

APPROVALS:

MEDFORD PLANNING DEPARTMENT
DIRECTOR
LDP-03-49 LAND PARTITION
May 17, 2005 DATE

EXAMINED AND APPROVED THIS 14 DAY OF APRIL, 2005

ACTING CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, JANET HEPWORTH, ELTON R. STEPHENS AND JOAN STEPHENS AS TENANTS BY THE ENTIRETY, AND S.W. HOLLIMAN AND PHYLLIS HOLLIMAN, AS TRUSTEES OF THE HOLLIMAN LOVING TRUST, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND THAT WE HAVE PARTITIONED THE SAME INTO PARCELS SHOWN HEREON, AND THAT THE SIZE OF THE PARCELS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION. WE HEREBY DEDICATE TO THE CITY OF MEDFORD, A 1.50 FOOT WIDE STRIP OF LAND ALONG THE SOUTH LINE OF PARCELS 1, 2 & 5 FOR STREET PURPOSES, AND A VARIABLE WIDTH PUBLIC UTILITY EASEMENT ALONG THE SOUTH LINE OF PARCELS 1, 2 & 5, ALONG THE 20-FOOT WIDE FLAGPOLE OF LOT 5 AND WITHIN THE EASTERLY PORTIONS OF PARCELS 3 & 4 AS SHOWN HEREON. WE ALSO HEREBY CREATE A 20-FOOT WIDE PRIVATE SHARED ACCESS EASEMENT, OVER AND ACROSS PORTIONS OF PARCELS 3, 4 & 5, FOR THE BENEFIT OF SAID PARCELS, AS SHOWN HEREON.

JANET E. HEPWORTH
STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED JANET E. HEPWORTH, THIS 11th DAY OF April, 2005, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME: Aeri-Anna Brotzman
NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 387826
MY COMMISSION EXPIRES 2/11/09

ELTON R. STEPHENS
STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED ELTON R. STEPHENS, THIS 11 DAY OF April, 2005, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME: Jodi L. Straw
NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 377931
MY COMMISSION EXPIRES Feb. 26, 2008

JOAN STEPHENS
STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED JOAN STEPHENS, THIS 11 DAY OF April, 2005, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME: Jodi L. Straw
NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 377931
MY COMMISSION EXPIRES Feb 26, 2008

S.W. HOLLIMAN, TRUSTEE
HOLLIMAN LOVING TRUST
STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED S.W. HOLLIMAN, THIS 11th DAY OF April, 2005, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

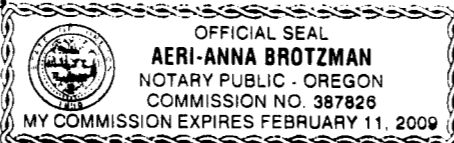
BEFORE ME: Aeri-Anna Brotzman
NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 387826
MY COMMISSION EXPIRES 2/11/2009

PARTITION PLAT NO. P- 27 - 2005
LAND PARTITION SURVEY

LOT 4, BLOCK 2
LAKE WOOD SUBDIVISION

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF MEDFORD, JACKSON COUNTY, OREGON

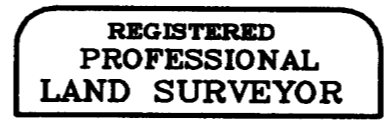
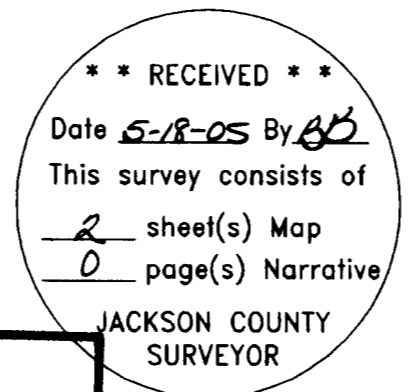
FRED HOLLIMAN
2982 ROSEDALE TERRACE
MEDFORD, OREGON 97504



SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY 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 HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

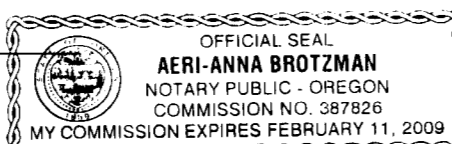
BEGINNING AT AN ALUMINUM CAPPED 5/8 INCH IRON PIN ON THE WEST LINE OF LOT 4, BLOCK 2 OF LAKE WOOD SUBDIVISION IN THE CITY OF MEDFORD, OREGON; THENCE SOUTH 00°48'00" WEST (DEED RECORD SOUTH 00°47'17" WEST), A DISTANCE OF 1.50 FEET TO A 3/4 INCH IRON PIPE AT THE SOUTHWEST CORNER OF SAID DESCRIBED LOT 4; THENCE SOUTH 89°49'00" EAST, ALONG THE NORTH LINE OF GRAND AVENUE, A DISTANCE OF 150.47 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, FROM WHICH A 5/8 INCH IRON PIN BEARS S 00°49'28" WEST, 0.07 FEET; THENCE NORTH 00°49'28" EAST, A DISTANCE OF 350.11 FEET TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF SAID LOT 4 (DEED RECORD NORTH 00°49'08" EAST, 350.04 FEET); THENCE NORTH 89°13'00" WEST, A DISTANCE OF 150.60 FEET TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF SAID LOT 4 (DEED RECORD NORTH 89°10'37" WEST, 150.56 FEET); THENCE SOUTH 00°48'00" WEST, A DISTANCE OF 350.18 FEET (DEED RECORD SOUTH 00°47'17" WEST) TO THE INITIAL POINT OF BEGINNING.



Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
02883 LS
RENEWAL DATE: 6/30/2005

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

Shawn Kampmann
SURVEYOR



PHYLLIS HOLLIMAN, TRUSTEE
HOLLIMAN LOVING TRUST
STATE OF OREGON)
COUNTY OF JACKSON) SS

PERSONALLY APPEARED THE ABOVE NAMED PHYLLIS HOLLIMAN, THIS 11th DAY OF April, 2005, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

BEFORE ME: Aeri-Anna Brotzman
NOTARY PUBLIC, STATE OF OREGON
COMMISSION NO. 387826
MY COMMISSION EXPIRES 2/11/2009

RECORDING:

FILED FOR RECORD THIS 18th DAY OF May, 2005 AT 10:37 O'CLOCK AM AND RECORDED AS PARTITION PLAT NO. P- 27 -2005 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 16, PAGE 27.

KATHLEEN S. BECKETT COUNTY CLERK
CHERYL AUGERIS DEPUTY

COUNTY SURVEYOR FILE NO. 18734

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF May 18th, 2005.

Patty Bundage, Deputy 5-18-05
TAX COLLECTOR DATE
Jeff Lee 5/18/05
ASSESSOR DATE

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THOSE TRACTS OF LAND DESCRIBED WITHIN INSTRUMENT NO.'S 02-69440 & 03-69441 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND FILED AS PLANNING ACTION NO. LDP-03-49 WITH THE CITY OF MEDFORD PLANNING DEPARTMENT.

PROCEDURE: UTILIZING A LEICA TCRA 1103 ELECTRONIC ROBOTIC TOTAL STATION AND RANGING PRISMS, ALONG WITH SURVEY CONTROL ESTABLISHED DURING THE PERFORMANCE OF SURVEY NO. 17653, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I ESTABLISH THE MONUMENTS AS SHOWN AT THE NEW PARCEL CORNERS PER THE CLIENTS DIRECTION.

AFFIDAVIT OF CONSENT

FOR NORTHWEST COMMUNITY CREDIT UNION, AS BENEFICIARY OF THAT TRUST DEED DATED JANUARY 7, 2005, AND RECORDED ON JANUARY 18, 2005, AS INSTRUMENT NO. 2005-002829 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2005- 029243 OF SAID DESCRIBED OFFICIAL RECORDS.

SURVEYED BY:

POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: JULY 8, 2004
PROJECT NO. 066-02

FILE: SURVEYS\066-02\PARTITION PLAT.DWG

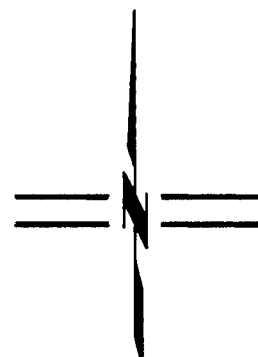
SHEET 1 of 2

GENERAL NOTES:

- 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 PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE 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.
- VEHICULAR PARKING SHALL NOT BE ALLOWED WITHIN ANY PORTION OF THE SHARED ACCESS EASEMENT SHOWN HEREBON.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

Shawn Kampmann
SURVEYOR

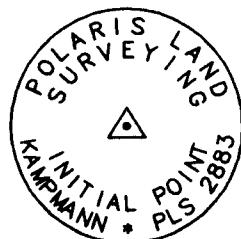


SCALE: 1" = 30'

FLAG	BEARING	DISTANCE
①	S 89°13'00" E	19.96'
②	N 89°13'16" W	31.11'
	[N 89°10'52" W]	[31.16']
③	S 89°13'16" E	20.00'
④	S 00°49'28" W	20.00'
⑤	S 89°13'16" E	20.00'
⑥	S 89°13'16" E	20.00'
⑦	S 00°49'28" W	10.00'
⑧	S 02°05'53" W	9.42'
⑨	S 00°49'28" W	15.00'
⑩	N 87°54'07" W	5.10'

FLAG	Δ	R	A	T	CHORD
①	37°12'20"	25.00'	16.23'	8.42'	S 17°49'10" E - 15.95'
②	89°59'45"	25.00'	39.27'	25.00'	S 45°46'52" W - 35.35'
③	74°56'17"	150.00'	196.19'	114.97'	N 55°40'35" E - 182.50'

MONUMENT DETAIL
2" ALUMINUM CAP ON
5/8"x 30" IRON PIN



**** RECEIVED ****
Date 5-18-05 By AB
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

5/8" IRON PIN
5" DEEP IN ASPHALT
PER S/N 9203

CORONA
AVENUE

BASIS OF BEARING
N 89°49'00" W - 809.94'
GRAND AVENUE

1" IRON PIPE
22" DEEP IN ASPHALT
PER S/N 9203

COVINA
AVENUE

BROOKHURST VILLA UNIT NO. 1

PARTITION PLAT NO. P-27-2005
LAND PARTITION SURVEY

LOT 4, BLOCK 2
LAKE WOOD SUBDIVISION

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR
FRED HOLLIMAN

2982 ROSEDALE TERRACE
MEDFORD, OREGON 97504

LEGEND

- STREET CENTERLINE MONUMENTS PER S/N 9203 AS DESCRIBED (RECOVERED)
- 3/4" IRON PIPE PER S/N 8574 & 9203 (RECOVERED)
- 5/8" IRON PIN PER S/N 8574 & 9203 (RECOVERED)
- ⊗ 5/8" IRON PIN PER S/N 12544 (RECOVERED, SINCE DESTROYED)
- 5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" PER S/N 17653 (RECOVERED)
- 5/8"x 24" IRON PIN w/ ORANGE PLASTIC CAP MARKED "KAMPMANN PLS 2883" (ESTABLISHED)
- 5/8"x 30" IRON PIN w/ 1 1/2" ALUMINUM CAP MARKED "INITIAL POINT PLS 2883" (ESTABLISHED) SEE DETAIL
- PROPERTY LINE
- - - PARTITION LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- - - FENCELINE
- S/N SURVEY NUMBER FILE, JACKSON COUNTY SURVEYOR
- O.R. INSTRUMENT NUMBER, JACKSON COUNTY RECORDER
- P.U.E. PUBLIC UTILITY EASEMENT
- [] DEED/SURVEY RECORD PER S/N 17653, O.R. 02-69440 & 02-69441
- () SURVEY RECORD PER S/N 8574 & 9203

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF GRAND AVENUE BETWEEN RECOVERED MONUMENTS AT THE CENTERLINE INTERSECTIONS OF GRAND AVENUE WITH COVINA AVENUE AND CORONA AVENUE, HAVING A RECORD BEARING OF NORTH 89°49'00" WEST, AS REFERENCED BY SURVEY NO. 9203, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
02883 LS

RENEWAL DATE: 6/30/2005

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
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DATE: JULY 8, 2004
PROJECT NO. 066-02