

# PARTITION PLAT NO. P-51-2005

Located within Donation Land Claim Number 59, in the Northwest One-quarter of Section 13, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

## PREPARED FOR:

**SANDRA COOK**  
PO BOX 986  
Eagle Point, OR 97524

### DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, that SANDRA KAY COOK, as tenant in common, hereafter referred to as Declarant, is the owner in fee simple, the lands as described in the "SURVEYOR'S CERTIFICATE" herewith, and have caused the same to be partitioned into Parcels 1, 2 and 3. Declarant does hereby: dedicate for public use those areas depicted as Public Utility Easement (PUE), and additional right of way dedication along Howard Avenue as depicted hereon; a 5.00 foot wide Irrigation easement, being created hereon and granted to the Rogue Valley Irrigation District, for their use and benefit; and, does hereby create the Minimum Access, as depicted hereon. The Minimum Access is a reciprocal easement that shall allow for: ingress and egress across Parcel 2 in favor of Parcel 3; vehicular maneuvering for both parcels; emergency vehicular access and maneuvering; private service lines and their appurtenances (including, but not limited to: sanitary sewer, water and storm drain), and the right to ingress and egress for access to said services to install, maintain, repair or replace, for both Parcels 2 and 3. Parcels 2 and 3 shall be subject to that certain Maintenance and Access Agreement, as contained in Instrument Number 2005-43849, recorded on the 22<sup>nd</sup> day of JULY, 2005.

Sandra Kay Cook 07/01/05  
SANDRA KAY COOK Date

### NARRATIVE:

**Purpose:** To survey and monument Client's property pursuant to the conditionally approved Tentative Partition Plat, File Number LPD-03-231, as approved by the City of Medford Planning Commission on December 22, 2003.

**Procedure:** Utilizing a Nikon DTM-520 and a Ranger 200R with TDS software, and a Trimble 5100 GPS Total Station and TSCe data collector with Trimble Survey Controller software, all found monuments were tied within closed loop traverses or via redundant ties. Records utilized for this survey: Document Number 2004-018676 of the Official Records of Jackson County, Oregon; Survey Number 12669 and the WINEMA SUBDIVISION, a plat recorded on March 9 1977 in Volume 13 of Plats at Page 7 of the Records of Jackson County, Oregon, and also filed as Survey Number 6684 in the office of the Jackson County Surveyor.

Utilizing the found spike at the centerline intersection of Howard Avenue and Mace Road, as reported on Survey Number 12669, and the monument marking the Southwest corner of Donation Land Claim No. 59, the centerline of Howard Avenue was established. Record widths were used to establish the easterly right of way line of Howard Avenue, being common with the west line of said claim line (20.00 feet, when measured at right angles from, the centerline of Howard Avenue).

Utilizing the found monuments marking the Southwest and Southeast corners of Donation Land Claim 59, established the south line of said claim line. The bearing of which controls the bearing of the northerly and southerly lines of the subject tract.

Utilizing the found monuments of Survey Number 12669 and 6684 (Winema Subdivision), the west and east boundary lines of said subdivision were established.

Utilizing said Document Number 2004-018676, the established right of way of Howard Avenue, the bearing of the south line of said Claim No. 59, and west line of said subdivision, the exterior boundaries of the subject tract were established and computed.

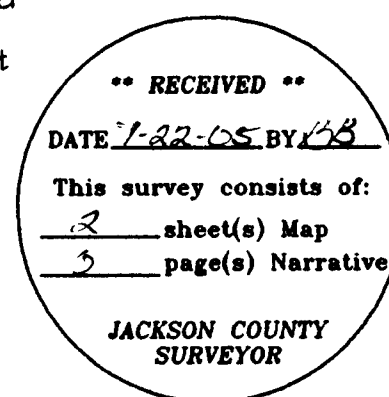
Computed the interior corners within subject tract, and set the appropriate corners, as depicted hereon.

### SURVEYOR'S CERTIFICATE

I, Cael E. Neathamer, a 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 depicted hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

All that real property located within a portion of Lot 25 of the Subdivision of Enoch Walker Place described as follows: Beginning at a point on the west line of Donation Land Claim No. 59 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon, said point being North 00°02'35" West, 917.65 feet from the Southwest Corner of said Donation Land Claim; thence leaving said claim line, South 89°55'50" East, 219.44 feet to a point on the west line of the Winema Subdivision, as recorded March 9, 1977, in Volume 13 of Plats at Page 7 of the Records of Jackson County, Oregon, and filed as Survey Number 6684 in the office of the Jackson County Surveyor; thence along said west line of Winema Subdivision, South 00°02'54" East, 105.01 feet; thence leaving said subdivision line, North 89°55'50" West, 219.45 feet to a point on aforesaid claim line; thence along said claim line, North 00°02'35" West, 105.01 to the Point of Beginning.

Cael E. Neathamer  
Surveyor



### APPROVALS:

[Signature] July 20, 2005  
City of Medford Planning Department Date

File Number: LDP-03-231

Examined and approved this 5 day of July, 2005.

[Signature]  
City Surveyor

### TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF July 22, 2005.

Wallace Johnson, Deputy 7-22-2005 Patty Budson, Deputy 7-22-05  
ASSESSOR Date TAX COLLECTOR Date

### RECORDING:

FILED FOR RECORD THIS THE 22<sup>ND</sup> DAY OF July, 2005 AT 2:34 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-51-2005 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 16, PAGE 51.

Bathleen S Beckett Barbara J Shaw  
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 18828

I hereby certify that this is an exact copy of the original.

Cael E. Neathamer  
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer

OREGON  
JULY 09, 2001  
CAEL E. NEATHAMER  
56545

Renewal Date 12/31/06

PREPARED BY: **Neathamer Surveying, Inc.**  
3126 State St, Suite 200  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

PROJECT NUMBER: 04043 DATE: June 30, 2005

Sheet 1 of 2 © CEN

STATE OF OREGON }  
County of Jackson } ss

Personally appeared before me the above named Sandra Kay Cook, and acknowledged the foregoing instrument, to be her voluntary act and deed.

WITNESS my hand and seal this 1 day of July, 2005.

Before me: Mark Neathamer  
Mark Neathamer NOTARY PUBLIC-OREGON  
COMMISSION NO.: 374275  
MY COMMISSION EXPIRES: Oct. 30, 2007

### NOTES:

This Partition Plat may be subject to the following matters of record:

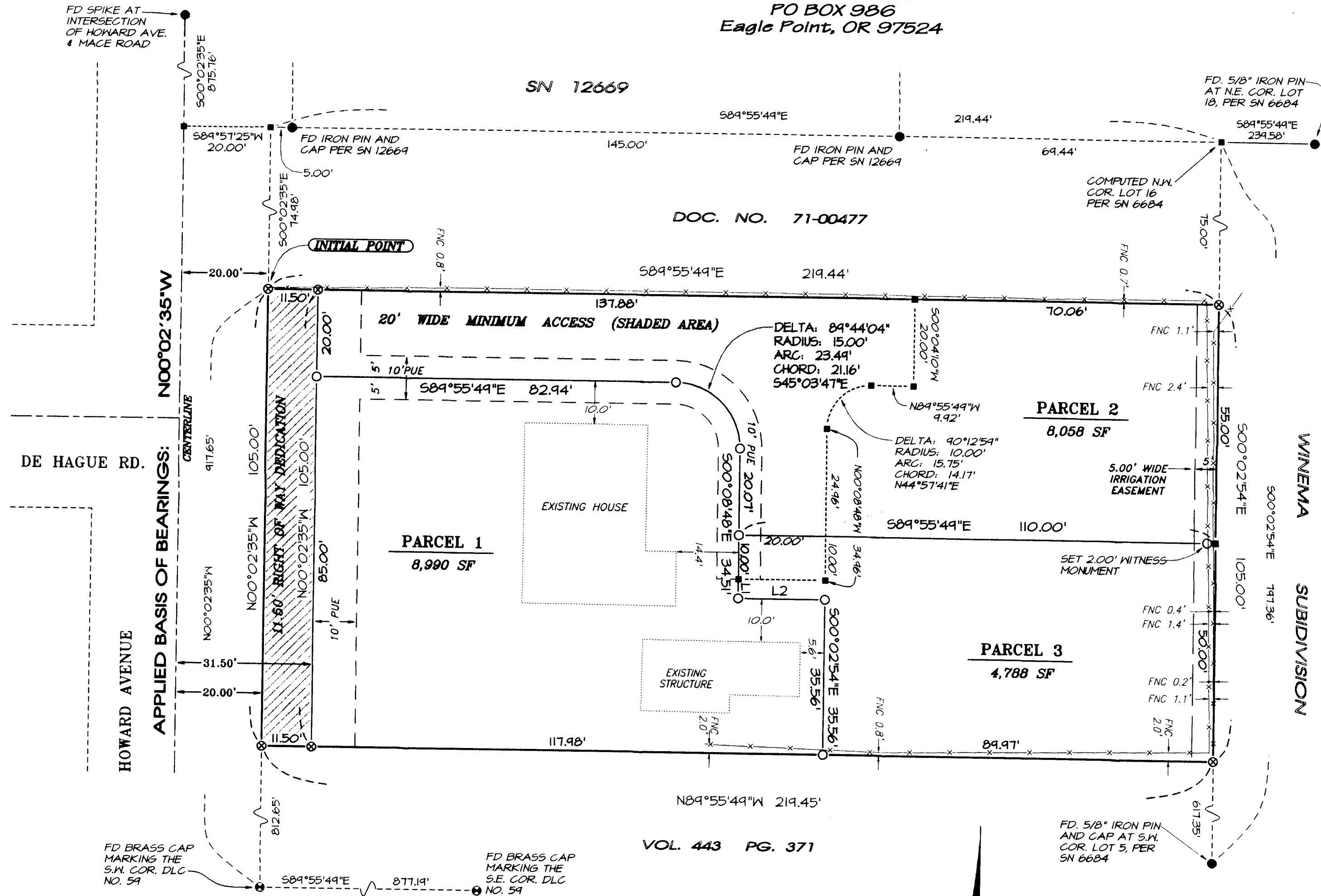
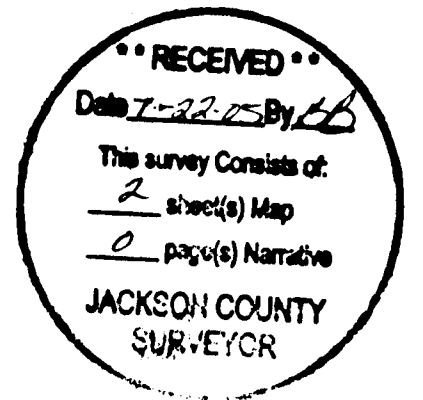
- 1) The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services.
- 2) These premises are situated in the Rogue River Valley Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.
- 3) the effect of being within the Midway Water District, a Municipal Corporation, organized under and pursuant to Chapter 346, General Laws of Oregon for 1917.

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## PREPARED FOR:

**SANDRA COOK**  
 PO BOX 986  
 Eagle Point, OR 97524



### LEGEND:

- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "C. NEATHAMER LS 56545".
- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "C. NEATHAMER LS 56545".
- Indicates a found monument as described hereon.
- Indicates a found monument per SN 12669.
- Indicates a computed position, nothing found or set.
- ( ) Indicates record information WINEMA SUBDIVISION, recorded March 9, 1977, in Volume 13 of Plats at Page 7 of the Records of Jackson County, Oregon.
- [ ] Indicates record information per SN 112669.
- PUE Indicates a Public Utility Easement.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- Vol. Pg. Indicates an instrument recorded by Volume and Page of the Records of Jackson County, Oregon.
- Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- Indicates the centerline of an existing fence.
- FNC 0.3' Indicates the distance and which side of the boundary line that the centerline of the fence line is located.

### BASIS OF BEARINGS:

Geodetic North based on NGS Datum, established by Global Positioning System Observations. Bearing applied to the centerline of Howard Avenue, as depicted hereon.

I hereby certify that this is an exact copy of the original.  
*Carl E. Neatham*  
 Surveyor

**REGISTERED PROFESSIONAL LAND SURVEYOR**

*Carl E. Neatham*  
 OREGON  
 JULY 08, 2001  
 CAEL E. NEATHAM  
 58545

Renewal Date 12/31/06

**PREPARED BY: Neatham Surveying, Inc.**  
 3126 State St, Suite 200  
 P.O. Box 1584  
 Medford, Oregon 97501  
 Phone (541) 732-2869  
 FAX (541) 732-1382

PROJECT NUMBER: 04043 DATE: June 30, 2005

Sheet 2 of 2 © GEN

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S0°08'48"E	4.44'
L2	S89°55'44"E	20.00'

