notary Public - Oregon Commission No. 378055

My commission expires 4-21-08
Month, Date, Year,

Approvals:

I certify that pursuant to authority granted in Ordinance No. 5785

this plat is hereby approved.

This 23 day of July, 2004.

Paul O. Lott
Planning Director

Examined and approved this 30 day of June, 2004.

Paul D. Lewis
City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 7-26-2004

Janice Clark, Deputy 7-26-2004
Tax Collector Date

William John 7-26-2004
Assessor Date

Recorder:

Filed for record this 26 day of July, 2004 at 2:11 O'clock P. M. and recorded as Partition Plat No. P-44-2004 of the Records of Jackson County, Oregon, Index Volume 15, Page 44.

Kathleen S. Beckett *Heraldine Cutting*
County Clerk Deputy

County Surveyor's File No. 18348

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber

OREGON
JULY 26, 1888
HERBERT A. FARBER
2189

RENEWAL DATE 12-31-05

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

** RECEIVED **
DATE 7-26-04 BY 165
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

PARTITION PLAT P-44-2004
 located in the
 NORTHWEST ONE QUARTER OF SECTION 21,
 TOWNSHIP 37 SOUTH, RANGE 1 WEST,
 WILLAMETTE MERIDIAN, CITY OF MEDFORD
 JACKSON COUNTY, OREGON
 for
MARY ELEANOR JONES
 1151 BROOKDALE
 MEDFORD, OREGON 97504

LEGEND

- = FOUND STREET CENTERLINE MONUMENT
- = FOUND 5/8" IRON PIN, AS DESCRIBED
- = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- S/N = FILED SURVEY NUMBER

- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
 - RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
 - INST. No. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 - PUE = PUBLIC UTILITY EASEMENT FOR WATER, SANITARY SEWER, STORM DRAIN, PHONE, GAS, AND CABLE TV.

"Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all their related facilities within the Public Utility Easements (PUE) 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."

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

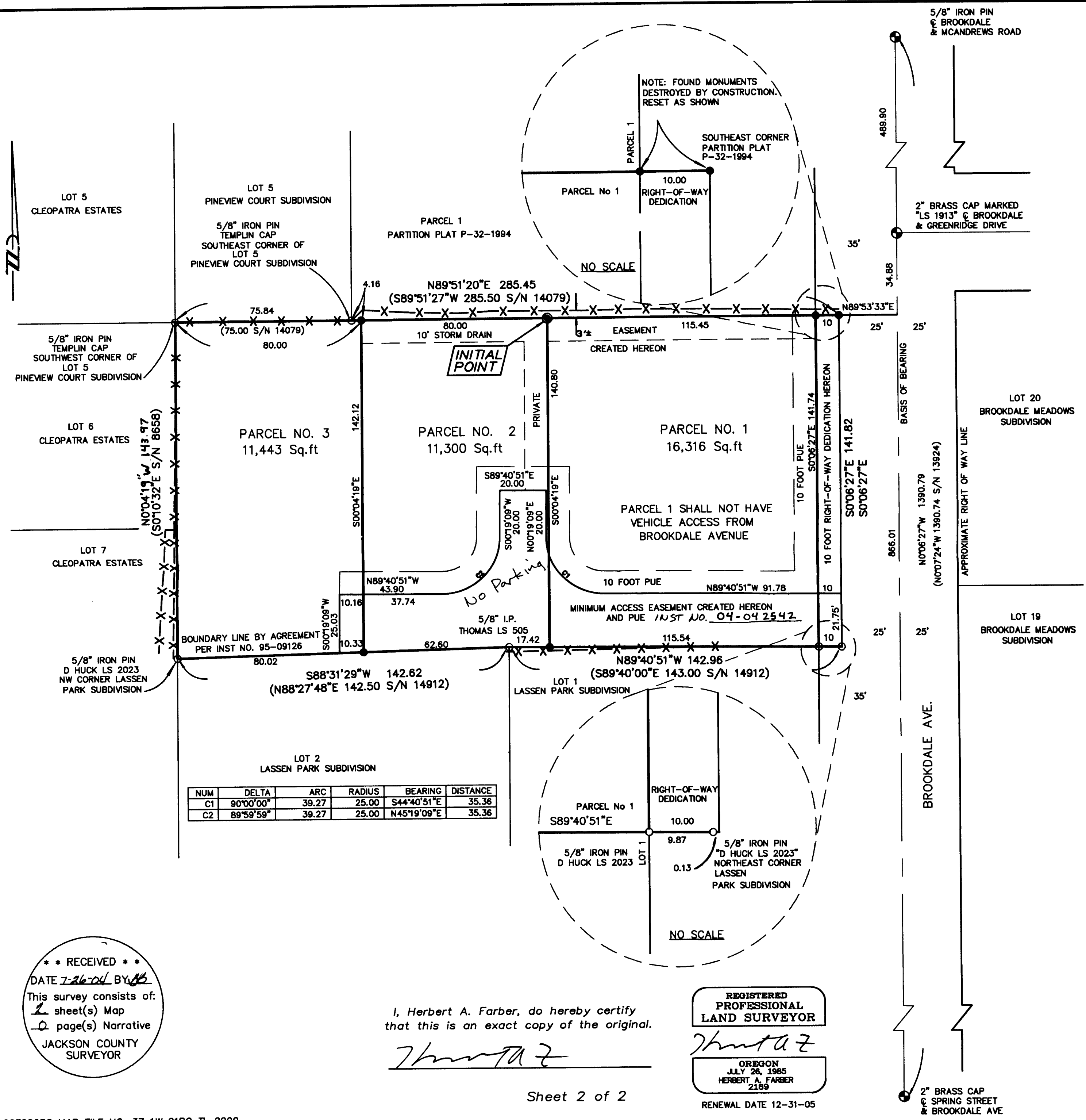
PURPOSE: TO SURVEY AND MONUMENT THE PARTITION AS APPROVED BY THE CITY OF MEDFORD, AS NOTED IN FILE NUMBER LDP-03-187.
PROCEDURE: USING CONTROL ESTABLISHED IN PREVIOUS SURVEYS, I TIED THE MONUMENTS SHOWN HEREON. MONUMENTS WERE FOUND AT EVERY ANGLE POINT IN THE BOUNDARY OF THIS PARTITION. ALL MONUMENTS WERE HELD, EXCEPT FOR THE SOUTHEAST CORNER OF THE PARCEL, WHICH WAS FOUND INSIDE THE RIGHT-OF-WAY LINE. THIS MONUMENT WAS USED FOR ALIGNMENT ONLY. MONUMENTS WERE THEN SET FOR THE NEW PARCELS AS SHOWN HEREON.

Surveyed by:
FARBER & SONS, INC.
 dba FARBER SURVEYING
 (541) 664-5599

OFFICE LOCATION: 431 OAK STREET, CENTRAL POINT, OREGON 97502
MAILING ADDRESS: P.O. BOX 5286, CENTRAL POINT, OREGON 97502

SCALE: 1" = 30'
 DATE: JUNE 11, 2004
 JOB NO.: 1156-03

DRAWING FILE: JOBS\Medford_NE\BROKDALE\MicroSurvey\Tentative Partiton Plat.FLX



I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

Sheet 2 of 2

** RECEIVED **
 DATE 7-26-04 BY AB
 This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY SURVEYOR