

*** APPROVALS ***

CITY OF MEDFORD PLANNING
File No. LDP-04-105.

Paul O. Latt
Director

August 8, 2006
Date

Examined and approved this 13 day of July, 2006.

Paul Latt
City Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have
been paid as of DECEMBER 18, 2006.

Wallen Johnson, Deputy 12-18-2006 Carol Juensen, Deputy 12-18-06
Assessor Date Tax Collector Date

PARTITION PLAT NO. P-118-2006

Located in the S.W. 1/4 of Sec. 21,
T.37S., R.1W., W.M. & in the City of Medford
Jackson County, Oregon.
(File No. LDP-04-105)

*** RECORDER'S CERTIFICATE ***

Filed for record this 19TH day of DECEMBER, 2006
at 8:21 o'clock A.M., and recorded as Partition Plat
No. P-118-2006 of "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 17, Page 18 and Document No. 2006-063360, ORJCO.

KATHLEEN S. BECKETT KAREN ALONZO
County Clerk Deputy

County Surveyor File No. 19448

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782
LJFRIAR@CHARTER.NET

SURVEY FOR:

VAL MENCAS
603 PIERCE ROAD
MEDFORD, OR 97504

SHARED DRIVEWAY MAINTENANCE AND ACCESS AGREEMENT RECORDED AS DOC#2006-063361, ORJCO.

DATE:

JUNE 26, 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 MADE BY ME, AND CONFORMS WITH THE REGULATIONS FOR
PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Commencing at a point 25.00 feet West of the Northeast corner of Block 9 of PIERCE SUBDIVISION in the
City of Medford, in Jackson County, Oregon, according to the official plat thereof, now of record; thence
North 00°33'00" West, along the West boundary of Pierce Road, 273.10 feet (record 273.00 feet) to the
Northeast corner of that tract described in Volume 261, Page 528 of the Deed Records of Jackson County,
Oregon; thence South 88°55'41" West, along the North line of said tract, 106.83 feet (record North 88°54'
West, 107.0 feet) to a 3/4 inch diameter iron pipe; thence North 00°33'44" West, 145.12 feet (record
North 00°33' West, 145.0 feet) to a 3/4 inch diameter iron pipe at the Northeast corner of that tract
described in Volume 446, Page 217, said Deed Records, said pipe being at an angle point on the South
boundary of that tract described in Instrument No. 77-00595, Official Records of Jackson County, Oregon
and the INITIAL POINT OF BEGINNING; thence along said South boundary, South 88°53'08" West (record
South 88°54'15" West), 71.86 feet to a 5/8 inch diameter iron pin, being the Southeast corner of that
tract described in Document No. 86-11656, said Official Records; thence along the South line thereof,
South 88°53'08" West, 30.00 feet; thence parallel to the East line of said tract, North 00°33'00" West,
144.06 feet to the North line of said tract; thence along the North line thereof, South 89°54'00" East,
30.00 feet to a 5/8 inch diameter iron pin at the Northeast corner thereof; thence continue South
89°54'00" East, 41.34 feet to a 5/8 inch diameter iron pin; thence South 84°23'22" East, 40.20 feet
to a 5/8 inch diameter iron pin; thence North 89°54'00" East, 97.50 feet to a 5/8 inch diameter iron
on the West right of way of Pierce Road; thence along said right of way boundary, South 00°31'17" East
(record South 00°33' East), 89.02 feet to the Southeast corner of said tract described in Document No.
77-00595, said Official Records; thence along the Southerly boundary of said described tract, WEST,
83.18 feet; thence South 25°11'42" West, 54.62 feet to the Initial Point of Beginning.

*** DECLARATION ***

Know all men by these presents that I, VAL MENCAS, JR., am the owner in fee of the land shown hereon,
more particularly described in the Surveyor's Certificate, and have caused the same to be Partitioned into
the Parcels as shown on Sheet 2, and I do hereby dedicate to the public for public use under the jurisdiction
of the City of Medford the Right-of-Way Dedication together with the Public Utility Easement as shown on
Sheet 2. I do hereby make and establish the non-exclusive Shared Driveway and Private Utility Easement
(SDUE) as shown on Sheet 2 for the benefit of and use by Parcels 1 and 2.

STATE OF OREGON }
COUNTY OF JACKSON }ss.

VAL MENCAS, JR.

PERSONALLY appeared the above named Val Mencas, Jr. and acknowledged the foregoing instrument to be
his voluntary act and deed.

Dated this 10th day of July, 2006.

Karen L. Lafitte
Karen L. Lafitte Notary Public - Oregon
Commission No. 409251
My Commission Expires March 20, 2010

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-07

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

PURPOSE: To survey and monument the corners of two parcels created through an Land
Partition. See Medford Planning File LDP-04-105.

PROCEDURE: Made ties to the existing monuments as shown on Sheet 2 for control. Computed
the subject tract per Document No. 2006-002965, ORJCO. Computed the position
of the parcel corners per the approved tentative plat and set monuments as shown
on Sheet 2. Since the two true corner positions along the Northerly line fell in the
footing of an existing wall, witness corners were set so as to be easily accessible.

*** AFFIDAVITS OF CONSENT ***

~~FROM WASHINGTON MUTUAL BANK RECORDED AS DOC. # _____, ORJCO.~~

~~FROM BANK UNITED RECORDED AS DOC. # _____, ORJCO.~~

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

James E. Hibbs
SURVEYOR

*** RECEIVED ***
DATE 12-19-06 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SHEET 1 OF 2
04133FM

SURVEY FOR:
VAL MENCAS
603 PIERCE ROAD
MEDFORD, OR 97504

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
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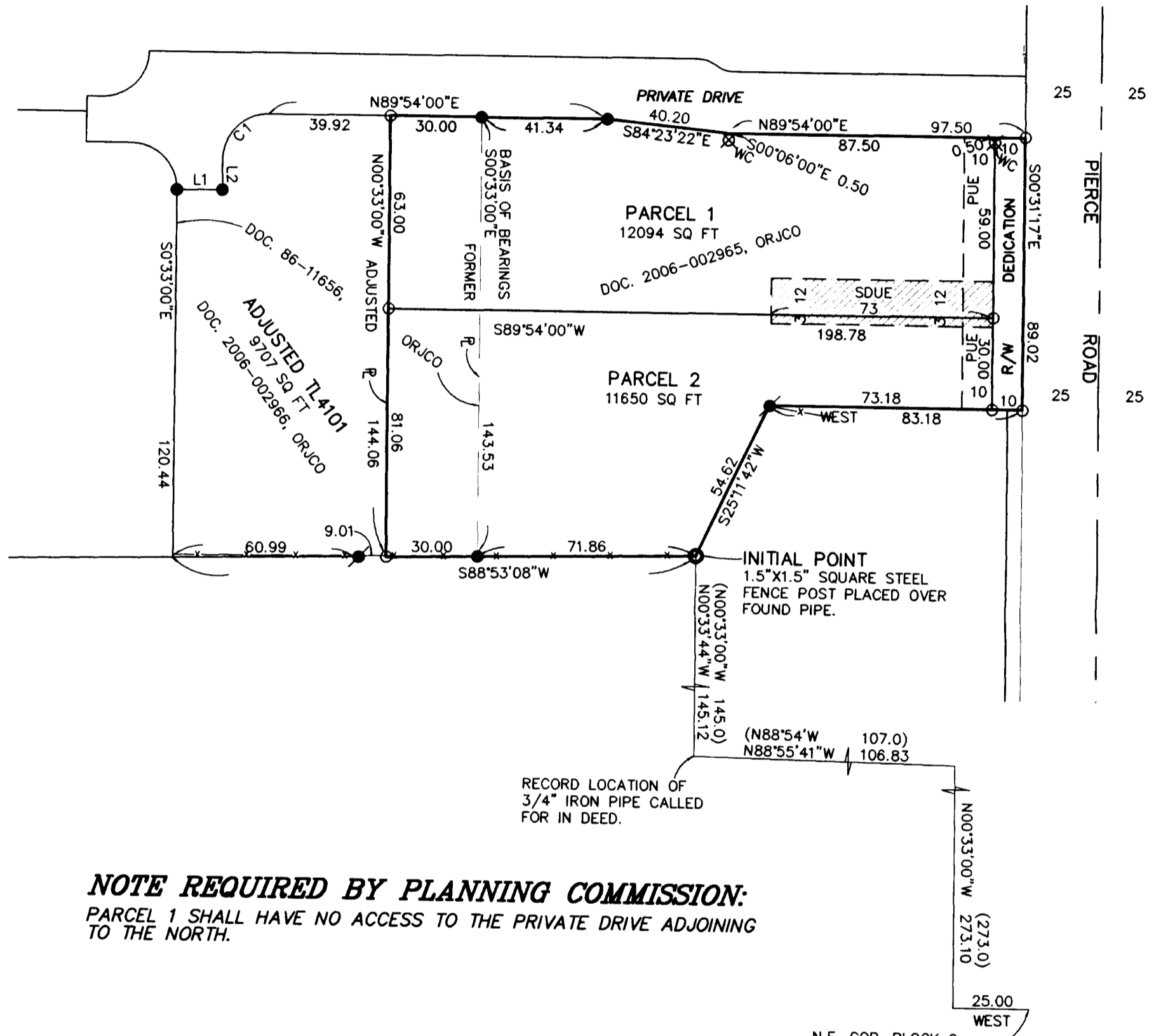
LEGEND:

- = FD. 3/4" IRON PIPE BEING THE NE COR V.446, P.217, JCDR. TIED BEFORE CONSTRUCTION OF FENCE. 1.5"x1.5" SQUARE STEEL FENCE POST SET OVER PIPE.
- = FD. 5/8" IRON PIN PER FS5537.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. R.ROBERTS LS1656 PER FS10593.
- = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN TOP OF CONCRETE WALL.
- FS = FILED SURVEY #.
- JCDR = JACKSON COUNTY DEED RECORDS.
- C1/L1 = SEE COURSE DATA TABLE.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT.
- X- = FENCE LINE.
- SDUE = NON-EXCLUSIVE SHARED DRIVEWAY AND PRIVATE UTILITY EASEMENT FOR PARCELS 1 AND 2.
- MKD = MARKED.
- COR. = CORNER.
- WC = WITNESS CORNER MONUMENT SET ON TOP OF WALL.
- () = RECORD DATA PER DOC. #2006-002965, ORJCO.

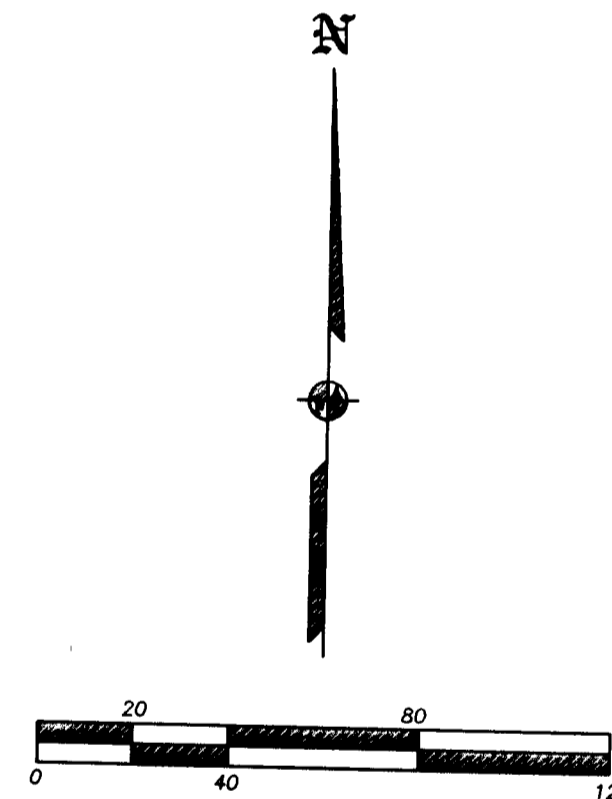
BASIS OF BEARINGS:

FS10593 AS SHOWN HEREON.

DATE: JUNE 26, 2006 UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'



NOTE REQUIRED BY PLANNING COMMISSION:
PARCEL 1 SHALL HAVE NO ACCESS TO THE PRIVATE DRIVE ADJOINING TO THE NORTH.



EASEMENTS PER SUBDIVISION GUARANTEE

- 1) PUBLIC UTILITY EASEMENT PER DOC. 86-03206, ORJCO LIES WITHIN THE R/W DEDICATION. SHOWN HEREON.

COURSE DATA TABLE				
NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	90°27'00"	23.68	15.00	S44°40'30"W 21.30
NUM	BEARING		DISTANCE	
L1	S89°27'00"W		14.96	
L2	S00°33'00"E		9.62	

REGISTERED PROFESSIONAL LAND SURVEYOR
J. E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-07

*** RECEIVED ***
DATE 12-19-06 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.
J. E. Hibbs
SURVEYOR