

PARTITION PLAT NO. P-49-2006  
(FILE NO. LDP-05-163)

LOCATED IN:  
LOT 36 OF FAIRVIEW S. CHILDERS' EASTERN ADDITION  
IN THE S.W. 1/4 OF SECTION 20, T37S, R1W, WM  
CITY OF MEDFORD, JACKSON COUNTY, OREGON

APPROVALS:

MEDFORD CITY PLANNING: (LDP-05-163)

Ralph O. Scott  
Director

May 25, 2006  
Date

Examined and approved this 2 day of MAY, 2006.

[Signature]  
City Surveyor

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 19198

DECLARATION:

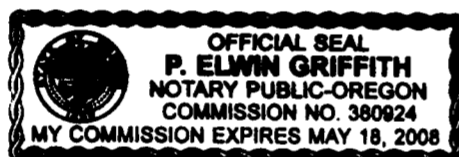
KNOW ALL MEN BY THESE PRESENTS THAT, I MARRIANNE IRENE KEY AM THE OWNER OF THE PARCEL OF REAL PROPERTY SITUATED IN JACKSON COUNTY, OREGON AND I HAVE CAUSED THE SAME TO BE SURVEYED, MAPPED AND PLATTED AS SHOWN HEREON AND I DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, I ALSO CREATE AN EASEMENT FOR ACCESS ACROSS PARCELS 1-3 AS SHOWN HATCHED, HEREON, FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF PARCELS 2 AND 3, AND I DO ALSO HEREBY CREATE A 5 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT (PSSE) FOR INSTALLATION AND MAINTENANCE OF PRIVATE SANITARY SEWER FACILITIES ACROSS PARCEL 2 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF PARCELS 1 AND 3 AS SHOWN HEREON, AND I DO ALSO HEREBY CREATE A 5 FOOT WIDE PRIVATE WATERLINE EASEMENT (PWE) FOR INSTALLATION AND MAINTENANCE OF PRIVATE WATERLINES, ACROSS PARCEL 1 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF PARCELS 2 AND 3 AS SHOWN HEREON.

Marianne Irene Key  
MARIANNE IRENE KEY

STATE OF OREGON }  
County of Jackson } ss. May 1, 2006.

Personally appeared the above named MARIANNE IRENE KEY and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: P. Elwin Griffith  
NOTARY



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:

BEGINNING at a 5/8" iron pin monumenting the Southwest corner of Lot 36 of FAIRVIEW S. CHILDERS' EASTERN ADDITION, in the City of Medford according to the Official Plat thereof, now of record in Jackson County, Oregon, said 5/8 inch iron pin being established per Recorded Survey No. 6155 in the Office of the Jackson County Surveyor for the INITIAL POINT OF BEGINNING; thence North 00°14'35" West along the Westerly boundary of said Lot 36, a distance of 155.60 feet to a point for the Northwest corner of the South half of the South half of said Lot 36; thence South 89°56'19" East along the Northerly boundary of said South half of the South half of Lot 36, a distance of 44.30 feet to the Westerly Southwest corner of tract describe per Instrument No. 99-29472 of the Deed Records of said Jackson County; thence continue South 89°56'19" East along said Northerly boundary, also being the Southerly boundary of said tract described per Instrument No. 99-29472, a distance of 222.61 feet; thence South 00°14'00" East along the boundary of said tract, 94.97 feet (Record 94.90 feet) to a point on the Westerly right-of-way line of Barnes Avenue; thence along said right-of-way line, along the arc of a 45.00 foot radius curve to the left (the long chord to which bears South 19°11'03" West 29.92 feet) an arc distance of 30.50 feet; thence South 00°14'00" East 12.32 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears South 44°59'56" East 28.17 feet) an arc distance of 31.26 feet to a point on the Southerly boundary of the aforementioned Lot 36; thence North 89°58'00" West along said Southerly boundary, 276.78 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMah  
SURVEYOR

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OF THE OREGON REVISED STATUTES.

PURPOSE: TO SURVEY, MONUMENT, AND PREPARE FINAL PLAT FOR A PARTITION PER CITY OF MEDFORD FILE NO. LDP-05-163 AND PER CLIENT'S REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTATION AND INFORMATION PER FILED SURVEYS NO. 4296, 6155, 13228 AND 14745 FOR CONTROL, I SET MONUMENTS AS SHOWN HEREON. INSTRUMENT NO. 01-07024 WAS USED FOR CLIENT'S PROPERTY. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. As of MAY 26, 2006.

William J. [Signature]  
Deputy Assessor

5-26-2006  
Date

Tracy [Signature]  
Deputy Tax Collector

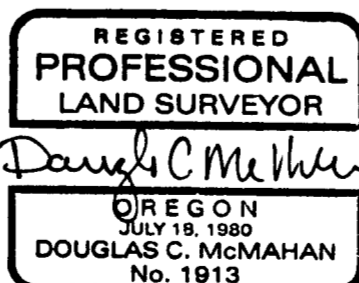
5-26-2006  
Date

RECORDER'S CERTIFICATE:

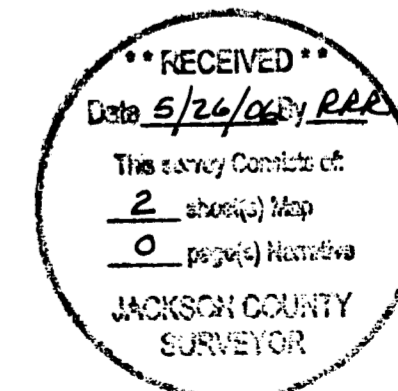
FILED FOR RECORD THIS 26<sup>th</sup> DAY OF May, 2006, AT 11:03 O'CLOCK, A.M. AND RECORDED AS PARTITION PLAT NO. P-49-2006 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 17 PAGE 49.)

Kathleen S. Beckett  
County Clerk

CHERYL ANGERIS  
Deputy



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

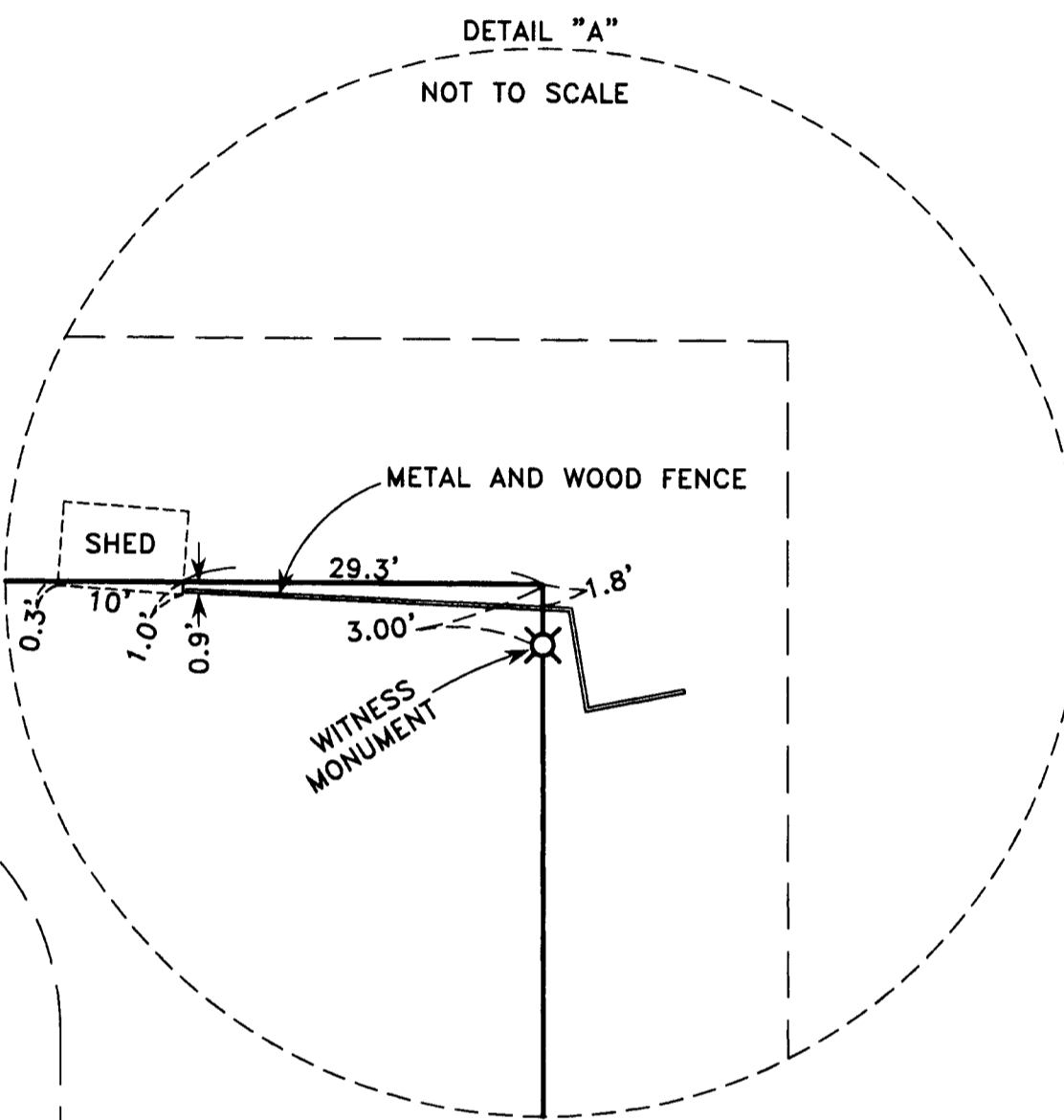
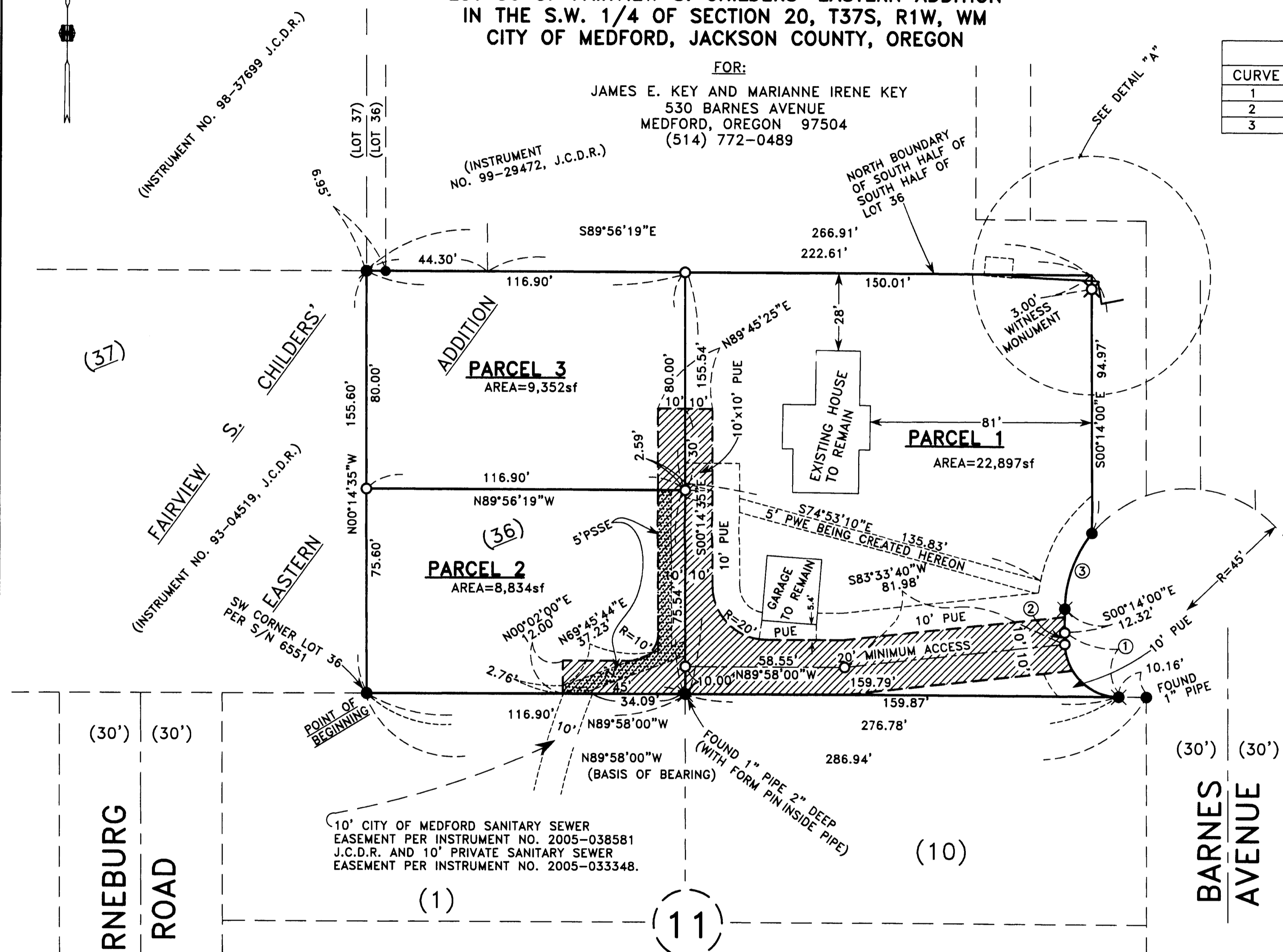


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**LOT 36 OF FAIRVIEW S. CHILDERS' EASTERN ADDITION  
IN THE S.W. 1/4 OF SECTION 20, T37S, R1W, WM  
CITY OF MEDFORD, JACKSON COUNTY, OREGON**

FOR:  
**JAMES E. KEY AND MARIANNE IRENE KEY  
530 BARNES AVENUE  
MEDFORD, OREGON 97504  
(514) 772-0489**

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	89°33'15"	20.00	31.26	28.17	S44°59'56"E
2	01°55'17"	20.00	0.67	0.67	S01°10'58"E
3	38°50'06"	45.00	30.50	29.92	S19°11'03"W



**HOFFBUHR & ASSOCIATES, INC.**  
 880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON 97504  
 (541) 779-4641  
 BY: DOUGLAS C. MCMAHAN PLS No. 1913  
 SCALE: 1" = 30' DATE: MARCH 29, 2006  
 BASIS OF BEARING: FILED SURVEY NO. 6155  
 SOUTH BOUNDARY

- = SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ✕ = SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- = FOUND 5/8" IRON REBAR PER S/N 6155, UNLESS OTHERWISE NOTED.
- ⦿ = FOUND 5/8" IRON PIN WITH CAP STAMPED "D.HUCK LS 2023" PER S/N 14745
- ✱ = FOUND 5/8" IRON PIN PER S/N 6385
- J.C.D.R = JACKSON COUNTY DEED RECORDS/OFFICIAL RECORDS
- S/N = FILED SURVEY NUMBER
- sf = SQUARE FEET
- PWE = PRIVATE WATERLINE EASEMENT SEE DECLARATION
- ▨ = MINIMUM ACCESS
- PSSE = PRIVATE SANITARY SEWER EASEMENT SEE DECLARATION

**UTILITY STATEMENT**  
 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.

NOTES:  
 1.) NO PARKING IS ALLOWED ON EITHER SIDE OF THE MINIMUM ACCESS DRIVE IN ACCORDANCE WITH MFC 901.4.2.

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