

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
1414 PHEASANT WAY
CENTRAL POINT, OR 97502

PARTITION PLAT NO. P-9-2006

LAND PARTITION (LDP-04-216)

**In a portion of Lot 2 of MIDWAY SUBDIVISION & located
in the N.W. 1/4 of Sec. 13, T.37S., R.2W., W.M. & in the
City of Medford, Jackson County, Oregon**

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

Filed for record this 26th day of January, 2006, at
3:59 o'clock P.M., and recorded as Partition Plat No. P-9-2006

of "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 17, Page 9. Doc# 2006-004222 ORJCO.

Kathleen S. Beckett County Clerk
Carmen P. Helmer Deputy

County Surveyor File No. 19049

DATE:
AUGUST 19, 2005

***** APPROVALS *****

CITY OF MEDFORD PLANNING
File No. LDP-04-216.

JANUARY 9, 2006
Date

Jim Wain
ACTING PLANNING Director

Examined and approved this 16 day of SEPTEMBER, 2005.

Barb Linn
City Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have
been paid as of JANUARY 26, 2006.

William Johnson, Deputy 1-26-2006 Assessor Date
Carol O. Juenson, Deputy 1-26-06 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 Southeast corner of Lot 34 of PLEYER SUBDIVISION, according to the official plat thereof,
now of record, in Jackson County, Oregon; thence along the North line of that tract described in Volume 263,
Page 570, Jackson County Deed Records, South 89°43'00" East, 21.04 feet to the Northwest corner of that
tract described in Document No. 2004-037624, Official Records of Jackson County, Oregon and the INITIAL
POINT OF BEGINNING; thence continue along said North line, South 89°43'00" East, 229.00 feet to the West
line of Table Rock Road; thence along said West line, South 00°00'02" East, 87.54 feet to the South line of
that tract described in Document No. 2004-037624, said Official Records; thence along said South line, North
89°43'00" West, 229.00 feet to the Southwest corner thereof; thence along the West line thereof, North
00°00'02" West, 87.54 feet to the INITIAL POINT OF BEGINNING.

***** DECLARATION *****

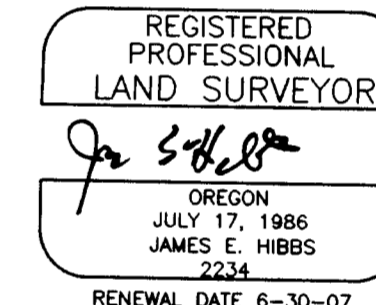
Know all men by these presents that ^{WE} ~~MARSHA LEE ANDERSON~~ ^{AKA MARSHA MENEFFEE AND MICHAEL MENEFFEE} MARSHA LEE ANDERSON, am the owner in fee of the land shown hereon,
more particularly described in the Surveyor's Certificate, and have partition the same into the Parcels as shown
on Sheet 2. We do hereby dedicate to the public for public use under the jurisdiction of the City of Medford, the
Street Right of Way Dedication, together with 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.
We do hereby make and establish the Minimum Access Easement (MAE) for the purpose of providing access to and
from Parcels 1 & 2 to Table Rock Road.

STATE OF OREGON)
COUNTY OF JACKSON) ss.

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

Dated this _____ day of _____, 20____.

Notary Public - Oregon
Commission No. _____
My Commission Expires _____



Michael Meneffee
MICHAEL MENEFFEE

Marsha Lee Anderson
MARSHA LEE ANDERSON
AKA MARSHA MENEFFEE

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Marsha Lee Anderson, and acknowledged the foregoing instrument to be
her voluntary act and deed.

AKA MARSHA MENEFFEE + Michael Meneffee

Dated this 12th day of September, 2005.

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

Commission No. 354244
My Commission Expires March 20, 2005

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 PLANNING FILE NO. LDP-04-216.

PROCEDURE: MADE TIES TO MONUMENTS OF RECORD AS SHOWN ON SHEET 2 TO CONTROL THIS SURVEY.
THE SOUTH LINE OF LOT 2, MIDWAY SUBDIVISION WAS HELD AT MAP RECORD DISTANCE AS
SHOWN ON PLEYER SUBDIVISION. THE PARENT TRACT (VOL. 263, PG. 570, JCDR) UTILIZED
PLAT RECORD DATA FROM MIDWAY SUBDIVISION FOR ITS BASIS. THE NORTH LINE OF SAID
TRACT WAS PARALLEL TO THE SOUTH LINE OF SAID LOT 2. THE EAST LINE OF SAID TRACT
IS DESCRIBED USING THE BEARING AND DISTANCE AS SHOWN ON MIDWAY SUBDIVISION
(N0°10'E, 175.2') FROM THE S.E. CORNER OF SAID LOT 2. WHEN THE PARENT TRACT WAS
SPLIT THE DEEDS USED 87.6' AS THE DISTANCES ON BOTH NORTH & SOUTH SPLITS. IT
IS MY OPINION THAT THE INTENT WAS TO DIVIDE THE EAST LINE OF PARENT TRACT IN HALF
HOLDING THE DIVIDING LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 2. USING THIS
APPROACH, I COMPUTED THE S.E. CORNER OF THE SUBJECT TRACT. HELD DEED RECORD
DISTANCE WEST TO FIX THE WESTERLY LINE OF THE SUBJECT TRACT. COMPUTED THE
INTERIOR PARCEL CORNERS AND SET MONUMENTS AS SHOWN ON SHEET 2.

AFFIDAVITS OF CONSENT

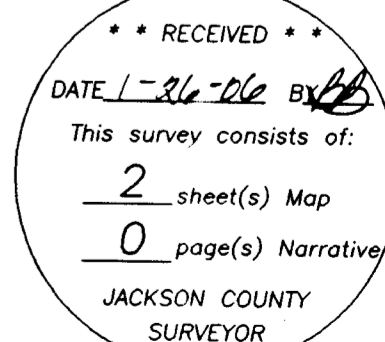
From GRACE E. LAFFUER
Cary R. West and Deanna L. West recorded as Doc. # 2006-004218, ORJCO.

From Lloyd Oliver Neal recorded as Doc. # 2006-004220, ORJCO.

From Fred J. Youngblood recorded as Doc. # 2006-004221, ORJCO.

From John E. Doss and Sandra Doss recorded as Doc. # 2006-004219, ORJCO.

NOTE PLACED AT THE REQUEST OF UTILITY PROVIDER:
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 MA-
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 OWNERS 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

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
1414 PHEASANT WAY
CENTRAL POINT, OR 97502

PARTITION PLAT NO. P-9-2006

LAND PARTITION (LDP-04-216)

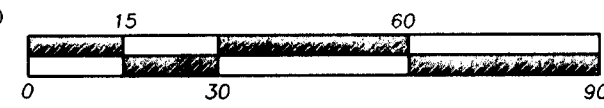
**In a portion of Lot 2 of MIDWAY SUBDIVISION & located
in the N.W. 1/4 of Sec. 13, T.37S., R.2W., W.M. & in the
City of Medford, Jackson County, Oregon**

BASIS OF BEARINGS:

PLEYER SUBDIVISION (FS13788) AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET
DATE: AUGUST 19, 2005
SCALE: 1" = 30'

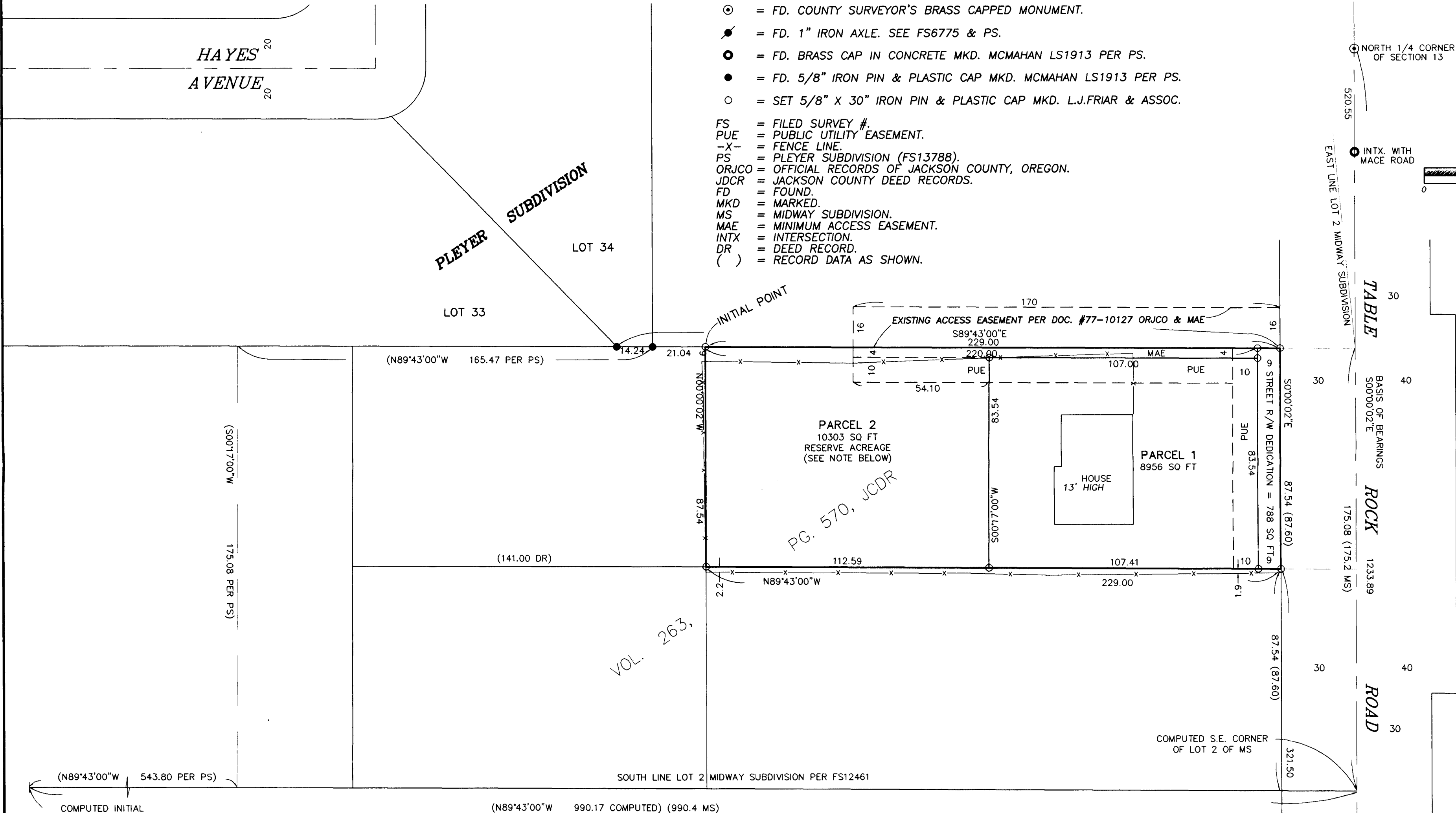
N



LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT.
- ⦿ = FD. 1" IRON AXLE. SEE FS6775 & PS.
- = FD. BRASS CAP IN CONCRETE MKD. MCMAHAN LS1913 PER PS.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MCMAHAN LS1913 PER PS.
- = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J.FRIAR & ASSOC.

- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT.
- X- = FENCE LINE.
- PS = PLEYER SUBDIVISION (FS13788).
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- JDCR = JACKSON COUNTY DEED RECORDS.
- FD = FOUND.
- MKD = MARKED.
- MS = MIDWAY SUBDIVISION.
- MAE = MINIMUM ACCESS EASEMENT.
- INTX = INTERSECTION.
- DR = DEED RECORD.
- () = RECORD DATA AS SHOWN.



NOTE REGARDING MINIMUM ACCESS EASEMENT

THERE SHALL BE NO PARKING ALLOWED WITHIN THE MINIMUM ACCESS EASEMENT.

NOTES REGARDING PARCEL NO. 2

PURSUANT TO O.R.S. 92.090 (4)(c) & (5)(c) AT THE TIME OF RECORDING OF THIS PLAT A DOMESTIC WATER SUPPLY & SEWAGE DISPOSAL SYSTEM IS AVAILABLE BUT IS NOT CONSTRUCTED TO THIS PARCEL.

AT THE TIME OF RECORDING OF THIS PLAT PUBLIC & PRIVATE UTILITIES ARE AVAILABLE BUT NOT CONSTRUCTED TO THIS PARCEL.

EASEMENTS PER SUBDIVISION GUARANTEE

R/W FOR ELECTRICITY PER V.352, P.240, JCDR IS UNLOCATABLE BUT MAY AFFECT SUBJECT PROPERTY.

PLANNING NOTE:

THERE WILL BE NO DIRECT VEHICULAR ACCESS TO TABLE ROCK ROAD FOR PARCEL 1 EXCEPT ACROSS MAE AND EXISTING ACCESS EASEMENT.

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

James E. Hibbs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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

RECEIVED
DATE 1-26-06 BY *J.E.H.*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR