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:

KEVIN & MICHELLE FOLLETT
2210 RIO STREET
MEDFORD, OR 97501

PARTITION PLAT NO. P-38-2006

LAND PARTITION (LDP-05-242)

A replat of Lot 17, Block 1, SPLENDOR VIEW SUBDIVISION
EXTENSION NO. 1 & located in the N.E. 1/4 of Sec. 2,
T.38S., R.2W., W.M. & in the City of Medford
Jackson County, Oregon

✳ ✳ ✳ RECORDER'S CERTIFICATE ✳ ✳ ✳

Filed for record this _21st_ day of _April_ , 20 _06_ ,
at _2:10_ o'clock _P_ .M., and recorded as Partition Plat
No. _P-38-2006_ or "Record of Partition Plats" of Jackson County, Oregon.

Index Volume _17_ , Page _38_ and Document No._2006-021170_ ORJCO.

Kathleen S. Beckett   _Carmen D. Helman_
County Clerk   Deputy

County Surveyor File No. _____19155_____ .

✳ ✳ ✳ APPROVALS ✳ ✳ ✳

CITY OF MEDFORD PLANNING
File No. LDP-05-242.

Ralph O. Sartain   _April 18, 2006_
Director   Date

Examined and approved this _25_ day of _MARCH_ , 20 _06_ .
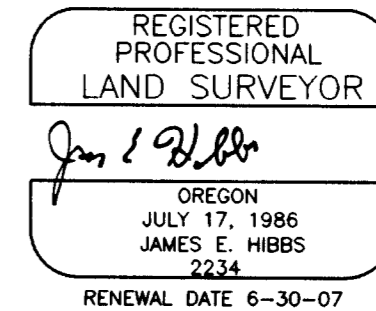
Paul Lee
City Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have

been paid as of _____APRIL 21_____ , 20 _06_ .

William Johnson, Deputy 4-21-06   _Tracy Mancuso_, Deputy 4-21-06
Assessor   Date   Tax Collector   Date

DATE:

MARCH 17, 2006

✳ ✳ ✳ 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:

Lot 17, Block 1, SPLENDOR VIEW SUBDIVISION EXTENSION NO. 1, according to the official plat thereof, now
of record, in Jackson County, Oregon.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234

RENEWAL DATE 6-30-07

✳ ✳ ✳ DECLARATION ✳ ✳ ✳

Know all men by these presents that we, KEVIN J. FOLLETT and MICHELLE R. FOLLETT, 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 on Sheet 2, and do hereby dedicate to the public for public use under the jurisdiction
of the City of Medford the Public Utility Easement (PUE) shown on Sheet 2.

Kevin J. Follett   _Michelle R. Follett_
KEVIN J. FOLLETT   MICHELLE R. FOLLETT

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named Kevin J. Follett and Michelle R. Follett and acknowledged the foregoing
instrument to be their voluntary act and deed.

Dated this _20th_ day of _March_ , 20 _06_ .

Karen L. Lafitte
Karen L. Lafitte Notary Public – Oregon

Commission No. _402251_

My Commission Expires _March 20, 2010_

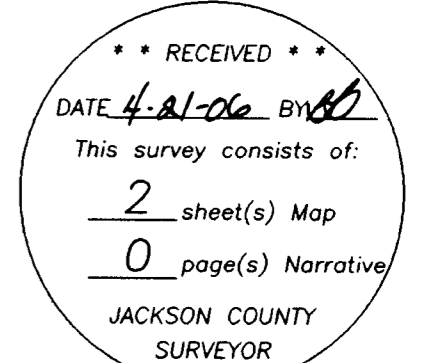**SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250**

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO PARCELS CREATED THROUGH A LAND
           PARTITION. SEE CITY OF MEDFORD PLANNING FILE NO. LDP-05-242.

PROCEDURE: MADE TIES TO MONUMENTS OF RECORD AS SHOWN ON SHEET 2 TO CONTROL THIS SURVEY.
           COMPUTED THE POSITION OF THE PARCEL CORNERS PER THE APPROVED TENTATIVE PLAT AND
           SET MONUMENTS AS SHOWN ON SHEET 2.

AFFIDAVIT OF CONSENT

From Washington Mutual Bank recorded as Doc. #_2006-021169_ 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 SERVICE WITHIN ALL
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.

• • RECEIVED • •

DATE 4-21-06 BY _82_

This survey consists of:

_2_ sheet(s) Map

_0_ page(s) Narrative

JACKSON COUNTY
SURVEYOR

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

James E. Hibbs
SURVEYOR

382W02AB TL3800

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

SHEET 1 OF 2

05263FM

PARTITION PLAT NO. P-38-2006
LAND PARTITION (LDP-05-242)
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2210 RIO STREET
MEDFORD, OR 97501

LEGEND:

● = FOUND 5/8" IRON PIN PER SVS1.

✗ = FOUND 1/2" IRON PIN PER SVS1.

○ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

FS = FILED SURVEY #.
PUE = PUBLIC UTILITY EASEMENT.
−X− = FENCE LINE.
SVS1 = SPLENDOR VIEW SUBDIVISION EXTENSION NO. 1.
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
JDCR = JACKSON COUNTY DEED RECORDS.
C1 = SEE CURVE DATA TABLE.
MKD. = MARKED.

BASIS OF BEARINGS:

SPLENDOR VIEW SUBDIVISION EXTENSION NO. 1 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET   DATE: MARCH 17, 2006   SCALE: 1" = 20'

EASEMENTS PER SUBDIVISION GUARANTEE

1) POWER EASEMENTS PER V.489, P.59 & V.530, P.273, JCDR CANNOT BE DEPICTED BUT MAY AFFECT SUBJECT PROPERTY.

LOT 14, BLOCK 3
LOT 13, BLOCK 3
LOT 12, BLOCK 3
ARCHER DRIVE
N76'08'00"W 88.88
168.88
PUE PER THIS PLAT 80.00
PARCEL 2 8283 SQ FT
PARCEL 1 9879 SQ FT
LOT 17, BLOCK 1
GARAGE
HOUSE 15' HIGH
PUE PER THIS PLAT
113.30
110.00
100.00
S13'52'00"W
61.73
N76'08'00"W
PUE PER SVS1
90.00
151.73
S13'52'00"W
INITIAL POINT
LOT 16, BLOCK 1
RIO STREET
LOT 20, BLOCK 2
LOT 19, BLOCK 2
84.00

CURVE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD	
C1	90°00'00"	15.71	10.00	N31°08'00"W	14.14

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234

RENEWAL DATE 6-30-07

* * RECEIVED * *
DATE 4-21-06 BY JB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

SURVEYOR

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382W02AB TL3800

SHEET 2 OF 2

05263FW