37 2W 13CA T.L.1400

DECLARATION: PARTITION PLAT NO. P-44-2005 KNOW ALL MEN BY THESE PRESENTS that JAMES H. PARRISH is the owner of the parcel of real property situated in Jackson County, Oregon, and has caused the same to be surveyed, mapped and platted as shown LAND PARTITION (LDP-04-202) hereon, and does hereby dedicate to the public for public use the area shown hereon as being dedicated for street purposes, and does also hereby dedicate for public use the public utility easement as shown hereon, and LOCATED IN: does hereby create the 5' private storm drainage easement for istallation, repair and maintenance of storm drainage facilities, across Parcel 1, for the benefit of the owners, heirs and assignees of Parcel 2. THE S.W. 1/4 OF SECTION 13, T.37S., R.2W., W.M. CITY OF MEDFORD, JACKSON COUNTY, OREGON STATE OF OREGON MEDFORD CITY PLANNING: County of Jackson) ss. FOR: Personally appeared the ℓ above named JAMES H. PARRISH and acknowledged the foregoing instrument JAMES H. PARRISH Before me: P. Clui Duffii NOTARY to be his voluntary act and deed. 1017 BLACK OAK DRIVE MEDFORD, OREGON 97504 Examined and approved this 23 P. ELWIN GRIFFITH HOTARY PUBLIC-OREGON COMMISSION NO. 380924 COMMISSION EXPIRES MAY 18, 2008 SURVEYOR'S CERTIFICATE: I, Douglas C. McMahan, a duly Registered Survey 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 UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE and the following is an accurate description of the parent tract of land as set forth hereon: THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS Commencing at the Northwest corner of Donation Land Claim No. 60 in Township 37 South, Range 2 West of the PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY Willamette Meridian in Jackson County, Oregon; thence South 89°54'50" East (Record South 89°58' East) SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE along the Northerly boundary of said Donation Land Claim No. 60, a distance of 263.00 feet to the Northwest REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGcorner of tract described per Instrument No. 2004-039329 of the Deed Records of said Jackson County, for ETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REthe INITIAL POINT OF BEGINNING; thence continue South 89°54'50" East (Record South 89°58'East) along QUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT the Northerly boundary of said tract. 113.00 feet to the Northwest corner of tract described per Volume SURLEWIR THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES 570, page 197 of said Deed Records; thence South 00°04'10" West (Record South 00°01' West) along the AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUC-TURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTER-Westerly boundary of said tract, 147.84 feet to a point on the Southerly boundary of tract described per FERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF Volume 160, Page 127 said Deed Records: thence North 89°54'50" West (Record North 89°58' West) along THE UTILITIES WITH FACILITIES IN THE PUE. FENCELINE IS 0.6' WEST said boundary, 113.00 feet to the Southeast corner of tract described per Instrument No. 75-05234 said Deed Records; thence North 00°04'10" East (Record North 00°01' East) along the Easterly boundary of said tract, 147.84 feet to the INITIAL POINT OF BEGINNING. Dayls C. McMile DEBARR AVENUE FOUND 2 1/2" BRASS DISC IN CONCRETE .7.5' BEING DEDICATED HEREON FOR STREET PURPOSES SW DLC NO. 59 **2792.65**' (2792.71 PER S/N 17977) S89*54'50"E HOFFBUHR & ASSOCIATES, INC. INITIAL 7 880 GOLF VIEW DRIVE, SUITE #201 MEDFORD, OREGON 877.25 POINT (877.19 PER S/N 17949) (541) 779-4641 10' PUE 97504 (INSTRUMENT NO. 03-27427 5' PSDE SCALE: 1 inch = 30 feet DATE: JUNE 11, 2005 FOUND 3" BRASS DISC J.C.D.R.) BASIS OF BEARING: FILED SURVEY NO. 17949 NW CORNER DLC BO. 60 STAMPED"DLC 60 NW COR 1980 (SOUTH RIGHT OF WAY LINE DEBARR AVENUE) T37SR2W' EASTERLY BOUNDARY OF INSTRUMENT NO. SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED 75-05234 J.C.D.R. 'HOFFBUHR AND ASSOC..INC.". PARCEL PARCEL 2 SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES AREA=8,140sf AREA=7,719sf SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED TO SURVEY, MONUMENT, AND PREPARE A FINAL PARTITION PLAT PER CITY OF MEDFORD PLANNING FILE **PURPOSE:** "HOFFBUHR AND ASSOC.,INC.". I certify this plat to be an NO. LDP-04-202 AND PER CLIENT'S REQUEST. exact photocopy of the original FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED UTILIZING FOUND MONUMENTATION AND INFORMATION "D.MCMAHAN LS 1913" PER S/N 17214. 1- aug le C. Mu Het PER FILED SURVEYS NO. 17214, 17835, 17949, AND 17977 FOR CONTROL, I ESTABLISH PROPER MONUMENTS AS SHOWN = FOUND BRASS DISC AS NOTED. HEREON. INSTRUMENT NO. 2004-039329 WAS USED IN DETERMINING CLIENT'S PROPERTY BOUNDARY. AN ELEC-REGISTERED S/N = FILED SURVEY NUMBER83 TRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS. PROFESSIONAL MENTS. J.C.D.R. = JACKSON COUNTY DEED RECORDS LAND SURVEYOR FENCE CORNER IS SF = SQUARE FEET Dans Pas C. Mc Melle EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, TELEPHONE, GAS, WATER, ELECTRIC, CABLE TELEVISION, PEDESTRIAN ACCESS All taxes, fees, assessments or other charges as required OREGON by O.R.S. 92.095 have been paid. As of <u>July 12, 2005</u> July 18, 1980 DOUGLAS C. McMAHAN No. 1913 ACCESS AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE. PSDE = PRIVATE STORM DRAINAGE EASEMENT (SEE DECLARATION). RENEWS 12/31/06 N89*54'50"W 113.00' ONSTRUMENT NO. CALVIN A. LANFEAR, Sr., THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED RECORDED JULY 9, 2004 AS DOCUMENT NO. 2004-039330, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, DOES HEREBY RELEASE FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE. IN WITNESS HEREOF. SIGNED THIS 215+ DAY OF JUNE FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. STATE OF OREGON **RECORDER'S CERTIFICATE:** COUNTY OF JACKSON ,2005, AT 1:52 O'CLOCK, ρ .M. AND FILED FOR RECORD THIS 127 DAY OF JULY THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 215+ DAY OF JUNE , 2005, BY CALVIN A. LANFEAR, Sr., KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED. RECORDED AS PARTITION PLAT NO. P-44- 2005 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 16 PAGE 44 .) OFFICIAL SEAL P. ELWIN GRIFFITH NOTARY PUBLIC-OREGON COMMISSION NO. 380924 MY COMMISSION EXPIRES MAY 18, 2008 (04173part.dwg)

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