

PARTITION PLAT No. P-92-2006

Surveyor's Certificate:

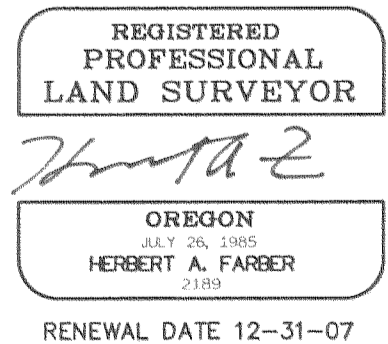
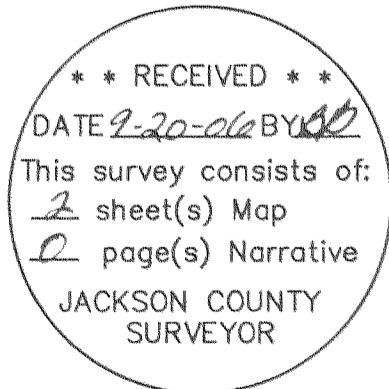
I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at a 2 1/2 inch brass cap marking the Northwest corner of Donation Land Claim Number 63, Township 37 South, Range 2 West, Section 11, City of Medford, Jackson County, Oregon, also on the centerline of Beall Lane; thence South 30.06 feet (deed record South 30.04 feet); thence East 1190.15 feet (deed record East 1190.00 feet) to the northwest corner of the tract described in Volume 375 Page 260 of the Deed Records of said County also the intersection of the East right-of-way of Bursell Road and the South right-of-way of Beall Avenue; thence South 00'00'22" West (deed record South) 7.00 feet along said Bursell right-of-way to 5/8 inch iron pin marking the POINT OF BEGINNING and the INITIAL POINT of this Partition; thence continuing along said East right-of-way line of Bursell Road South 00'00'22" West 189.46 feet (deed record South 189.36 feet) to a 5/8 inch iron pin marking the southwest corner of said tract; thence leaving said right-of-way North 89'57'46" East 111.21 feet (deed record East 111.25 feet) to a 5/8 inch iron pin marking the southeast corner of said tract; thence North 00'00'22" East 196.26 feet (deed record North 196.23 feet) to the northeast corner of said tract, also being on said South right-of-way of Beall Lane; thence along said right-of-way North 89'56'06" West 111.21 feet (deed record North 89'56'00" West 111.25 feet) to the northwest corner of said tract; thence leaving said right-of-way South 00'00'22" West (deed record South) 7.00 feet along said right-of-way of Bursell Road to the POINT OF BEGINNING.

Herbert A. Farber
Herbert A. Farber, PLS 2189

The easement for the transmission and distribution of electricity, granted in the instrument recorded in Volume 149, page 92, of the Deed Records of Jackson County, Oregon, does not fall within the boundary of this partition. (Exact location not given)

The anchor easement granted by the instrument recorded in Volume 114, Page 560 of the Deed Records of Jackson County, Oregon, could not be located. (Exact location not given)



located in

SOUTHEAST ONE-QUARTER OF SECTION 11,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF MEDFORD,
JACKSON COUNTY, OREGON

for

TYLER AKINS

875 BEALL LANE
MEDFORD, OREGON 97501

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Dennis and Veronica Scofield are the owners of the lands hereon described, and that they have partitioned the same into parcels as shown hereon and the number and size of the parcels and the courses and lengths of the lines are plainly set forth, and that this plat is a correct representation of the Partition, and does dedicate to the public for public use the Street Dedication and Public Utility Easements as shown hereon.

Dennis F. Scofield
Dennis F. Scofield

Veronica R. Scofield
Veronica R. Scofield

State of Oregon)
County of Jackson)

The foregoing instrument was acknowledged before me this 12th day of May, 2006, by Dennis F. Scofield.

Notary Public for Oregon Sharon Maynard Farber

My commission expires April 21, 2008

State of Oregon)
County of Jackson)

The foregoing instrument was acknowledged before me this 13th day of May, 2006, by Veronica R. Scofield.

Notary Public for Oregon Sharon Maynard Farber

My commission expires April 21, 2008

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

Approvals:

I certify that pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

This 24th day of August, 2006.

Bianca Petrone
Assistant Planning Director

Examined and approved this 15th day of MAY, 2006.

Jeffrey B. Boy
Acting City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of September 20, 2006

Patricia Budson, Deputy 9-20-06
Tax Collector Date

Amanda Kirkpatrick, deputy 9/20/06
Assessor Date

Recorder:

Filed for record this 20 day of SEPTEMBER, 2006 at 2:00 clock P. M. and recorded as Partition Plat No. P-92-2006 of the Records of Jackson County, Oregon, Index Volume 17, Page 92.

KATHLEEN S. BECKETT KAREN ALONZO
County Clerk Deputy

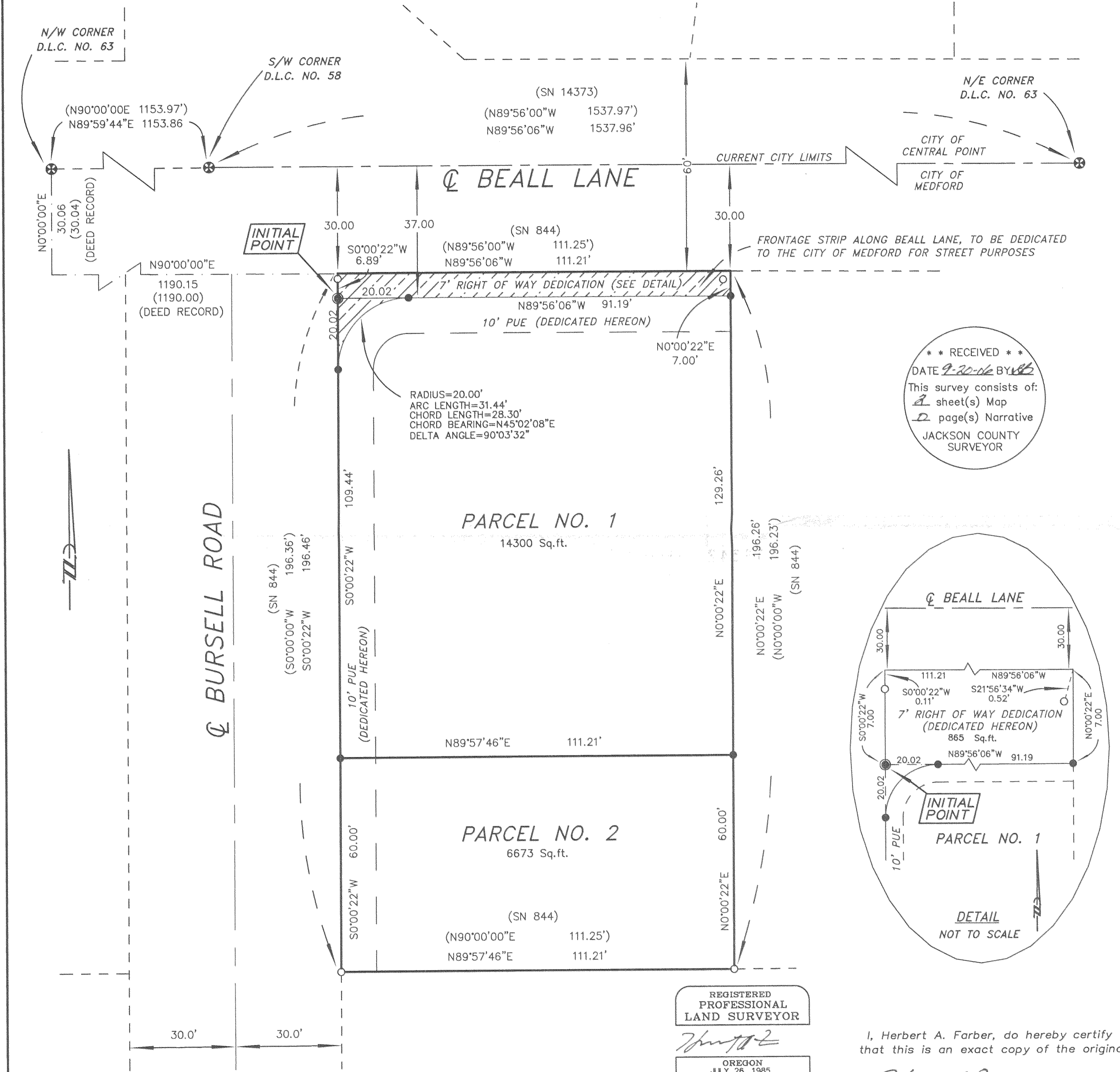
County Surveyor's File No. 19342

Release Affidavits:

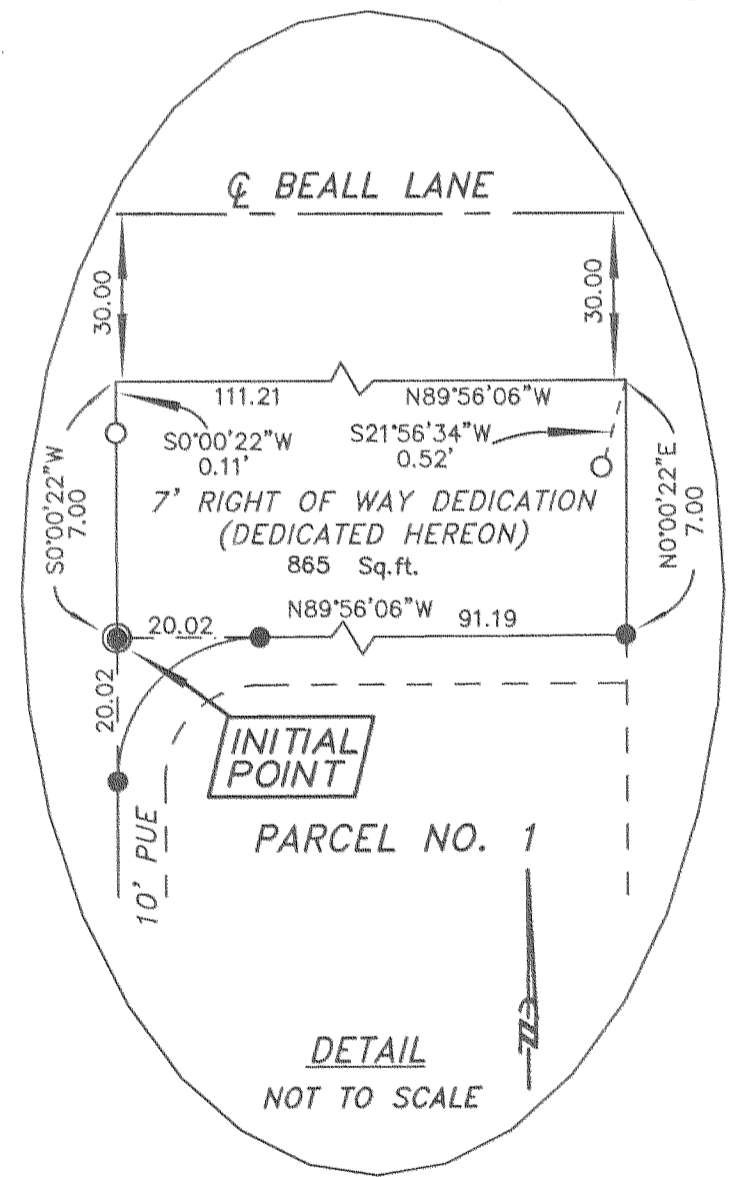
~~Wells Fargo Home Mortgage, Inc., as beneficiary, recorded as Instrument Number 2006-047606 Official Records of Jackson County, Oregon.~~

~~Wells Fargo Financial Bank, as beneficiary, recorded as Instrument Number 2006-047605 Official Records of Jackson County, Oregon.~~

~~Wood Products Credit Union, as beneficiary, recorded as Instrument Number _____ Official Records of Jackson County, Oregon.~~



**** RECEIVED ****
 DATE 9-20-06 BY [Signature]
 This survey consists of:
1 sheet(s) Map
2 page(s) Narrative
 JACKSON COUNTY SURVEYOR



PARTITION PLAT NO. P-92-2006
 located in the
 SOUTHEAST ONE QUARTER OF SECTION 11,
 TOWNSHIP 37 SOUTH, RANGE 2 WEST,
 WILLAMETTE MERIDIAN, IN THE CITY OF MEDFORD,
 JACKSON COUNTY, OREGON
 for
TYLER AKINS
 875 BEALL LANE
 MEDFORD, OREGON 97501

LEGEND

- ⊗ = FOUND 2 1/2" BRASS CAP - D.L.C. CORNER
- = FOUND 5/8" IRON PIN, PER SURVEY NUMBER 844
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- ⦿ = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"

S/N = RECORD FILED SURVEY NUMBER

- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
- INST. No. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

"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 (PUE), IDENTIFIED ON THIS PLAT, 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."

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

PURPOSE: TO SURVEY AND MONUMENT THE THE LAND DIVISION AS APPROVED BY THE CITY OF MEDFORD UNDER FILE NUMBER LDP-05-45.

PROCEDURE: UTILIZING GLOBAL POSITIONING SYSTEMS CONTROL, ESTABLISHED IN THIS SURVEY, I TIED THE MONUMENTS AS SHOWN HEREON. THE NORTHEAST CORNER OF THE SUBJECT PARCEL APPEARS TO BE DISTURBED AND OUT OF POSITION, TO ESTABLISH THE NORTH BOUNDARY, I HELD THE ALIGNMENT BETWEEN THE S/W CORNER OF D.L.C. 58 AND THE N/E CORNER OF D.L.C. 63 (BEALL CENTERLINE), AND OFF-SET THIS LINE 30.00 FEET TO THE SOUTH.

DOCUMENT NUMBER 73-18061 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, CALLS FOR A 1" IRON PIN AT THE NORTHWEST CORNER OF SUBJECT PROPERTY (P.O.B.), RECORD SURVEY NUMBER 844, INDICATES THAT A 5/8" IRON PIN WAS SET AT THIS LOCATION IN APRIL OF 1953, AS RECOVERED IN THIS SURVEY.

Surveyed by:
FARBER & SONS, INC.
 dba FARBER SURVEYING
 (541) 664-5599
 PO BOX 5286
 431 OAK STREET
 CENTRAL POINT, OREGON 97502

SCALE: 1" = 20'
 DATE: AUGUST 20, 2005
 JOB NO.: 01308 - 05

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON
 JULY 26, 1985
 HERBERT A. FARBER
 2189
 RENEWAL DATE 12-31-07

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.