

PARTITION PLAT NO. P-27-2006  
LAND PARTITION (LDP-05-143)

LOCATED IN:  
LOT 4 OF BLOCK 6 OF THE RE-SUBDIVISION OF LOTS 1-8  
INCLUSIVE OF VALLEY CENTER SUBDIVISION IN THE  
NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 37 SOUTH,  
RANGE 2 WEST, WILLAMETTE MERIDIAN,  
CITY OF MEDFORD, JACKSON COUNTY, OREGON

APPROVALS:

MEDFORD CITY PLANNING: (LDP-05-143):

Robt O. Scott  
Director

March 21, 2006  
Date

Examined and approved this 7<sup>th</sup> day of MARCH, 2006.

[Signature]  
City Surveyor

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS that, HORTON HOMES, INC., an Oregon Corporation, is the owner 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 does hereby dedicate to the public for public use the 1.50 foot wide strip along the Elliot Avenue frontage for street right-of-way purposes and those easements labeled as public utility easements, and does hereby create the 10 foot wide PSDE (private storm drainage easement) across Parcels No. 2 and No. 3, for the benefit of the owners, heirs and assignees of Parcels No. 1 and No. 2, and does hereby create the 5 foot wide PSSE (private sanitary sewer easement) across Parcels no. 1 and No. 2, for the benefit of the owners, heirs, and assignees Parcels No. 2 and No. 3, and does hereby create the 20 foot wide minimum access easement across Parcels No. 1 and No. 2 for the benefit of the owners, heirs and assignees of Parcels No. 2 and No. 3.

HORTON HOMES, INC:

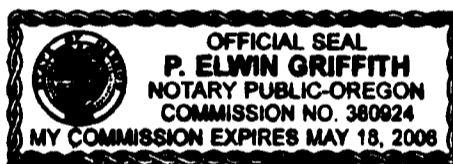
By: [Signature]  
RONALD L. HORTON, President

STATE OF OREGON )  
County of Jackson ) ss.

March 3, 2006.

Personally appeared the above named RONALD L. HORTON, as President, and acknowledged the foregoing instrument to be his voluntary act and deed, on behalf of HORTON HOMES, INC., an Oregon Corporation.

Before me: [Signature]  
NOTARY



I certify this plat to be an exact photocopy of the original.  
[Signature]  
SURVEYOR

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 AND COMPLIES WITH REGULATIONS FOR LAND PARTITIONS, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

LOT FOUR (4) OF RE-SUBDIVISION OF LOTS 1 TO 8 INCLUSIVE, IN BLOCK 6 OF THE VALLEY CENTER SUB-DIVISION IN JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD.

[Signature]  
SURVEYOR

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 19115.

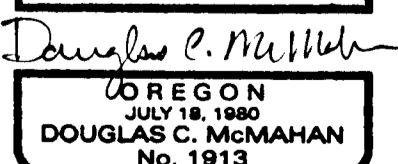
All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. As of MARCH 22<sup>nd</sup>, 2006

[Signature] DEPUTY  
Assessor

3/22/06  
Date

[Signature] Deputy  
Tax Collector

3/22/06  
Date



RENEWS 12/31/06

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 22<sup>ND</sup> DAY OF MARCH, 2006, AT 10:22 O'CLOCK, A.M.  
AND RECORDED AS PARTITION PLAT NO. P-27-2006 OF "RECORD OF PARTITION PLATS"  
IN JACKSON COUNTY, OREGON. (INDEX VOLUME 17 PAGE 27.)

[Signature]  
County Clerk

[Signature]  
Deputy

# PARTITION PLAT NO. P-27-2006 LAND PARTITION (LDP-05-143)

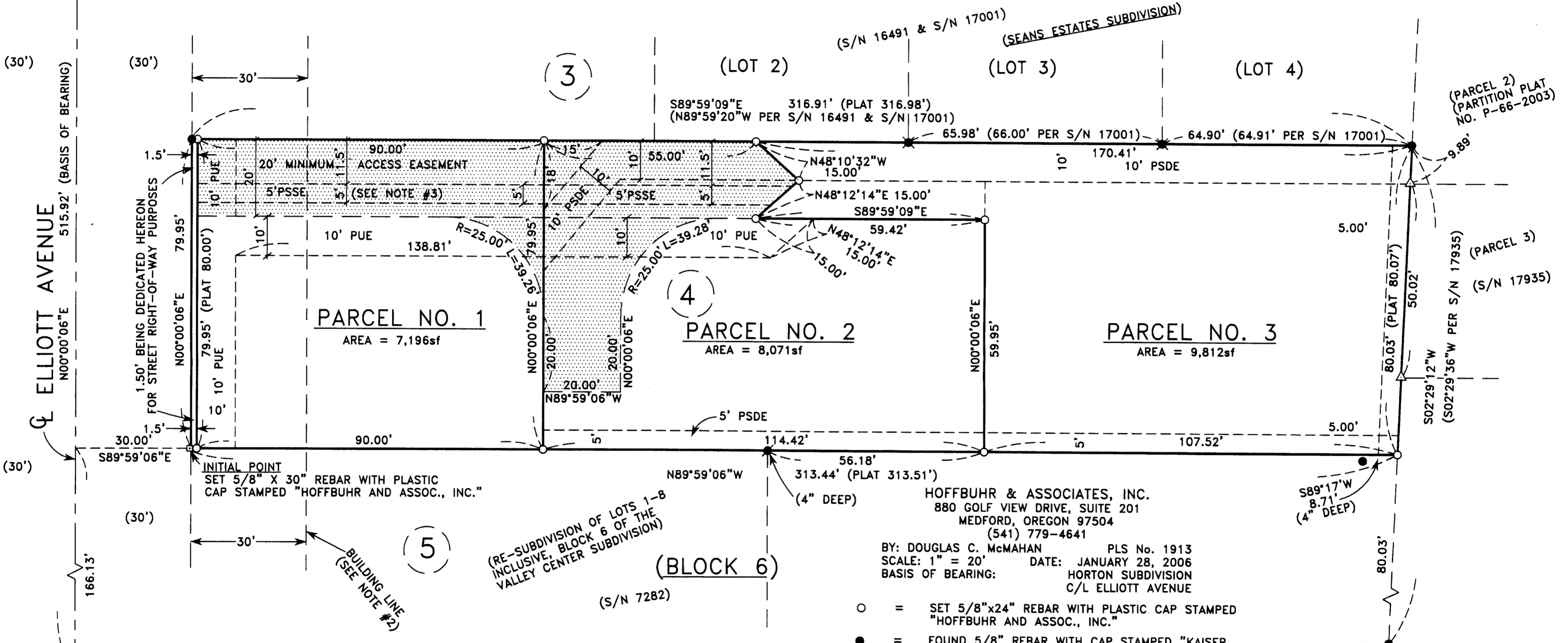
LOCATED IN:  
LOT 4 OF BLOCK 6 OF THE RE-SUBDIVISION OF LOTS 1-8  
INCLUSIVE OF VALLEY CENTER SUBDIVISION IN THE  
NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 37 SOUTH,  
RANGE 2 WEST, WILLAMETTE MERIDIAN,  
CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR:  
HORTON HOMES, INC.  
2512 ROSS LANE  
CENTRAL POINT, OR. 97502

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH  
209.250 OREGON REVISED STATUTES**

**PURPOSE:** TO SURVEY, MONUMENT AND PREPARE FINAL PLAT FOR A  
LAND PARTITION PER CITY OF MEDFORD FILE NO. LDP-05-  
143 AND PER THE CLIENT'S REQUEST.

**PROCEDURE:** UTILIZING FOUND MONUMENTATION AND INFORMATION PER  
FILED SURVEYS NO. 7782, 16491, 17001, AND 17953 AND  
PLAT OF HORTON SUBDIVISION FOR CONTROL I SET MONUMENTS  
AS SHOWN HEREON. AN ELECTRONIC TOTAL STATION WAS USED  
TO MAKE ALL MEASUREMENTS. INSTRUMENT NO 2005-029318  
WAS USED FOR CLIENT'S PROPERTY.



- NOTES:**
- 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.
  - BUILDING LINE AS SHOWN ON THE PLAT OF RE-SUBDIVISION OF LOTS 1-8 INCLUSIVE IN BLOCK 6 OF VALLEY CENTER SUBDIVISION.
  - 5' PSSE (PRIVATE SANITARY SEWER EASEMENT) BEING CREATED HEREON.

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- = FOUND 5/8" REBAR WITH CAP STAMPED "KAISER RLS 803" PER S/N 16491, UNLESS OTHERWISE NOTED.
- ⊙ = FOUND MONUMENT AS NOTED
- = FOUND 5/8" IRON PIN (NO CAP) PER S/N 7282 "HOFFBUHR AND ASSOC., INC."
- △ = FOUND 5/8" IRON PIN WITH CAP STAMPED "NEATHAMER LS 56545" PER S/N 17953
- ✱ = FOUND 5/8" REBAR WITH CAP STAMPED "KAISER RLS 803" PER S/N 17001
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- PSSE = PRIVATE SANITARY SEWER EASEMENT
- PSDE = PRIVATE STORM DRAINAGE EASEMENT
- S/N = FILED SURVEY NUMBER
- J.C.D.R. = JACKSON COUNTY DEED RECORDS
- sf = SQUARE FEET
- PLAT = RECORD INFORMATION PER PLAT OF RE-SUBDIVISION OF LOTS 1 TO 8 INCLUSIVE OF BLOCK 6 OF THE VALLEY CENTER SUBDIVISION.
- [Pattern] = MINIMUM ACCESS EASEMENT

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

REGISTERED  
**PROFESSIONAL  
LAND SURVEYOR**  
*Douglas C. McMah*  
OREGON  
JULY 18, 1980  
DOUGLAS C. McMAHAN  
No. 1913  
RENEWS 12/31/06