

*** APPROVALS ***

CITY OF MEDFORD PLANNING
File No. LDP-05-22

[Signature]
Director

August 4, 2005
Date

Examined and approved this 21st day of JULY, 20 05.

[Signature]
ACTING City Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have been paid as of August 5th, 20 05.

[Signature], DEPUTY 8/5/05 Carol A. Juenson Deputy 8-5-05
Assessor Date Tax Collector Date

PARTITION PLAT NO. P-56-2005

LAND PARTITION (LDP-05-22)
In the S.W. 1/4 of Section 1, T.38S, R.2W., W.M. & Jackson County, Oregon.

SURVEY FOR:

JACK DAY
2550 HAPPY VALLEY DRIVE
MEDFORD, OR 97501

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

DATE OF SURVEY:

JULY 15, 2005

*** RECORDER'S CERTIFICATE ***

Filed for record this 5th day of August, 20 05, at 3:25 o'clock P.M., and recorded as Partition Plat No. P-56-2005

of "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 16, Page 56 & DOC. # 05-047528, ORJCO.

Kathleen S. Beckett County Clerk
Sonya J. Morgan Deputy

County Surveyor File No. 18846

*** SURVEYOR'S CERTIFICATE ***

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND CONFORMS WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Beginning at the Southeast corner of Lot 12 of EASY VALLEY SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the South line of said SUBDIVISION, North 89°39'00" West, 115.68 feet to the Southwest corner thereof; thence along the West line of that tract described in Document No. 75-05508, Official Records of Jackson County, Oregon, South 00°06'14" West, 168.12 feet to the Northwest corner of that tract described in Document No. 83-16028, said Official Records; thence along the North line thereof, North 89°55'18" East, 115.68 feet to the West line of Happy Valley Drive; thence along said West line, North 00°06'14" East, 167.26 feet to the INITIAL POINT OF BEGINNING.

*** DECLARATION ***

Know all men by these presents that we, JACKIE MARION DAY and MELBA ANN DAY, are the owners in fee of the land shown hereon, more particularly described in the Surveyor's Certificate and have partitioned the same into the Parcels as shown hereon. We do hereby dedicate to the public for public use a Street Dedication together with a Public Utility Easement (PUE) as shown on Sheet 2 with the condition that Charter Communications, its successors or assigns in interest shall have the right to use said PUE.

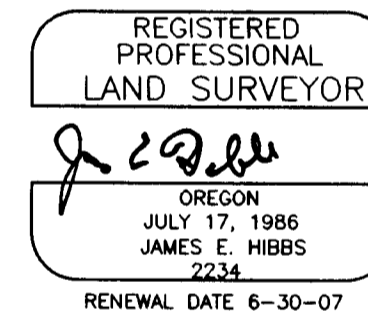
Jackie Marion Day JACKIE MARION DAY
Melba Ann Day MELBA ANN DAY

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Jackie Marion Day and Melba Ann Day, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 20th day of July, 20 05.

Karen L. Lafitte Notary Public - Oregon
Commission No. 354244
My Commission Expires March 20, 2006



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

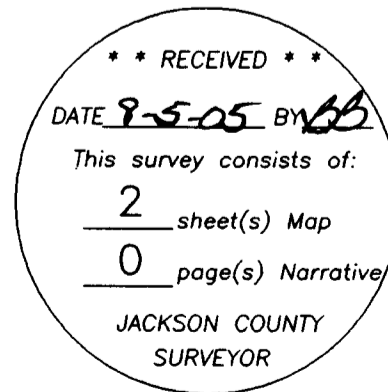
PURPOSE: To survey and monument the corners of two parcels created through a Land Partition. See City of Medford

PROCEDURE: Made ties to monuments of record as shown hereon. The monument near the N.W. corner was accepted as the best available evidence of the SW corner of Lot 12, Easy Valley Subdivision. Held deed record distance per Doc. 83-16028, ORJCO to position the SW corner of the subject tract. Held deed record angle per said document to fix the direction of the South line. Computed parcel corners per the approved tentative plat and set pins as shown on Sheet 2.

NOTE PLACED AT THE REQUEST OF UTILITY PROVIDERS:

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 EASEMENT IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREON, 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 PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
SURVEYOR



SURVEY FOR:

JACK DAY
2550 HAPPY VALLEY DRIVE
MEDFORD, OR 97501

SURVEY BY:

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PARTITION PLAT NO. P-56-2005

LAND PARTITION (LDP-05-22)
In the S.W. 1/4 of Section 1, T.38S, R.2W., W.M. &
in the City of Medford Jackson County, Oregon.

LEGEND:

- ⊙ = FOUND COUNTY SURVEYOR BRASS CAPPED MONUMENT & ACCESORIES.
- = FOUND 3/4" IRON PIPE. SEE FS5777, ET AL.
- = FOUND 5/8" IRON PIN PER FS5777.
- ✕ = FOUND 3/4" IRON PIPE. ORIGIN UNKNOWN.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT, INCLUDING CHARTER COMMUNICATIONS.
- WC = WITNESS CORNER MONUMENT.
- SSE = SANITARY SEWER EASEMENT.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- L1 = SEE COURSE DATA TABLE.
- DR = DEED RECORD DATA PER DOC. 83-16028, ORJCO.
- X- = FENCE LINE.
- DOC. = DOCUMENT.
- DLC = DONATION LAND CLAIM.

BASIS OF BEARINGS: EASY VALLEY SUBDIVISION AS SHOWN HEREON.

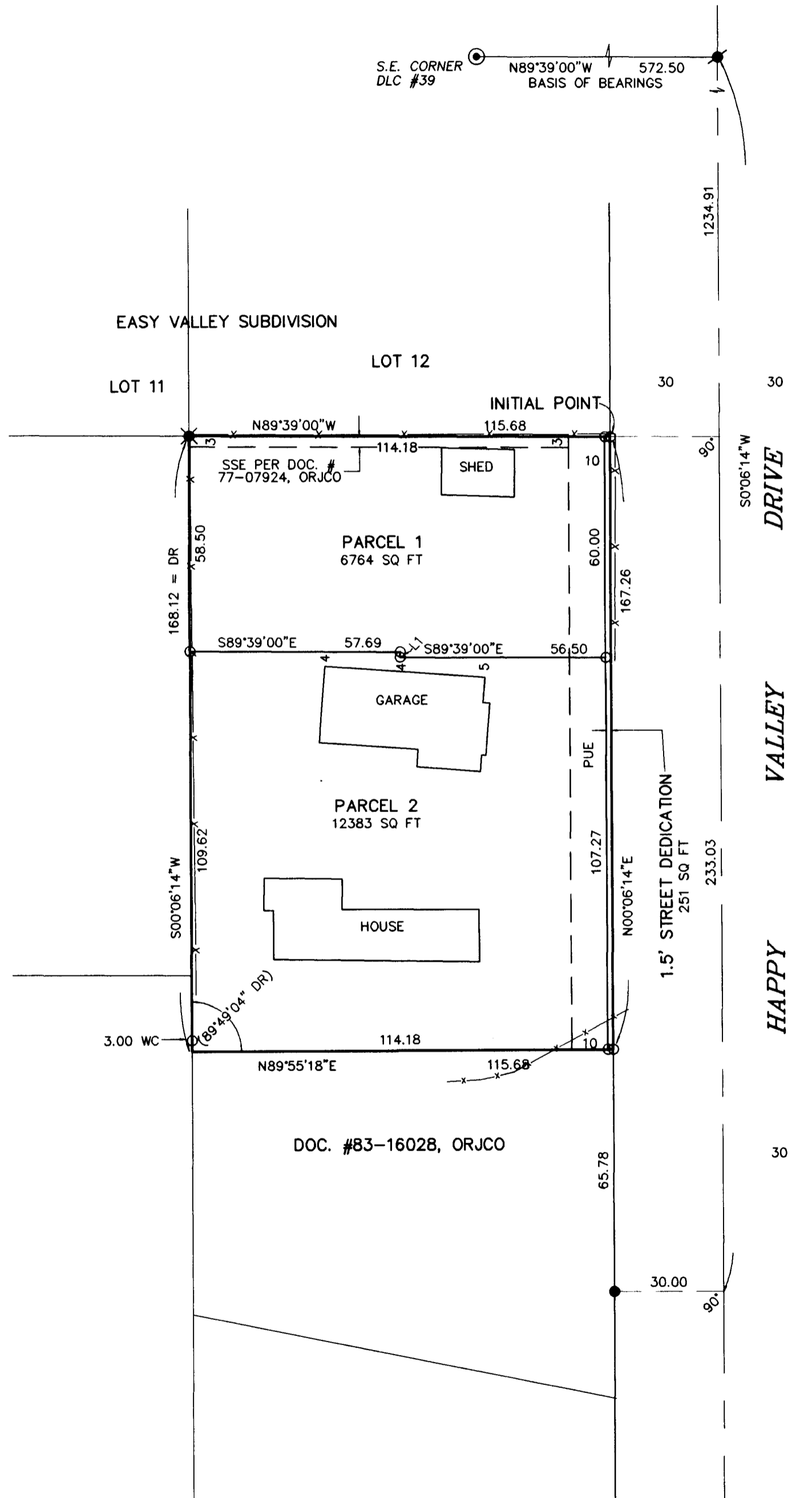
DATE: JULY 15, 2005 UNIT OF MEASUREMENT: FEET SCALE: 1" = 30'

EASEMENTS PER SUBDIVISION GUARANTEE

- 1) AGREEMENT FOR NATURAL GAS PIPELINE PER DOC. 94-35464, ORJCO AFFECTS THIS PROPERTY, BUT LOCATION NOT DISCLOSED IN DEED.
- 2) PROPERTY SUBJECT TO DEFERRED IMPROVEMENT AGREEMENT PER DOC. 2005-030932, ORJCO.

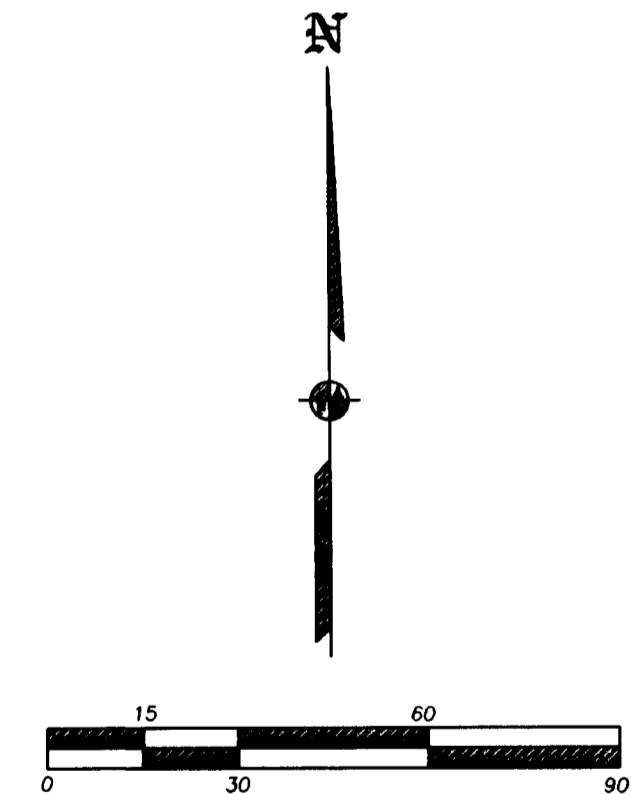
EASEMENT NOTE:

THE EASTERLY 11.5' OF THE SEWER EASEMENT PER DOC. 77-07924, ORJCO WAS EXTINGUISHED BY DOC. 2005-~~047527~~, ORJCO.



COURSE DATA TABLE

#	DISTANCE	BEARING
L1	1.50	N0°21'00"E



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

J. Friar
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-07

*** RECEIVED ***
DATE 8-5-05 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 2 OF 2