

APPROVAL:

Paul O. Scott May 24, 2005
MEDFORD PLANNING DEPARTMENT DATE
PA # LDP - 04-99

Examined and Approved this 4th day of APRIL, 2005.

Paul O. Scott
City Surveyor

LAND PARTITION SURVEY

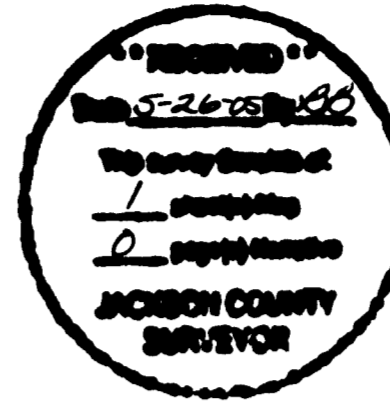
PARTITION PLAT No. P-31-2005

LOCATED IN

The S.W. 1/4 of Section 13, T.37S., R.2W., W.M.
City of Medford, Jackson County, Oregon

FOR

GREGORY MAJOR
2633 KERRISDALE RIDGE
MEDFORD, OREGON 97504



N.W. COR. D.L.C. 60
BRASS DISC
IN CONC.
per JACKSON COUNTY
SURVEYOR RE-ESTAB.

RECORDING

FILED FOR RECORD THIS THE 26 DAY OF MAY, 2005
AT 10:38 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO.
P-31-2005 OF THE RECORDS PARTITION PLATS OF JACKSON COUNTY,
OREGON. INDEX VOLUME 16, PAGE 31

Kathleen Beckett COUNTY CLERK
Barton J. Shaw DEPUTY
COUNTY SURVEYOR FILE NO. 18755

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED
BY O.R.S. 92-095 HAVE BEEN PAID AS OF May 26th, 2005

Casey A. Duenser DEPUTY ASSESSOR 5/26/05 DATE
Casey A. Duenser DEPUTY TAX COLLECTOR 5-26-05 DATE

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT GREGORY DEAN MAJOR AND DEBRA KAY MAJOR ARE THE OWNERS OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON. WE HEREBY DEDICATE TO THE CITY OF MEDFORD, FOR PUBLIC USE, THAT EASEMENT LABELED AS PUBLIC UTILITY EASEMENT. CHARTER COMMUNICATIONS, THEIR ASSIGNS AND SUCCESSORS IN INTEREST ARE HEREBY GRANTED THE RIGHT TO INSTALL AND MAINTAIN T.V.CABLE SERVICE OVER AND ACROSS AND THROUGH THE PUBLIC UTILITY EASEMENT AS SHOWN HEREON.

WE HEREBY GRANT TO ROGUE RIVER VALLEY IRRIGATION DISTRICT A 10.00 FOOT EASEMENT FOR IRRIGATION PURPOSES AS SHOWN HEREON. WE ALSO, HEREBY MAKE AND CREATE A 17.9 FOOT MINIMUM ACCESS EASEMENT, OVER AND ACROSS PARCEL 1, AS SHOWN HEREON, FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCEL 2. THE MINIMUM ACCESS EASEMENT IS TO BE KEPT FREE AND CLEAR OF ANY OBSTRUCTIONS, INCLUDING FENCES AND PARKED CARS, AT ALL TIMES. WE HEREBY MAKE AND CREATE A 10 FOOT WIDE PRIVATE STORM DRAIN AND 5' FOOT WIDE PRIVATE SANITARY SEWER EASEMENT OVER AND ACROSS PARCEL 1 FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCEL 2. WE ALSO MAKE AND CREATE A PRIVATE 5 FOOT WIDE STORM DRAIN AND IRRIGATION EASEMENT OVER AND ACROSS PARCEL 2 FOR BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCEL 1.

SIGNED THIS 26 DAY OF April, 2005

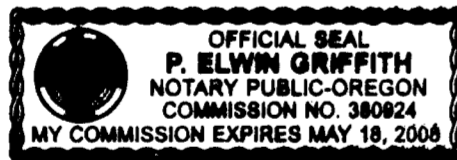
Gregory Dean Major
GREGORY DEAN MAJOR

Debra Kay Major
DEBRA KAY MAJOR

State of Oregon }
County of Jackson } ss.

Personally appeared the above named Gregory Dean Major and Debra Kay Major and acknowledged the foregoing instrument to be their voluntary act and deed.

Before Me: *P. Elwin Guffeth*



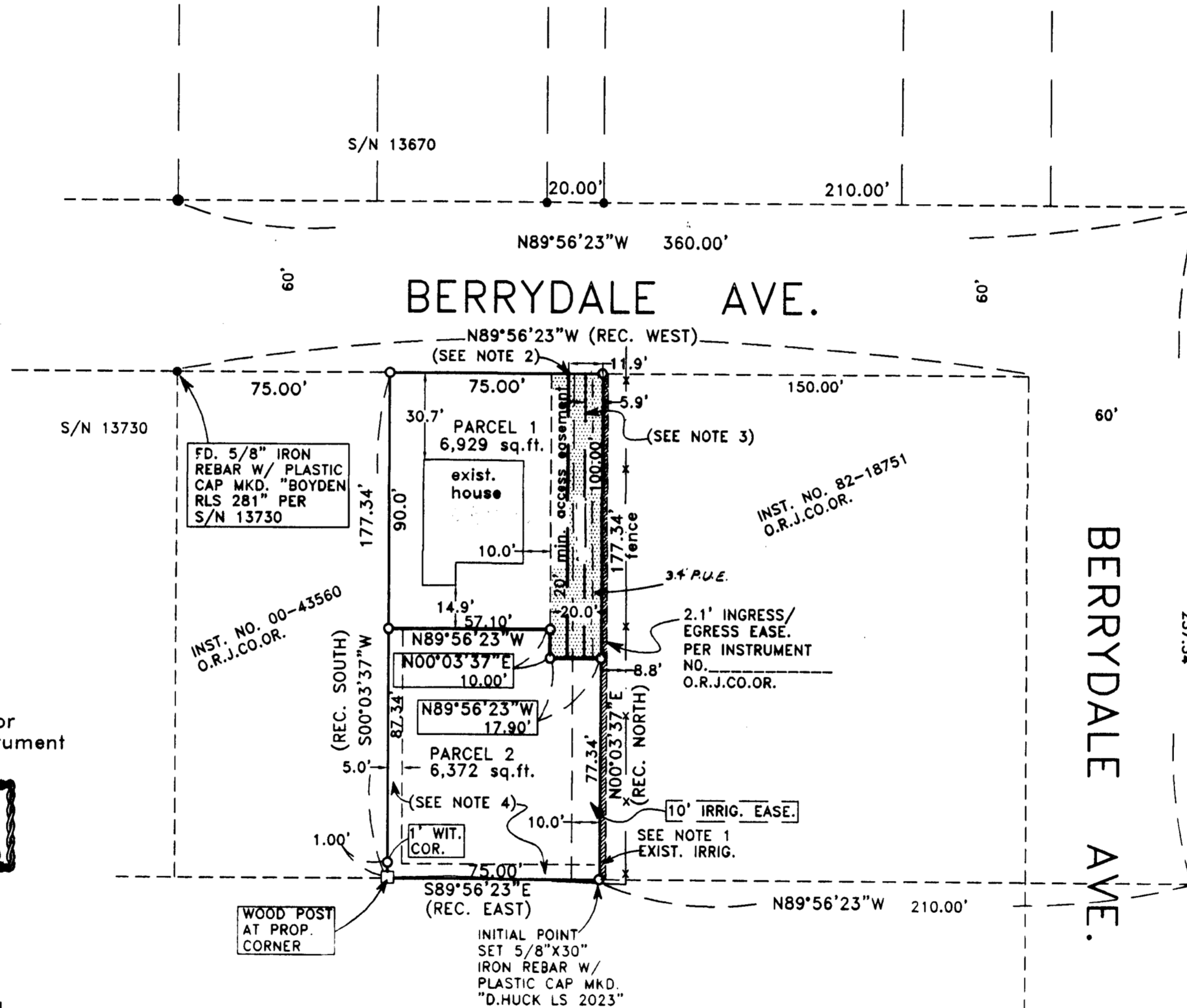
Calvin A. Lanfear Sr. is the beneficiary of that certain trust deed recorded January 13, 2004 as Document No. 2004-001532 of the official records of Jackson County, Oregon.

SEE AFFIDAVIT OF CONSENT FILED FOR RECORD THE 26 DAY OF MAY, 2005, AND RECORDED AS INSTRUMENT NO. 05-31169, OFFICIAL RECORDS, JACKSON COUNTY, OREGON

Tim A. Lewis is the beneficiary of that certain trust deed recorded January 13, 2004 as Document No. 2004-001534 of the official records of Jackson County, Oregon.

SEE AFFIDAVIT OF CONSENT FILED FOR RECORD THE 26 DAY OF MAY, 2005, AND RECORDED AS INSTRUMENT NO. 05-31170, OFFICIAL RECORDS, JACKSON COUNTY, OREGON

Tax Lot 3500 (37 2W 13CB)



- NOTE 1 - RESERVATION FOR A RIGHT-OF-WAY FOR DITCHES AROUND THE BOUNDARY AS SET FORTH IN VOLUME 278, PAGE 493, DEED RECORDS OF JACKSON COUNTY, OREGON. (LOCATION AND WIDTH IS NOT SPECIFIED)
- NOTE 2 - CENTERLINE OF A 10' WIDE PRIVATE STORM DRAIN EASE. ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2
- NOTE 3 - CENTERLINE OF A 5' WIDE PRIVATE SANITARY SEWER EASE. ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2
- NOTE 4 - 5' WIDE PRIVATE STORM DRAIN AND IRRIGATION EASE. ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1

SURVEYORS CERTIFICATE:
I, DARRELL L. HUCK, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

COMMENCING AT THE SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 60 IN TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 00°03'37" EAST (RECORD NORTH) 1611.40 FEET; THENCE NORTH 89°56'23" WEST 210.00 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2004-001531, OFFICIAL RECORDS, JACKSON COUNTY, OREGON FOR THE INITIAL POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID TRACT, NORTH 00°03'37" EAST (RECORD NORTH) 177.34 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BERRYDALE AVENUE; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 89°56'23" WEST (RECORD WEST) 75.00 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 00-43560, OFFICIAL RECORDS, JACKSON COUNTY, OREGON; THENCE ALONG THE EAST LINE OF SAID TRACT, SOUTH 00°03'37" WEST (RECORD SOUTH) 177.34 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89°56'23" EAST 75.00 FEET TO THE INITIAL POINT OF BEGINNING.

Darrell L. Huck
SURVEYOR

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

BY: DARRELL L. HUCK PLS NO. 2023
SCALE: 1 INCH = 40 FEET AUGUST 19, 2004
BASIS OF BEARING: SURVEY NO. 13670

- = SET 5/8"x24" IRON PIN WITH PLASTIC CAP STAMPED "D. HUCK LS 2023", UNLESS NOTED OTHERWISE.
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP MARKED "R.ROBERTS LS 1656" PER S/N 13670, UNLESS NOTED OTHERWISE
- ⊙ = FOUND BRASS CAP MONUMENT AS NOTED.
- - - = FENCE LINE
- S/N = SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAIN, IRRIGATION, GAS, WATER, ELECTRIC, TELEPHONE, SANITARY SEWER CONSTRUCTION AND MAINTENANCE

O.R.J.CO.OR. = OFFICIAL RECORDS, JACKSON COUNTY, OREGON
REC. = RECORD PER DEED INSTRUMENT 2004-001531

I certify this plat to be an exact
photocopy of the original.
Darrell L. Huck
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck

OREGON
FEBRUARY 4, 1989
DARRELL L. HUCK
2023

Expires 6/30/2025

S.W. COR. D.L.C. 60
2 1/2" BRASS DISC
ON 1 1/2" PIPE
(EXPOSED 0.7")
per JACKSON COUNTY
SURVEYOR RE-ESTAB.