

PARTITION PLAT P-67-2004  
 PAD LOT DEVELOPMENT  
 located in the  
 NORTHWEST ONE QUARTER OF SECTION 29,  
 TOWNSHIP 37 SOUTH, RANGE 1 WEST,  
 WILLAMETTE MERIDIAN, CITY OF MEDFORD  
 JACKSON COUNTY, OREGON

for  
**ROBERT AND BETTY JO REED**  
 2533 HILLCREST RD  
 MEDFORD, OREGON 97504

**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 the northeast corner of Section 29 in Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon; thence South 00°03'16" East, along the east line of said Section 29, 120.00 feet to the POINT OF BEGINNING; thence continuing along said Section Line South 00°03'16" East 287.06 feet to the northerly right-of-way of Hillcrest Road; thence leaving said Section Line North 89°52'45" West, along said northerly right-of-way 99.25 feet to the east line of Wellington Heights Addition; thence, leaving said right-of-way line, North 00°03'16" West along said east line of Wellington Heights Addition 286.96 feet to the North line of the tract of land described in Instrument Number 03-80541 of the Official Records of Jackson County, said north line being 120 feet south of and running parallel to the North line of Said Section 29; thence South 89°56'16" East along said North line of the tract of land described in Instrument Number 03-80541 a distance of 99.25 feet to the POINT OF BEGINNING.

Herbert A. Farber  
 Herbert A. Farber, PLS 2189

**Release Affidavits:**

Suntrust Mortgage, Inc., as beneficiary, recorded as  
 Instrument No. 04-59871  
 Official Records of Jackson County, Oregon.

PremierWest Bank, as beneficiary, recorded as  
 Instrument No. 04-59872  
 Official Records of Jackson County, Oregon.

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

Herbert A. Farber  
 OREGON  
 JULY 26, 1989  
 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

**Declaration:**

KNOW ALL MEN BY THESE PRESENTS, that Robert and Betty Jo Reed husband and wife, are owners of the lands hereon described, and that they have 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 the 10 foot public utility easements and the additional right-of-way along Lyman Ave. as shown hereon, and does hereby create the easements labeled 1-6 on page 2 of this plat for benefit of their respective lots.

Robert Reed      Betty Jo Reed  
 Robert Reed      Betty Jo Reed

State of Oregon )  
 County of Jackson )

**ROBERT REED**  
 Personally appeared before me on Aug 13<sup>th</sup> 2004 the above named Robert Reed and does acknowledge the foregoing instrument to his voluntary act and deed.

(Signature) Susan Morgan Farber  
 (Printed Name) SUSAN MORGAN FARBER

Notary Public - Oregon Commission No. 378055

My commission expires April 21, 2008  
 Month, Day, Year,

State of Oregon )  
 County of Jackson )

**BETTY JO REED**  
 Personally appeared before me on Aug 13<sup>th</sup> 2004 the above named Betty Jo Reed and does acknowledge the foregoing instrument to his voluntary act and deed.

(Signature) Susan Morgan Farber  
 (Printed Name) SUSAN MORGAN FARBER

Notary Public - Oregon Commission No. 378055

My commission expires April 21, 2008  
 Month, Day, Year,

**Approvals:**

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

this plat is hereby approved.  
 This 11<sup>th</sup> day of October, 2004.

Paul O. Scott  
 Planning Director

Examined and approved this 28<sup>th</sup> day of September, 2004.

Paul O. Scott  
 City Surveyor

All taxes, fees, assessments, or other charges as required by  
 O.R.S. 92.095 have been paid as of October 12<sup>th</sup>, 2004

Carol A. Swenson Deputy 10-12-04  
 Tax Collector      Date

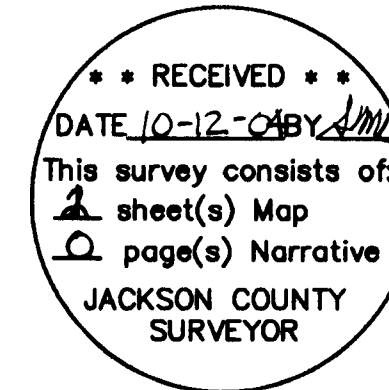
[Signature] DEPUTY 10/12/04  
 Assessor      Date

**Recorder:**

Filed for record this 12 day of October, 2004 at 3:520 o'clock  
P. M. and recorded as Partition Plat No. P-67-2004 of the  
 Records of Jackson County, Oregon, Index Volume 15, Page 67.

Kathleen S. Beckett      Geraldine Cutting  
 County Clerk      Deputy

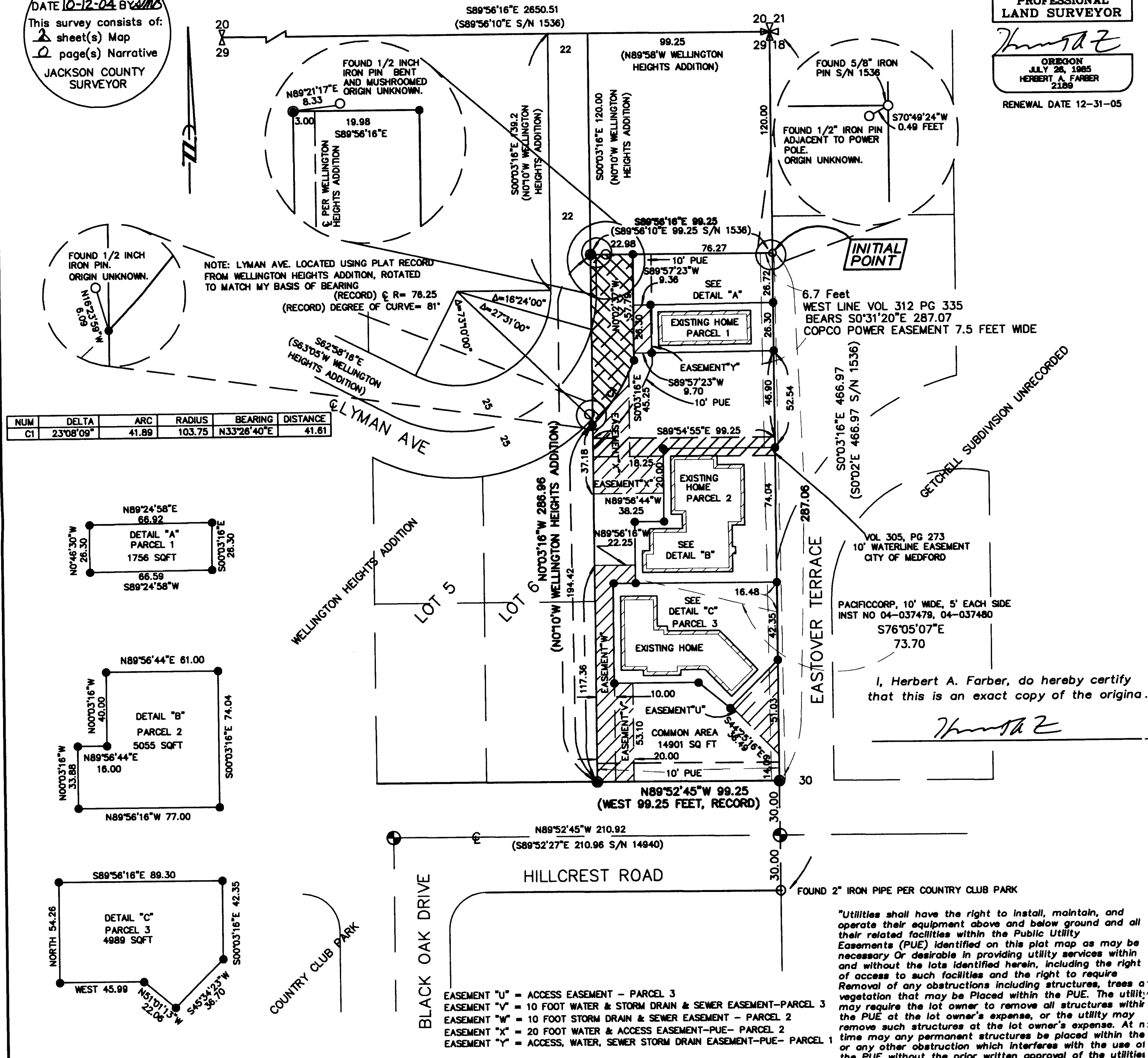
Courty Surveyor's File No. 18459



**\*\* RECEIVED \*\***  
 DATE 10-12-04 BY JMS  
 This survey consists of:  
 1 sheet(s) Map  
 2 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
 HERBERT A. FARBER  
 JULY 26, 1965  
 2189  
 RENEWAL DATE 12-31-05

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**PAD LOT DEVELOPMENT**  
 located in the  
 NORTHWEST ONE QUARTER OF SECTION 29,  
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 WILLAMETTE MERIDIAN, CITY OF MEDFORD  
 JACKSON COUNTY, OREGON  
 for  
**ROBERT AND BETTY JO REED**  
 2533 HILLCREST RD  
 MEDFORD, OREGON 97504



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	23°08'09"	41.89	103.75	N33°26'40"E	41.81

- LEGEND**
- ✱ = FOUND 3" BRASS CAP - SECTION CORNER PER COUNTY RE-ESTABLISHMENT NOTES
  - ⋈ = FOUND 2 1/2" BRASS CAP-1/4 SECTION CORNER PER COUNTY RE-ESTABLISHMENT NOTES
  - ⊕ = FOUND 2 1/2" BRASS CAP - "CITY OF MEDFORD CITY SURVEYOR"
  - = FOUND MONUMENT 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 = RECORD FILED SURVEY NUMBER
  - W.C. = WITNESS CORNER
  - D.R. = DEED RECORD = VOL. PG OF THE JACKSON COUNTY DEED RECORD
  - ▨ = EASEMENT AS DESCRIBED
  - ⊗ = AREA TO BE DEDICATED TO THE CITY FOR RIGHT-OF-WAY
- 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 PHONE, GAS, AND CABLE TV, ELECTRICAL POWER.

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

**PURPOSE:** TO SURVEY AND MONUMENT THE PAD LOT DEVELOPMENT AS APPROVED BY THE CITY OF MEDFORD UNDER FILE NUMBER LDP-04-46/E-04-90.

**PROCEDURE:** USING CONTROL ESTABLISHED IN THIS AND PREVIOUS SURVEYS I TIED THE MONUMENTS AS SHOWN HEREON. USING INST. NO. 03-00410 and INST. NO. 03-80541 I ESTABLISHED THE BOUNDARY OF THE PARTITION AS FOLLOWS:  
 THE EASTERLY BOUNDARY OF THE PARTITION WAS HELD TO BE THE EAST LINE OF SECTION 29 PER S/N 1536. THE SOUTHERLY BOUNDARY OF THE PARTITION WAS HELD TO BE THE NORTHERLY RIGHT-OF-WAY OF HILLCREST ROAD. SAID NORTHERLY RIGHT-OF-WAY BEING 30 FEET NORTH OF THE CENTERLINE OF HILLCREST ROAD ESTABLISHED IN S/N 14940. THE WEST LINE OF THE PARTITION WAS ESTABLISHED 99.25 FEET EAST AND PARALLEL TO THE EAST LINE OF SAID SECTION 29 PER D.R. 03-80541 AND 03-00410. THE NORTH LINE OF THE PARTITION WAS ESTABLISHED PARALLEL TO AND 120.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 29.  
 NONE OF THE 1/2 INCH IRON PINS FOUND NEAR THE PROPERTY CORNERS FIT ANY FOUND RECORD; THEREFORE, NONE OF THESE POSITIONS WERE HELD.

Surveyed by:  
**FARBER & SONS, INC.**  
 dba FARBER SURVEYING  
 (541) 664-5599  
 PO BOX 5286  
 431 OAK STREET  
 CENTRAL POINT, OREGON 97502

SCALE: 1" = 40'  
 0' 20' 40' 80'  
 DATE: AUGUST 2, 2004  
 JOB NO.: 1190-03  
 DRAWING FILE: JOBS\MEDFORD\_NE\REED-LYMAN\MICROSURVEY\ TENT\_PLAN\_PADLOT.FLX

- EASEMENT "U" = ACCESS EASEMENT - PARCEL 3
- EASEMENT "V" = 10 FOOT WATER & STORM DRAIN & SEWER EASEMENT-PARCEL 3
- EASEMENT "W" = 10 FOOT STORM DRAIN & SEWER EASEMENT - PARCEL 2
- EASEMENT "X" = 20 FOOT WATER & ACCESS EASEMENT-PUE- PARCEL 2
- EASEMENT "Y" = ACCESS, WATER, SEWER STORM DRAIN EASEMENT-PUE- PARCEL 1

"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."