

**SURVEY BY:**

L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PHONE: (541) 772-2782  
EMAIL: ljfriar@charter.net

**SURVEY FOR:**

A.R.E PROPERTIES  
737 GLENN WAY  
CENTRAL POINT, OR 97502

**PARTITION PLAT NO. P-61-2004**

**LAND PARTION (LDP-04-26)**

**located in the S.E. 1/4 of Sec. 11, T.37S., R.2W., W.M.  
City of Medford Jackson County, Oregon**

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

Filed for record this 01 day of October, 20 04, at  
1:54 o'clock P.M., and recorded as Partition Plat No. P-61-2004  
of "Record of Partition Plats" of Jackson County, Oregon.

Index Volume 15, Page 61.

**DATE**

AUGUST 31, 2004

Kathleen d. Beckett Geraldine Cutting  
County Clerk Deputy

County Surveyor File No. 18448

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

CITY OF MEDFORD PLANNING  
File No. LDP-04-26.

[Signature] September 24, 2004  
Planning Director Date

Examined and approved this 2<sup>nd</sup> day of SEPTEMBER, 20 04.

[Signature]  
Acting City Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have  
been paid as of OCTOBER 1, 20 04.

[Signature] 10-1-2004 Patty Budson 10-1-04  
Assessor Deputy Date Tax Collector Deputy Date

**\*\*\* 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 BY ME, AND CONFORMS WITH THE REGULATIONS FOR PARTITIONS,  
AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Commencing at the Southwest corner of Donation Land Claim No. 58 in Township 37 South, Range 2 West  
of the Willamette Meridian in Jackson County, Oregon; thence South 24°33'08" East, 453.60 feet to a 5/8"  
iron pin at the Southwest corner of that tract described in Document 2004-000770, Official Records of  
Jackson County Oregon and the INITIAL POINT OF BEGINNING; thence NORTH, 186.18 feet to a 5/8"  
iron pin at the Northwest corner thereof; thence EAST, 70.21 feet to the Northeast corner thereof; thence SOUTH,  
186.17 feet to a point on the North right-of-way line of Ellen Avenue; thence along said right-of-way line,  
South 89°59'36" West, 70.21 feet to the Initial Point of Beginning.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

[Signature]  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-05

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

Know all men by these presents that I, MARSHA LEE ANDERSON, am the owner 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. I do hereby dedicate to the public for public use the Street Dedication together with the 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.

[Signature]  
MARSHA LEE ANDERSON

STATE OF OREGON )  
                          ) ss.  
COUNTY OF JACKSON )

PERSONALLY appeared the above named Marsha Lee Anderson, and acknowledged the foregoing instrument to be  
her voluntary act and deed.

Dated this 31<sup>st</sup> day of August, 20 04.

[Signature]  
[Signature] Notary Public - Oregon  
Commission No. 354244  
My Commission Expires March 20, 2006

**AFFIDAVITS OF CONSENT**

- From Fred and Patricia Wallace recorded as Doc. # 04-57837, ORJCO.
- From Joan L. Bartlett recorded as Doc. # 04-57838, ORJCO.
- From William and Iris Reagan recorded as Doc. # 04-57839, ORJCO.
- From Gary Holt recorded as Doc. # 04-57840, ORJCO.
- From Michelle Nistler recorded as Doc. # 04-57841, ORJCO.

NOTE PLACED AT THE REQUEST OF UTILITY PROVIDERS:  
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 EASEMENT IDENTIFIED ON THIS PLAT MAP AS MAY  
BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND  
WITHOUT THE LOTS IDENTIFIED HEREON, 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 OWNERS 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 PRIOR  
WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

I HEREBY DECLARE THAT THIS IS AN EXACT  
COPY OF THE ORIGINAL PLAT.  
[Signature]  
SURVEYOR

\*\*\* RECEIVED \*\*\*  
DATE 10-1-04 BY [Signature]  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

**SURVEY BY:**

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**LEGEND:**

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER RE-ESTAB'S.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. D.MINNECI LS2349 PER FS14373 OR AS NOTED.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. & ASSOC.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT.
- X- = FENCE LINE.
- DLC = DONATION LAND CLAIM.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

**BASIS OF BEARINGS:**

FS14373 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET DATE: AUGUST 31, 2004 SCALE: 1" = 20'

**EASEMENTS PER SUBDIVISION GUARANTEE**

R/W FOR ELECTRICITY PER V.383, P.381 & V.410, P.312, JCDR  
ARE UNLOCATABLE BUT MAY AFFECT SUBJECT PROPERTY.

**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-04-26.

**PROCEDURE:** MADE TIES TO MONUMENTS OF RECORD PER FS14373 AS SHOWN HEREON TO CONTROL THE R/W AND THE SUBJECT TRACT.

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



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*James E. Hibbs*  
SURVEYOR

