

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

SURVEY FOR:
ALTUS CONSTRUCTION
3220 SNOWY BUTTE LANE
CENTRAL POINT, OR 97502

PARTITION PLAT NO. P-86-2005
LAND PARTITION (LDP-04-252)
Located in the S.E. 1/4 of Sec. 11, T.37S., R.2W., W.M.
In the City of Medford, Jackson County, Oregon

***** RECORDER'S CERTIFICATE *****

Filed for record this 21st day of November, 20 05, at
3:46 o'clock P.M., and recorded as Partition Plat No. P-86-2005
of "Record of Partition Plats" of Jackson County, Oregon and Document # _____

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Kathleen S. Beckett County Clerk
Carmen D. Helman Deputy

County Surveyor File No. 18979

DATE:
OCTOBER 17, 2005

***** APPROVALS *****

CITY OF MEDFORD PLANNING
File No. LDP-04-252.

Rlt O. Leath Planning Director
Date November 18, 2005

Examined and approved this 26th day of October, 20 05

Paul D. Lemi
City Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have
been paid as of November 21, 20 05

Amanda Kirkpatrick, Deputy 11/21/05 Assessor Date
Patty Burdson, Deputy 11-21-05 Tax Collector Date

***** 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 BY ME, AND CONFORMS WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Commencing at the Southwest corner of Donation Land Claim No. 58 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence South 38°37'29" West, 38.40 feet to the Northeast corner of that tract described in Document No. 2005-017228, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the West line of Bursell Road, SOUTH, 196.40 feet to the Southeast corner of said tract; thence WEST, 103.75 feet to the Southwest corner of said tract; thence NORTH, 196.40 feet to the Northwest corner of said tract; thence EAST, 103.75 feet to the INITIAL POINT OF BEGINNING.

***** DECLARATION *****

Know all men by these presents that I, MICHAEL MENELEE, am the owner 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 on Sheet 2. I do hereby dedicate to the public for public use under the jurisdiction of the City of Medford, the Right of Way (R/W) as well as the Public Utility Easement (PUE) shown on Sheet 2 with the condition that Charter Communications, its successors or assigns in interest shall have the right to use said PUE for the placement and maintenance of their communication facilities.

Michael Menelee
MICHAEL MENELEE

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Michael Menelee, and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 19th day of October, 20 05

Karen L. Lafitte
Karen L. Lafitte Notary Public - Oregon

Commission No. 354244
My Commission Expires March 20, 2006

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

AFFIDAVIT OF CONSENT

From Charles Hamilton and Michael Thirkill recorded as Doc. #2005-071094, ORJCO.

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 OBSTRUCTION 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 OWNERS' 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.
James E. Hibbs
SURVEYOR

RECEIVED
DATE 11-21-05 BY BB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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In the City of Medford, Jackson County, Oregon

LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER RE-ESTAB'S.
- = FD. MONUMENT AS NOTED PER FS844.
- ⦿ = FD. 1" IRON PIPE. SEE FS14373.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. & ASSOC.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT.
- X- = FENCE LINE.
- DLC = DONATION LAND CLAIM.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- DR = DEED RECORD.
- WC = WITNESS CORNER MONUMENT.

BASIS OF BEARINGS:

FS14373 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET DATE: OCTOBER 17, 2005 SCALE: 1" = 20'

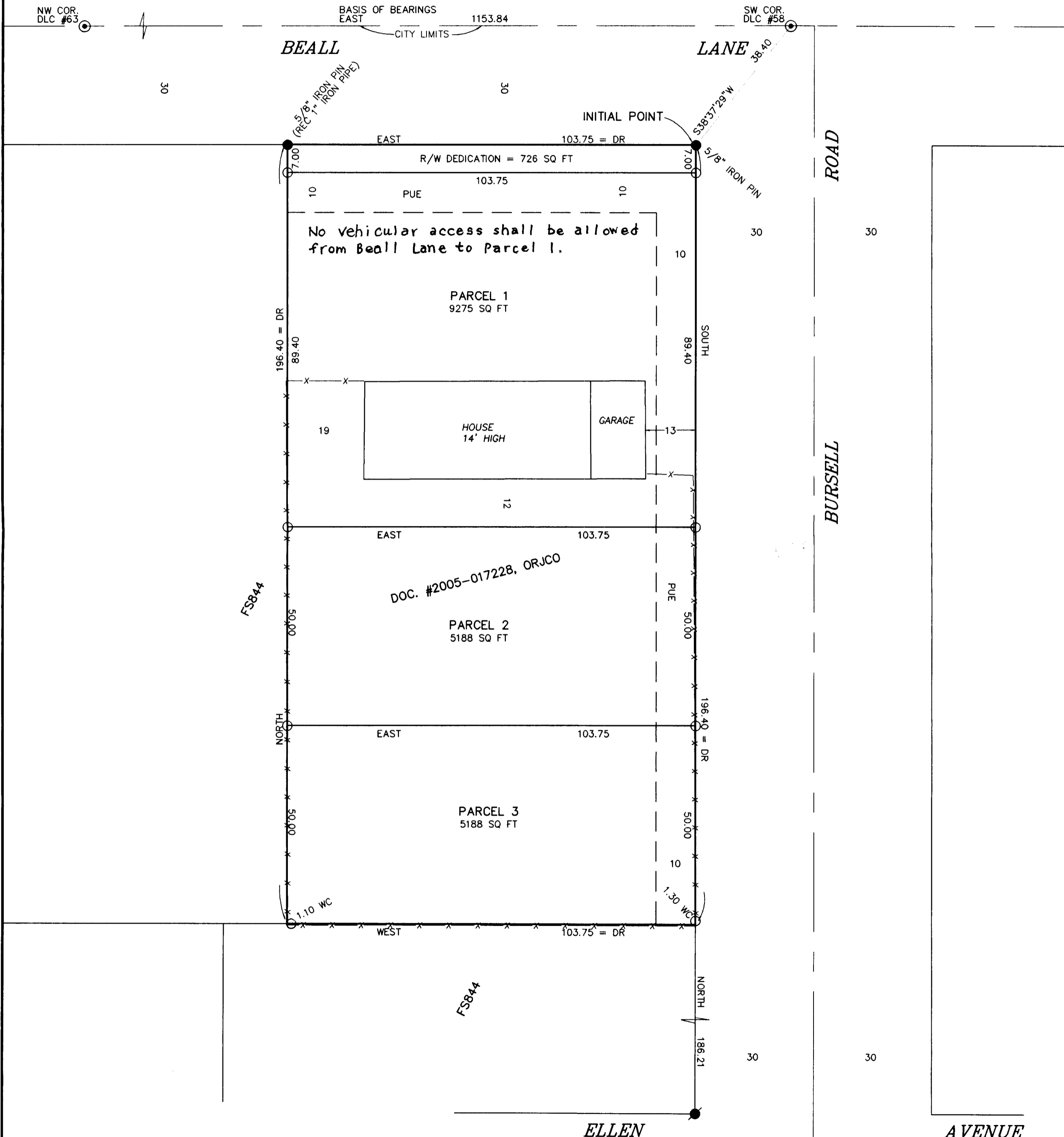
EASEMENTS PER SUBDIVISION GUARANTEE:

- 1) R/W FOR TELEPHONE FACILITIES PER VOL. 114, PG. 560, JCDR CANNOT BE LOCATED.
- 2) R/W FOR ELECTRICITY PER VOL. 380, PG. 219, JCDR CANNOT BE LOCATED.

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF THREE PARCELS CREATED THROUGH A LAND PARTITION. SEE CITY OF MEDFORD PLANNING FILE NO. LDP-04-252.

PROCEDURE: MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THIS PROJECT. HELD DEED RECORD DISTANCE TO COMPUTE THE S.E. & S.W. PROPERTY CORNERS. COMPUTED THE INTERIOR PARCEL CORNERS PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AS SHOWN HEREON..



N

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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



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James E. Hibbs
SURVEYOR

•• RECEIVED ••
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This survey consists of:
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JACKSON COUNTY
SURVEYOR