

PARTITION PLAT NO. P-15-2006  
LAND PARTITION (LDP-05-108)

APPROVALS:  
MEDFORD CITY PLANNING:

LOCATED IN:  
THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON

Robert C. Scott  
Director

January 26, 2006  
Date

Examined and approved this 6<sup>th</sup> day of January, 2006.

Paul D. ...  
City Surveyor

FOR:  
**SAL ESQUIVEL**  
711 MEDFORD CENTER #178  
MEDFORD, OREGON 97504

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 19068

DECLARATION:

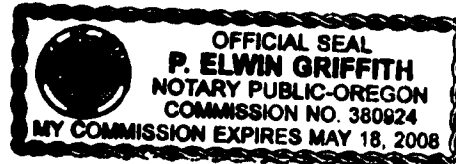
KNOW ALL MEN BY THESE PRESENTS THAT SALVADOR C. ESQUIVEL JR. AND JAN ESQUIVEL ARE THE OWNERS AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP OF THE PARCEL OF REAL PROPERTY SITUATED IN JACKSON COUNTY, OREGON AND HAS CAUSED THE SAME TO BE SURVEYED, MAPPED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE AREA SHOWN HEREON AS DEDICATED FOR STREET PURPOSES AND DO ALSO HEREBY DEDICATED FOR PUBLIC USE THE PUBLIC UTILITY EASEMENT AS SHOWN HEREON AND DO HEREBY GRANT TO ROGUE RIVER VALLEY IRRIGATION DISTRICT A 20.00 FOOT WIDE EASEMENT, FOR MAINTENANCE, REPAIR AND ACCESS TO IRRIGATION FACILITIES IN THE LOCATION AS SHOWN HEREON.

[Signature]  
SALVADOR C. ESQUIVEL, JR.

STATE OF OREGON }  
County of Jackson } ss. January 5, 2006

Personally appeared the above named SALVADOR C. ESQUIVEL JR. and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: [Signature]  
NOTARY

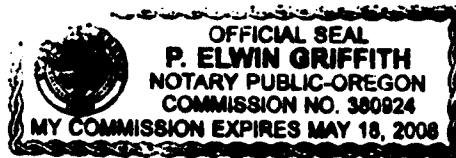


[Signature]  
JAN ESQUIVEL

STATE OF OREGON }  
County of Jackson } ss. January 5, 2006

Personally appeared the above named JAN ESQUIVEL and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: [Signature]  
NOTARY



All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. As of FEBRUARY 13, 2006

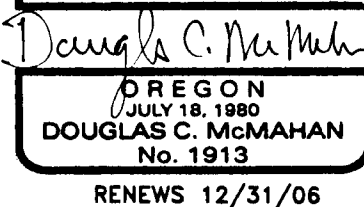
Willie Johnson Deputy Assessor 2-13-2006 Date

Patty Budson Deputy Tax Collector 2-13-2006 Date

RECORDER'S CERTIFICATE:  
FILED FOR RECORD THIS 13<sup>th</sup> DAY OF February, 2006, AT 1:30 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-15-2006 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 17 PAGE 15.)

Kathleen S. Beckett  
County Clerk

Carleen D. Helman  
Deputy



SURVEYOR'S CERTIFICATE:

I, DOUGLAS C. MCMAHAN, A DULY REGISTERED SURVEYOR 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 AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

Commencing at a point for the Southwest corner of Donation Land Claim No. 59 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; said point being on the Southerly right-of-way line of Debar Avenue, thence South 89°54'45" East (Record EAST) 1098.24 feet along the said right-of-way line; thence North 00°05'15" East (Record NORTH) 597.49 feet to the Southwest corner of tract described per Instrument No. 2004-014657 of the Deed Records of said Jackson County, for the INITIAL POINT OF BEGINNING; thence continue North 00°05'15" East (Record NORTH) along the Westerly boundary of said tract, 75.71 feet to the Northwest corner thereof; thence South 89°54'45" East (Record EAST) along the Northerly boundary of said tract, 542.45 feet (Record 553.08 feet) to a point on the Southwesterly right-of-way line of Merriman Road; thence South 28°42'59" East (Record South 28°40' East) along said right-of-way line 86.40 feet to a point on the Southerly boundary of said tract described per Instrument No. 2004-014657; thence leaving said right-of-way line North 89°54'45" West 584.08 along said Southerly boundary, to the INITIAL POINT OF BEGINNING.

Douglas C. McMahan  
SURVEYOR

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT AND PREPARE PARTITION PLAT PER CITY OF MEDFORD PLANNING DEPARTMENT FILE NO. LDP-05-108 AND PER THE CLIENT'S REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTATION AND INFORMATION PER FILED SURVEYS NO. 326, 10903, 18539 AND 18960 AND PLAT OF WINEMA SUBDIVISION FOR CONTROL, I SET MONUMENTS AS SHOWN HEREON. INSTRUMENT NO. 2004-014657 J.C.D.R. WAS USED TO DETERMINE CLIENT'S PROPERTY. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE MEASUREMENTS.

MIKE MAHAR, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED RECORDED MARCH 19, 2004 AS DOCUMENT NO. 2004-014658, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

IN WITNESS WHEREOF, SIGNED THIS 4<sup>th</sup> DAY OF January, 2006.  
[Signature]  
MIKE MAHAR

STATE OF OREGON }  
COUNTY OF JACKSON } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4<sup>th</sup> DAY OF January, 2006, BY MIKE MAHAR, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT OF HIS VOLUNTARY ACT AND DEED.

BEFORE ME: [Signature]  
NOTARY



I certify this plat to be an exact photocopy of the original.  
Douglas C. McMahan  
SURVEYOR

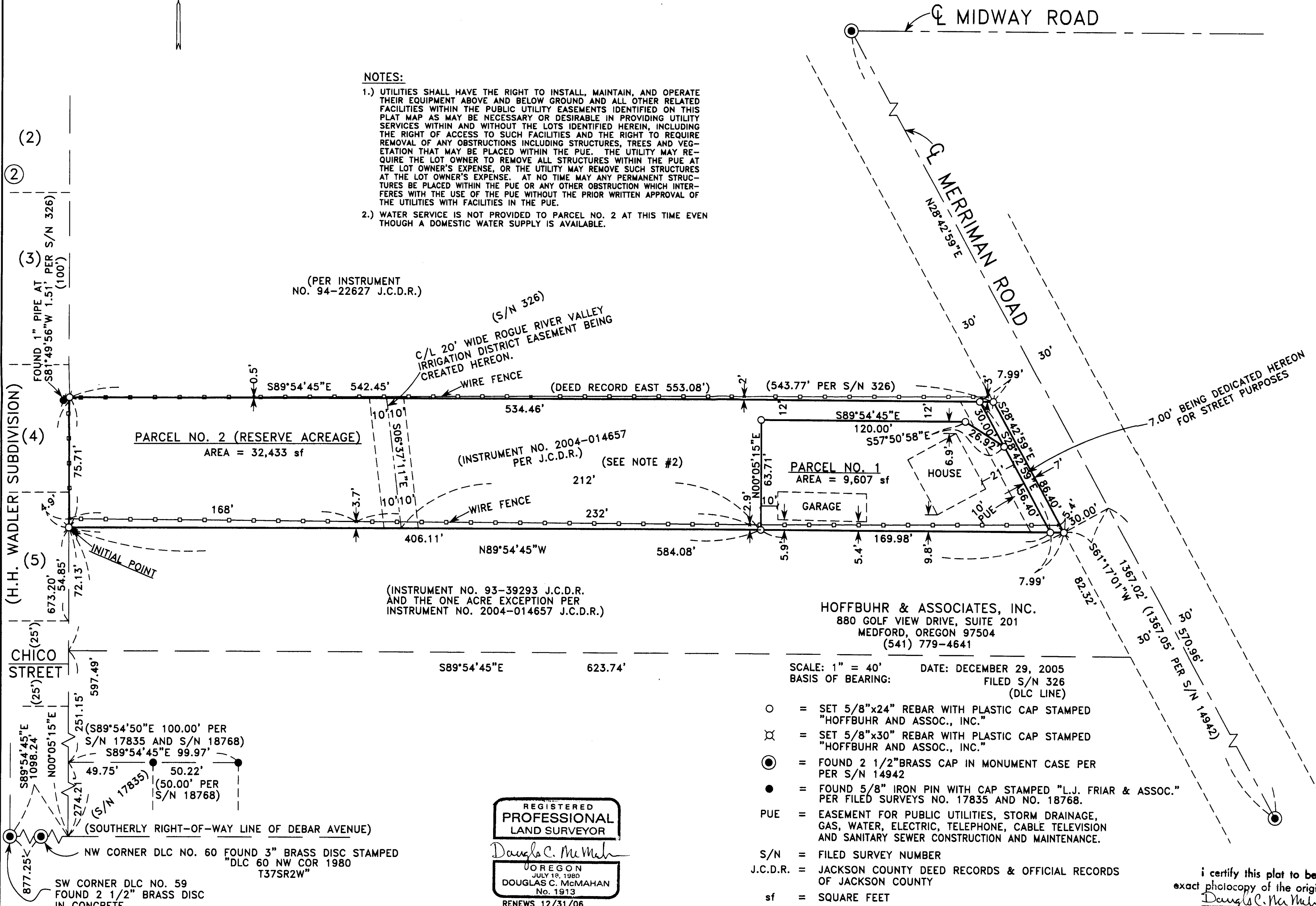
# PARTITION PLAT NO. P-15-2006 LAND PARTITION (LDP-05-108)

LOCATED IN:  
THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON



### NOTES:

- 1.) 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 EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, 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 THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.
- 2.) WATER SERVICE IS NOT PROVIDED TO PARCEL NO. 2 AT THIS TIME EVEN THOUGH A DOMESTIC WATER SUPPLY IS AVAILABLE.



(PER INSTRUMENT NO. 94-22627 J.C.D.R.)

(S/N 326)  
C/L 20' WIDE ROGUE RIVER VALLEY IRRIGATION DISTRICT EASEMENT BEING CREATED HEREON.

PARCEL NO. 2 (RESERVE ACREAGE)  
AREA = 32,433 sf

(INSTRUMENT NO. 2004-014657 PER J.C.D.R.) (SEE NOTE #2)

PARCEL NO. 1  
AREA = 9,607 sf

(INSTRUMENT NO. 93-39293 J.C.D.R. AND THE ONE ACRE EXCEPTION PER INSTRUMENT NO. 2004-014657 J.C.D.R.)

HOFFBUHR & ASSOCIATES, INC.  
880 GOLF VIEW DRIVE, SUITE 201  
MEDFORD, OREGON 97504  
(541) 779-4641

SCALE: 1" = 40'  
BASIS OF BEARING: DATE: DECEMBER 29, 2005  
FILED S/N 326 (DLC LINE)

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- = FOUND 2 1/2" BRASS CAP IN MONUMENT CASE PER PER S/N 14942
- = FOUND 5/8" IRON PIN WITH CAP STAMPED "L.J. FRIAR & ASSOC." PER FILED SURVEYS NO. 17835 AND NO. 18768.
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- S/N = FILED SURVEY NUMBER
- J.C.D.R. = JACKSON COUNTY DEED RECORDS & OFFICIAL RECORDS OF JACKSON COUNTY
- sf = SQUARE FEET

REGISTERED PROFESSIONAL LAND SURVEYOR

*Douglas C. McMahan*  
OREGON JULY 18, 1980  
DOUGLAS C. McMAHAN No. 1913  
RENEWS 12/31/06

I certify this plat to be an exact photocopy of the original.  
*Douglas C. McMahan*  
SURVEYOR