

PARTITION PLAT NO. P-70-2006

JACKSON COUNTY PLANNING ACTION SUB 2006-00004
LOCATED IN
S.E. 1/4 SEC. 13, T36S, R2W, W.M.
JACKSON COUNTY, OREGON
JUNE, 2006

OWNER:
Ralph R. Lallo
6750 Coleman Creek Rd.
Medford, OR. 97501

SURVEYOR:
Hardey Engineering & Assoc., Inc.
By: Richard L. Bath, L.S. 1069
P.O. Box 1625
Medford, OR 97501-0124

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that Ralph R. Lallo and Jacquelyn Lallo, as tenants by the entirety are the owners in fee simple of the lands hereon described, and have caused the same to be surveyed and platted into two (2) Parcels as shown hereon, and that the size of each parcel and the course and length of all boundary and parcel lines are plainly set forth, and that this plat is a correct representation of this partition.

Ralph R. Lallo
Ralph R. Lallo

Jacquelyn Lallo
Jacquelyn Lallo

STATE OF OREGON }
COUNTY OF JACKSON } SS

Personally appeared before me the above named Ralph R. Lallo and Jacquelyn Lallo and acknowledged the foregoing instrument to be their voluntary act and deed.

Robin Fletscher Before me this 06 day of July, 2006.
Notary Public for Oregon

ASSESSOR / TAX COLLECTOR:

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of July 28, 2006.

William Johnson, Deputy
Assessor
Nancy Mancuso, Deputy
Tax Collector

7-28-2006
Date
7-28-2006
Date

ENCUMBRANCES OF RECORD

- Vol. 531 Pg. 259 - we find no water system facilities on subject property.
- 10' Telephone Easement per Doc. No. 97-03622 O.R. - Plotted
- 35' Storm Drain Easement per Doc. No. 92-11037, 38 & 39 O.R. - Plotted
- PacifiCorp electrical easement per Doc. No. 2006-027851 O.R. - Plotted
- Medford Water Commission easement per Doc. No. 2006-029619 O.R. -Plotted

APPROVALS:

Examined and approved by Jackson County Roads, Parks and Planning Services

this 7th day of July, 2006.

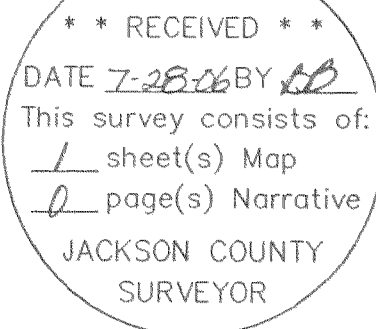
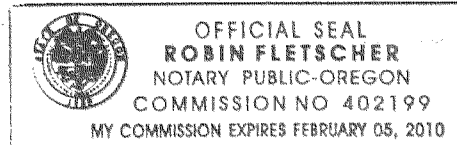
[Signature]
County Planner
JACKSON COUNTY PLANNING ACTION
SUB 2006-00004

Jackson County Surveyor

Examined and approved this 7th day of July, 2006.

[Signature]
Richard L. Bath
Jackson County Surveyor

36-2W-13, TL 1203



NOTE

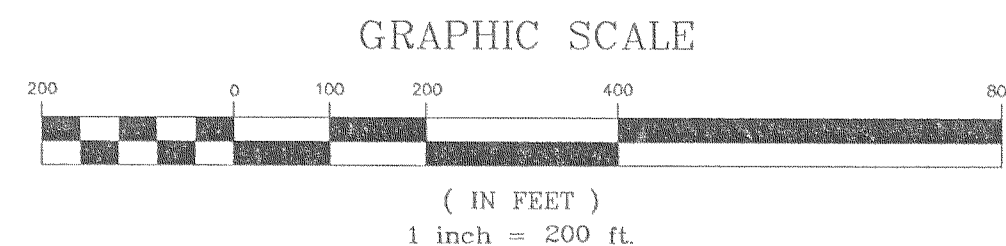
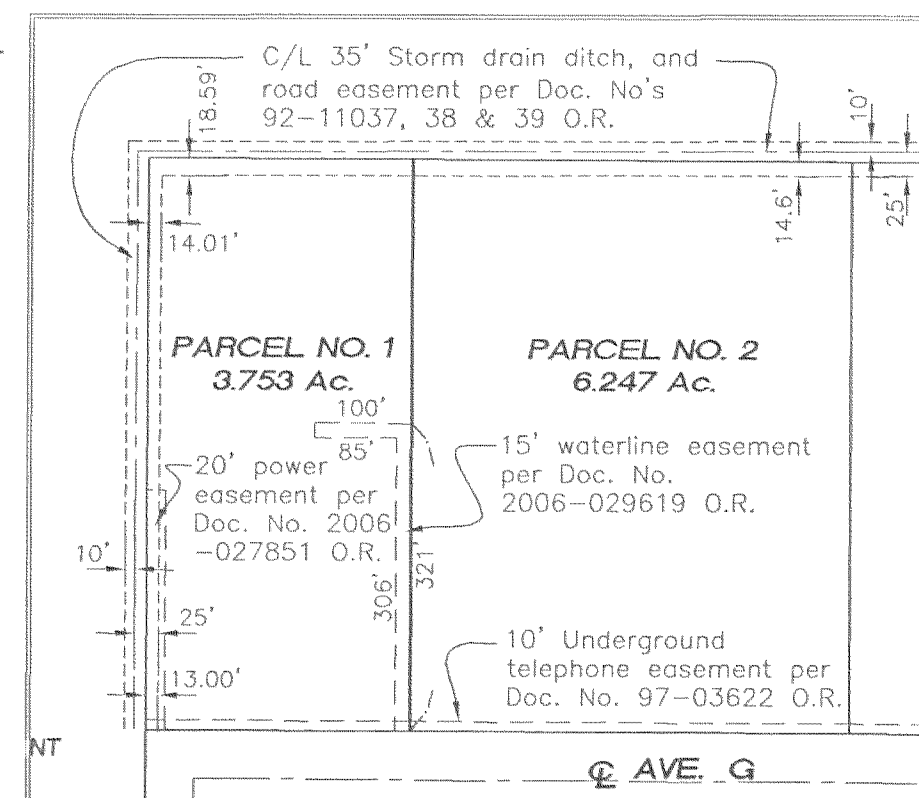
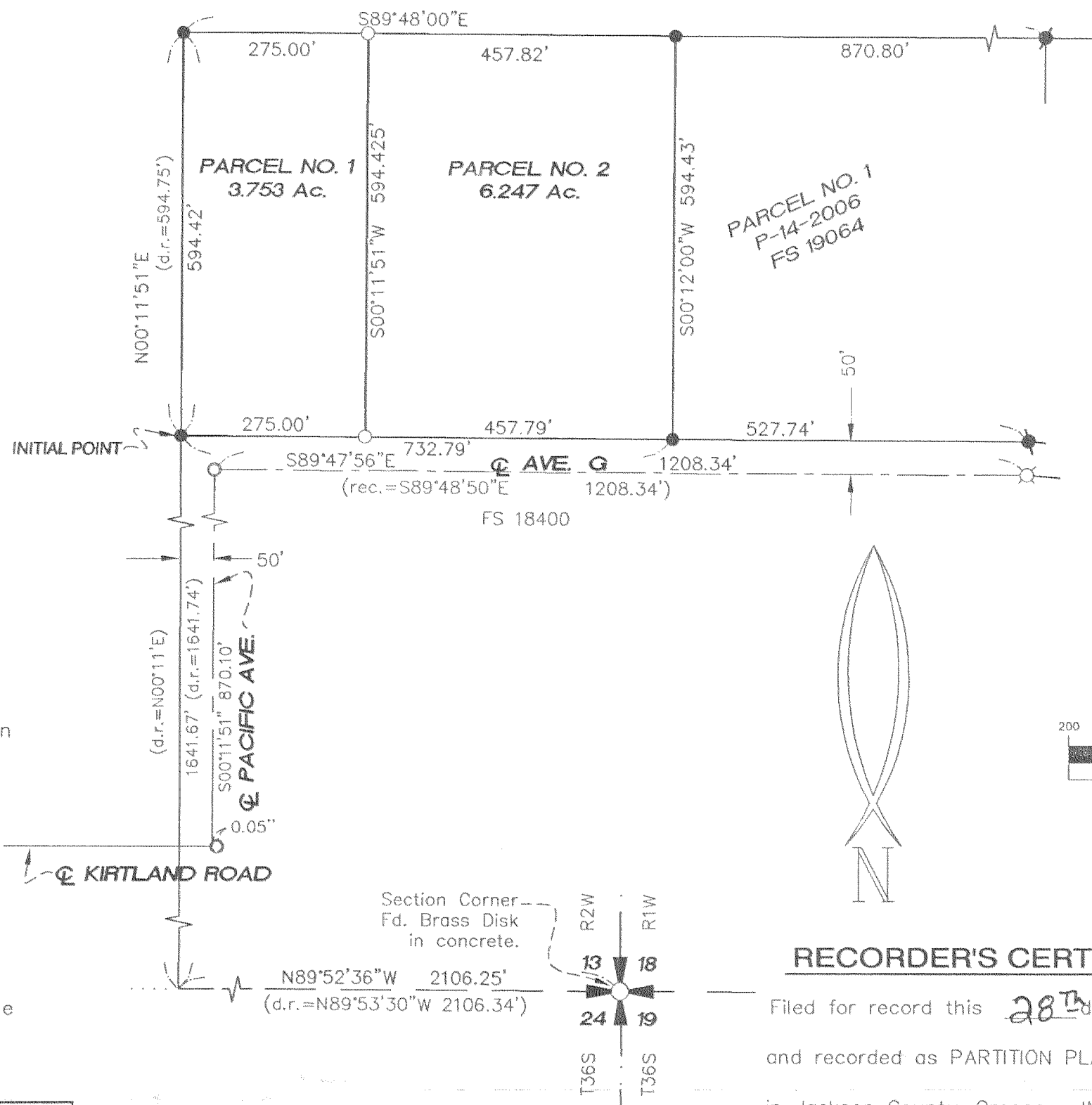
Pursuant to ORS 92.090(c), no domestic water supply facility will be provided to Parcel 2, at the time of recording this plat, even though a domestic water supply source exists in Ave 'G' and Parcel 1.

LEGEND

- = ARMY CORP OF ENGINEER'S BRASS DISK
- d.r. = DEED RECORD MEASUREMENT
- = FOUND 5/8" IRON REBAR PER FS 18973
- ◆ = FOUND REBAR & CAP, PER P-14-2006, FS 19064
- ⊠ = FOUND 2" ALUMINUM CAP MARKED "JACKSON CO. ROADS & PKS" PER FS 18400
- rec. = RECORD DATA
- = SET 5/8" X 30" IRON REBAR WITH ORANGE PLASTIC STAMPED "HARDEY ENG. & ASSOC."

NARRATIVE

PURPOSE: To partition the subject property into two parcels as tentatively approved by Planning Action SUB 2006-00004.
PROCEDURE: Held the exterior boundary of "ADJ. TAX LOT 1201" as shown on FS 18973 and described in Doc. No. 2005-069121 O.R.
BASIS OF BEARINGS: FS 18973



RECORDER'S CERTIFICATE:

Filed for record this 28th day of July, 2006 at 1:46 O'Clock, P.M.
and recorded as PARTITION PLAT NO. P-70-2006 in "RECORD OF PARTITION PLATS"
in Jackson County, Oregon. INDEX VOLUME 17 PAGE 70

Kathleen S. Beckett
County Clerk

Cheryl Augeris
Deputy

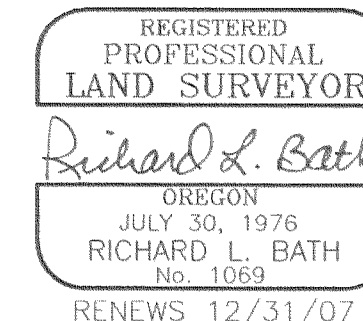
Filed in the office of Jackson County Surveyor as Survey No. 19267

*** SURVEYORS CERTIFICATE ***

I, Richard L. Bath, do hereby certify that I am a duly Registered Land Surveyor of the State of Oregon, License No. 1069, and I further do hereby declare that this plat correctly represents a survey made by me or under my direction, and that I have correctly surveyed and marked with proper monuments the tract of land hereon shown, and that said plat and survey conform with the ordinances of Jackson County, and the statutes of the State of Oregon, and that the following is an accurate survey and title description:

Commencing at a concrete monument with brass disc marking the corner common to Sections 18 and 19 in Township 36 South, Range 1 West and Sections 13 and 24 in Township 36 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon, thence North 89°52'36" West 2106.25 feet (deed record North 89°53'30" West 2106.34 feet) to a point of intersection with the west boundary of Pacific Avenue, thence North 00°11'51" East, along said west boundary, 1641.67 feet (deed record North 00°11' East 1641.74 feet) to a 5/8 inch iron rebar with plastic cap marking the intersection point of the west boundary of Pacific Avenue with the north boundary of Avenue 'G' for the Initial point of beginning; thence continue North 00°11'51" East, on the prolongation of said west road boundary, 594.42 feet (deed record North 00°11' East 594.75 feet) to a 5/8 inch iron rebar with plastic cap marking the northwest corner of the Tract G described in deed recorded as No. 94-00124 of the Official Records of Jackson County, Oregon; thence South 89°48'00" East (deed record South 89°48'30" East), along the north boundary of said Tract G, 732.82 feet to a 5/8 inch iron rebar with plastic cap; thence South 00°12'00" West 594.43 feet to a 5/8 inch iron rebar with plastic cap situated on the aforesaid north boundary of Avenue 'G'; thence North 89°47'56" West (deed record North 89°48'50" West), along said north boundary, 732.79 feet to the true point of beginning. Containing 10.00 acres, more or less.

Richard L. Bath
SURVEYOR



I HEREBY CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL PLAT

Richard L. Bath
RICHARD L. BATH P.L.S. 1069