

PARTITION PLAT NO. P-67-2006

A PAD LOT DEVELOPMENT

(CITY OF MEDFORD FILE NO. LDP-05-182)

LOCATED IN:

LOT 3, BLOCK 1 OF NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK UNIT NO. 2 IN THE S.E. 1/4 OF SECTION 23, T. 37 S., R. 2 W., W.W. IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

APPROVALS:

MEDFORD CITY PLANNING: (LDP-05-182):

B. Petron 6-30-06  
Acting Director Date

Examined and approved this 13<sup>th</sup> day of JUNE, 2006.

[Signature]  
City Surveyor

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT JOHN P. DAY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CAUSED THE SAME TO BE SURVEYED, MAPPED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY CREATE THE 5 FOOT PRIVATE WATER LINE EASEMENT ACROSS PARCEL 3 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF PARCELS 1 AND 2 AND DOES HEREBY GRANT TO THE CITY OF MEDFORD THE 1 FOOT NON ACCESS STRIP AS SHOWN HEREON.

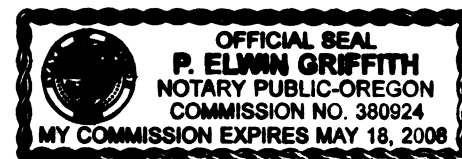
[Signature]  
JOHN P. DAY

STATE OF OREGON }  
County of Jackson } ss.

May 31, 2006.

PERSONALLY APPEARED THE ABOVE NAMED JOHN P. DAY, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

Before me: [Signature]  
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 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 THREE (3) IN BLOCK ONE (1) OF NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK UNIT NO. 2 IN THE CITY OF MEDFORD, 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. 19257.

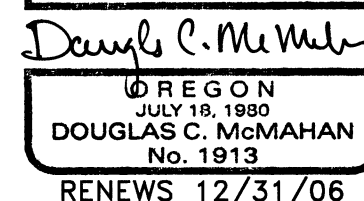
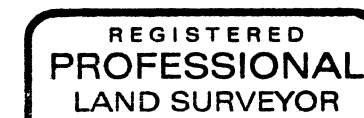
I certify this plat to be an exact photocopy of the original.  
[Signature]  
SURVEYOR

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 13<sup>th</sup> DAY OF July, 2006, AT 2:40 O'CLOCK, P.M.  
AND RECORDED AS PARTITION PLAT NO. P-67-2006 OF "RECORD OF PARTITION PLATS"  
IN JACKSON COUNTY, OREGON. (INDEX VOLUME 17 PAGE 67.)

[Signature]  
County Clerk

[Signature]  
Deputy



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

[Signature], deputy  
Assessor

7/13/06  
Date

[Signature], Deputy  
Tax Collector

7-13-06  
Date



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	30°59'16"	225.00'	121.69'	120.21'	S58°33'35"E
2	54°52'08"	200.00'	191.53'	184.29'	S58°33'35"E
3	07°56'04"	225.00'	31.16'	31.13'	S39°05'54"E
4	15°56'53"	225.00'	62.63'	62.43'	S82°01'34"E
5	54°19'08"	300.00'	284.41'	273.88'	S62°17'26"E

\*Affidavit of Correction  
 Doc. 2008-041818  
 11/19/08 CS R. Roberts

PARTITION PLAT NO. P-67-2006

A PAD LOT DEVELOPMENT  
 (CITY OF MEDFORD FILE NO. LDS-05-182)

Located In:  
 LOT 3, BLOCK 1 OF NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK  
 UNIT NO. 2, IN THE S.E. 1/4 OF SECTION 23, T. 37S., R.2.W, W.M.  
 IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR:  
 JOHN P. DAY  
 124 S. FOOTHILLS DRIVE  
 MEDFORD, OREGON 97504

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

**PURPOSE:** TO SURVEY, MONUMENT, AND PREPARE FINAL PLAT OF A PAD LOT DEVELOPMENT PER CITY OF MEDFORD PLANNING DEPARTMENT FILE NO. LDS-05-182 AND PER THE CLIENT'S REQUEST.

**PROCEDURE:** UTILIZING INFORMATION AND FOUND MONUMENTATION PER PLAT OF NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK UNIT NO. 2 FOR CONTROL, 1 SET MONUMENTS AS SHOWN HEREON. NONE OF THE ORIGINAL LOT CORNERS FOR LOT 3 COULD BE FOUND. HOWEVER ALL OF THE FOUND MONUMENTATION SHOWN HEREON FIT VERY WELL WITH RECORDED PLAT. THEREFORE LOT CORNERS WERE RESET IN RECORD POSITION. INSTRUMENT NO. 2004-016780, J.C.D.R. WAS USED FOR CLIENT'S PROPERTY. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

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

SCALE: 1" = 40' DATE: MAY 12, 2006  
 BASIS OF BEARING: NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK (C/L PARSONS DRIVE)

- = 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."
- = SET LEAD PLUG AND TACK WITH WASHER STAMPED "LS1913"
- ⊙ = FOUND BRASS DISC IN CONCRETE STAMPED "LS 1913" PER PLAT OF NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK UNIT NO. 2
- 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 OR OFFICIAL DEED RECORDS
- sf = SQUARE FEET

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

REGISTERED  
**PROFESSIONAL**  
 LAND SURVEYOR

*Douglas C. McMahan*

OREGON  
 JULY 19, 1989  
**DOUGLAS C. McMAHAN**  
 No. 1913

RENEWS 12/31/06

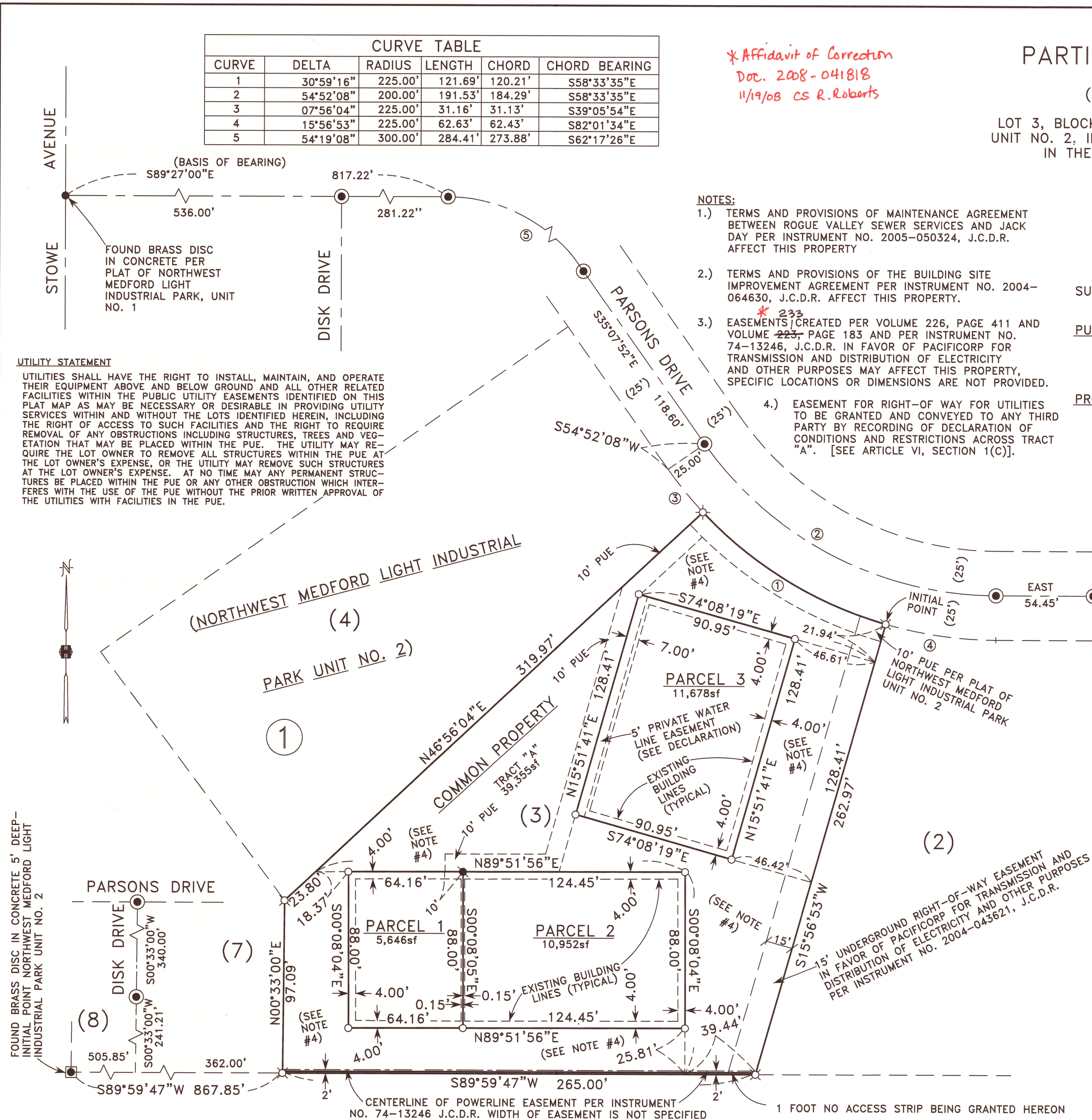
(04282s2.dwg)  
 SHEET 2 OF 2

**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.) TERMS AND PROVISIONS OF MAINTENANCE AGREEMENT BETWEEN ROGUE VALLEY SEWER SERVICES AND JACK DAY PER INSTRUMENT NO. 2005-050324, J.C.D.R. AFFECT THIS PROPERTY
- 2.) TERMS AND PROVISIONS OF THE BUILDING SITE IMPROVEMENT AGREEMENT PER INSTRUMENT NO. 2004-064630, J.C.D.R. AFFECT THIS PROPERTY.
- 3.) EASEMENTS CREATED PER VOLUME 226, PAGE 411 AND VOLUME 223, PAGE 183 AND PER INSTRUMENT NO. 74-13246, J.C.D.R. IN FAVOR OF PACIFICORP FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND OTHER PURPOSES MAY AFFECT THIS PROPERTY, SPECIFIC LOCATIONS OR DIMENSIONS ARE NOT PROVIDED.
- 4.) EASEMENT FOR RIGHT-OF-WAY FOR UTILITIES TO BE GRANTED AND CONVEYED TO ANY THIRD PARTY BY RECORDING OF DECLARATION OF CONDITIONS AND RESTRICTIONS ACROSS TRACT "A". [SEE ARTICLE VI, SECTION 1(C)].







I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.  
Christine Walker - County Clerk

HOFFBUHR & ASSOCIATES, INC.  
880 Golf View Drive #201  
Medford, Oregon 97504

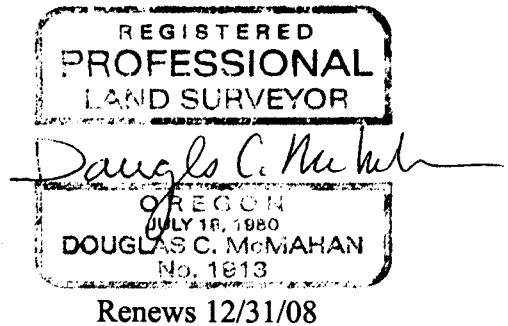
19257

(503) 779-4641

**AFFIDAVIT OF CORRECTION**  
**Pursuant to O.R.S. 209.225**

I, Douglas C. McMahan, Registered Professional Land Surveyor of the State of Oregon, No. 1913, do hereby state that I have discovered drafting errors on my Partition Plat No. P-67-2006 for John P. Day, filed for record the 13th day of July, 2006, and recorded in the Office of the Jackson County Surveyor as County Surveyor File No. 19257.

Douglas C. McMahan, L.S. 1913



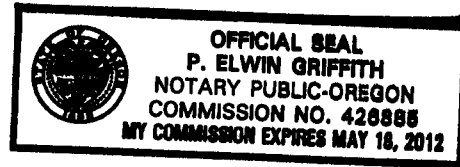
STATE OF OREGON )  
County of Jackson ) ss.

October 30, 2008 A.D. 2008

Personally appeared the above named Douglas C. McMahan, a Registered Professional Land Surveyor, and acknowledged the forgoing instrument to be his voluntary act and deed.

Before me:

P. Elwin Griffith  
Notary



The corrections are: (ON SHEET 2)  
Incorrect Volume Number in line 2 of Note Number 3

As filed: "VOLUME 223"  
Change to: "VOLUME 233"

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

Oct 30, 2008  
Date

[Signature]  
Jackson County Surveyor

(fridge2&3affcor.dcm)

