

PARTITION PLAT No. P-57-2004

Located in the Lot 1, Block 5 of PIERCE SUBDIVISION and in the N.W. 1/4 of Section 21, T.37S.,R.1W., W.M., City of Medford, Jackson County, Oregon

SURVEY FOR:
Melanie Schorsch
2996 East McAndrews Rd.
Medford, OR. 97504

DATE:
August 23, 2004

SURVEY BY:
Kaiser Surveying
19440 Highway 62
Eagle Point, OR. 97524

REGISTERED
PROFESSIONAL
LAND SURVEYOR

G. D. Kaiser
OREGON
JULY 16, 1967
GARY D. KAISER
No. 803
EXP. 6-30-05

*** SURVEYOR'S CERTIFICATE ***

I, Gary D. Kaiser, 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 attached partition plat, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at the quarter corner common to Sections 20 and 21, Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the centerline of Gardendale Avenue, North 0° 13' 40" West, 1321.28 feet to a brass disk located at the centerline intersection of said Gardendale Avenue and East McAndrews Road, being the recognized Northwest corner of Block 5 of PIERCE SUBDIVISION, a recorded subdivision located in the City of Medford, said county and state; thence along the centerline of said Gardendale Avenue, South 0° 13' 40" East, 176.26 feet (Record = 176.00 feet) to the Southwest corner of Lot 1, Block 5 of said PIERCE SUBDIVISION; thence along the Southerly boundary of said Lot 1, as said boundary was established on Survey Number 6816 as filed in the Office of the County Surveyor, North 89° 49' 27" East, 25.00 feet to a 5/8" rebar with plastic cap set on the Easterly right-of-way line of said Gardendale Avenue for THE INITIAL POINT OF BEGINNING; thence continue along said Lot 1 boundary, North 89° 49' 27" East, 155.20 feet to a 5/8" rebar with plastic cap found set for the Southwest corner of tract described in Instrument No. 83-18300 of the Official Records of said county; thence along the Westerly boundary of said tract, North 0° 53' 12" East, 145.79 feet to intersect the relocated Southerly right-of-way line of said East McAndrews Road; thence along said road line, South 89° 58' 43" West, 134.97 feet; thence continue along said road line, 28.34 feet on the arc of a 18.00-foot radius curve left (the long chord bears South 44° 52' 32" West, 25.502 feet); thence continue along said road line, South 89° 46' 20" West, 5.00 feet to intersect the Westerly right-of-way line of said Gardendale Avenue; thence along said avenue line, South 0° 13' 40" East, 128.11 feet to THE INITIAL POINT OF BEGINNING.

G. D. Kaiser
SURVEYOR

*** DECLARATION ***

Known all men by these presents, that MELANIE LYNN SCHORSEN is the owner of the land represented on this Partition Plat and more particularly described in Surveyor's Certificate, and has caused the same to be partitioned into parcels as shown on the Partition Plat. I hereby dedicate to the public for public use the public utility easement shown hereon. I also hereby create for the benefit of Parcel No. 2, the 10-foot wide private stormdrain easement shown hereon across Parcel No. 1.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 24TH DAY, OF AUGUST, 20 04.

Melanie Lynn Schorsen
MELANIE LYNN SCHORSEN

STATE OF OREGON)
COUNTY OF JACKSON)ss

Personally appeared the above named MELANIE LYNN SCHORSEN, and acknowledged the foregoing instrument to be her voluntary act and deed.

Subscribed and sworn to before me this 24TH day of AUGUST, 20 04.

(SIGN) *Tyler E. Wilkins*
TYLER E. WILKINS NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 3699F4
MY COMMISSION EXPIRES 6-25-07

*** APPROVALS ***

Paul O. Lott September 20, 2004
CITY OF MEDFORD PLANNING DEPARTMENT DATE

FILE NO. LPD-03-193

Examined and approved this 26 day of AUGUST, 20 04.

Paul D. Lott
CITY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 21ST day of SEPTEMBER, 20 04.

Christopher Francis Deputis 9-21-04 *Carole Juenson* 9-21-04
ASSESSOR DATE TAX COLLECTOR DATE

*** RECORDERS CERTIFICATE ***

Filed for Record this 21ST day of SEPTEMBER, 20 04 at 3:07 O'clock, PM,
and Recorded as Partition Plat No. P-57-2004 of the Records of Jackson County, Oregon.
Index Volume 15, Page 57.

Kathleen S. Beckett *Sonya S. Morgan*
COUNTY CLERK DEPUTY
COUNTY SURVEYOR FILE NO. 18429

I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPY OF THE ORIGINAL PLAT
G. D. Kaiser
SURVEYOR

** RECEIVED **
Date 9-21-04 By SS
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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SURVEY FOR: Melanie Schorsch
2996 East McAndrews Rd.
Medford, OR. 97504

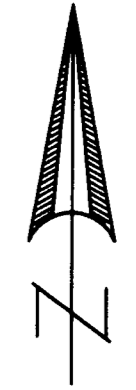
DATE: August 23, 2004

SURVEY BY: Kaiser Surveying
19440 Highway 62
Eagle Point, OR. 97524

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

PURPOSE: Partition Survey of tract described in Instrument No. 94-27349 O.R.

PROCEDURE: The Southerly boundary of the subject property is described as running along the Southerly boundary of Lot 1, Block 5 of PIERCE SUBDIVISION. This boundary was located from information on Filed Survey Nos. 6816 and 12688. The Easterly boundary was located from information on Filed Survey No. 12688. The street right-of-way lines were located from centerline monuments shown. The new Partition boundary was located per the clients direction and the City Approval.



SCALE: 1" = 20'

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT

G.D.K.
SURVEYOR

"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 P.U.E. The utility may require the lot owner to remove all structures within the P.U.E. 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 P.U.E. or any other obstructions which interferes with the use of the P.U.E. without the prior written approval of the utilities with facilities in the P.U.E."

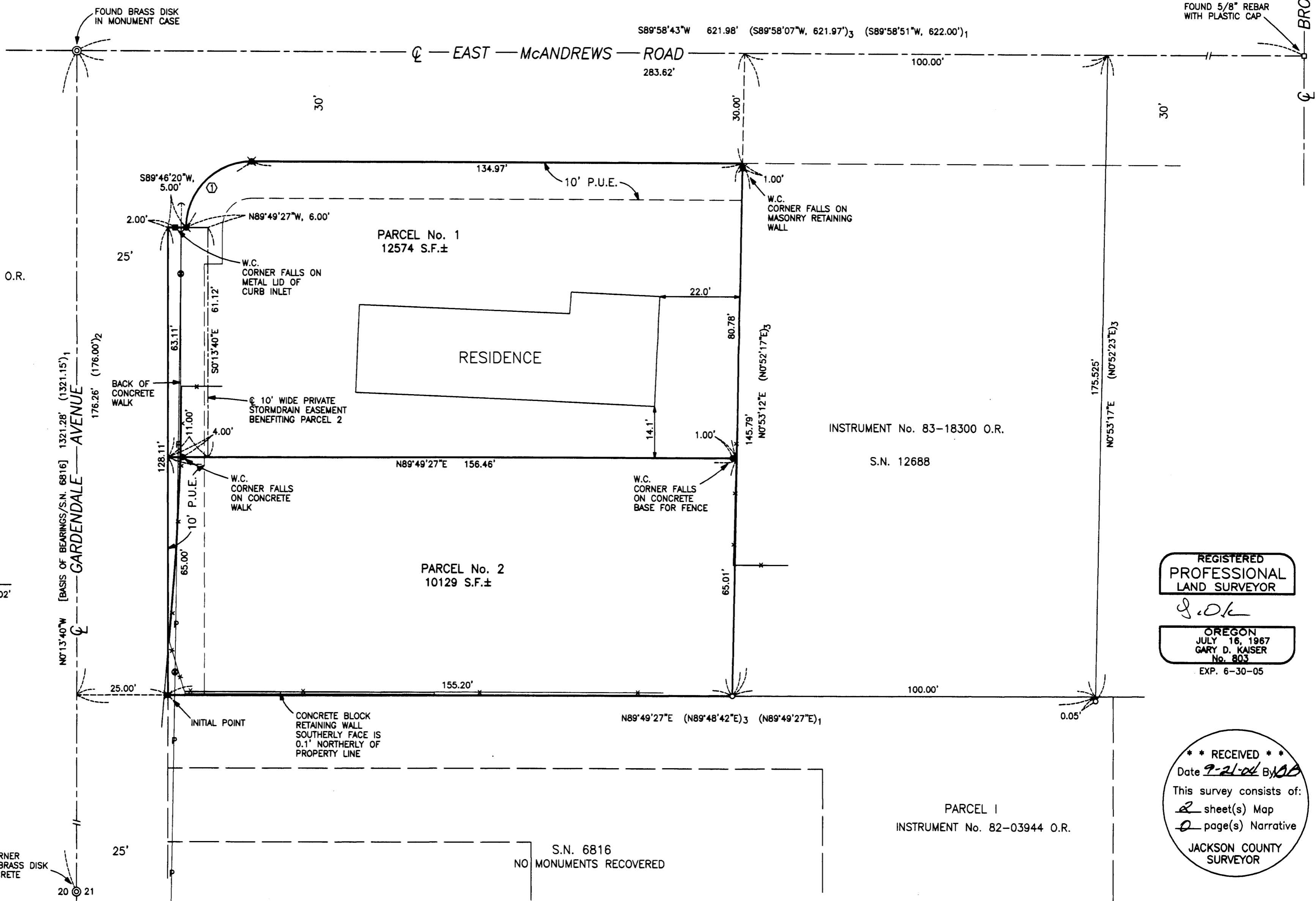
LEGEND

- o = Found 5/8" Rebar with Plastic Cap - S.N. 12688
- = Set 5/8" x 24" Rebar with Plastic Cap marked "KAISER RLS 803"
- ✕ = Set 5/8" x 30" Rebar with Plastic Cap marked "KAISER RLS 803"
- = Set Lead/Tack/Washer marked "RLS 803"
- S.N. = Filed Survey Number County Surveyors Office
- W.C. = Witness Corner
- P.U.E. = Public Utility Easement Utilities normally allowed in Public Utility Easements are Power Lines, Telephone Lines, Natural Gas Lines, Sewer Lines, Storm Drains, Water Lines & Cable T.V.
- ()₁ = Record/S.N. 6819
- ()₂ = Record/Instrument No. 94-27349 O.R.
- ()₃ = Record/S.N. 12688
- P— = Overhead Power Lines
- x— = Fence
- D.R. = Deed Record
- O.R. = Official Records
- Vol. = Volume
- No. = Number
- T.V. = Television

CURVE DATA			
Δ	R	L	LC
① 90°12'23"	18.00'	28.34'	S44°52'32"W, 25.502'

EASEMENTS

- A current title report indicates the following easements.
- Irrigation easements recorded in Vol. 287, Page 327 D.R., the easement could not be located.
 - Easements for roads, ditches, pipelines and utilities recorded in recorded in Vol. 287, Page 416 D.R., these facilities could not be located.
 - Power line easement recorded in Vol. 299, Page 60 D.R.. An existing power line is shown hereon, it is not known if this existing line corresponds to the easement.



REGISTERED PROFESSIONAL LAND SURVEYOR

G.D.K.
OREGON
JULY 16, 1987
GARY D. KAISER
No. 803
EXP. 6-30-05

RECEIVED
Date 9-21-04 By MS
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR