

PARTITION PLAT NO. 4-119-2006

LAND PARTITION

LOCATED IN:

LOT 2 OF BLOCK 3 OF WEST MEDFORD ADDITION
IN THE NW 1/4 OF SECTION 25,
T37S, R2W, WM, IN THE
CITY OF MEDFORD, JACKSON COUNTY, OREGON

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT WE, CHRISTOPHER M. KNOX AND SEAN M. WINTER AS TENANTS IN COMMON ARE THE OWNERS OF THE PARCEL OF REAL PROPERTY SITUATED IN JACKSON COUNTY, OREGON AND HAVE CAUSED THE SAME TO BE SURVEYED, MAPPED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE AREA SHOWN HEREON AS DEDICATED FOR STREET PURPOSES, AND DO ALSO DEDICATE TO THE PUBLIC FOR PUBLIC USE THE AREA LABELED HEREON AS PUBLIC UTILITY EASEMENT.

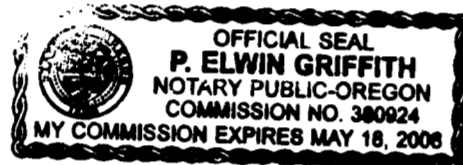
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 14 DAY OF November, 2006.

STATE OF OREGON)
County of Jackson)ss. November 14, 2006.

Christopher M. Knox
CHRISTOPHER M. KNOX

PERSONALLY APPEARED THE ABOVE NAMED CHRISTOPHER M. KNOX AND ACKNOWLEDGED THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

BEFORE ME: P. Elwin Griffith
Notary



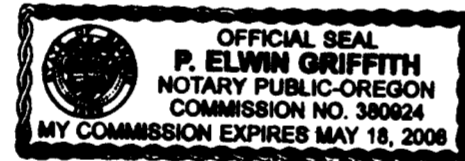
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 14 DAY OF November, 2006.

STATE OF OREGON)
County of Jackson)ss. November 14, 2006.

Sean M. Winter
SEAN M. WINTER

PERSONALLY APPEARED THE ABOVE NAMED SEAN M. WINTER AND ACKNOWLEDGED THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

P. Elwin Griffith
Notary



ROGUE RIVER MORTGAGE LLC, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED RECORDED JULY 14, 2006 AS DOCUMENT NO. 2006-030327, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

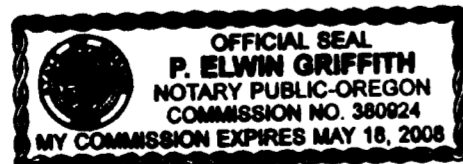
IN WITNESS WHEREOF, SIGNED THIS 13 DAY OF November, 2006.

Anthony L. Costantin
AUTHORIZED REPRESENTATIVE
ROGUE RIVER MORTGAGE LLC
Owner

STATE OF OREGON)
County of Jackson)ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF November, 2006, BY Anthony L. Costantin, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF ROGUE RIVER MORTGAGE, LLC.

BEFORE ME: P. Elwin Griffith
Notary

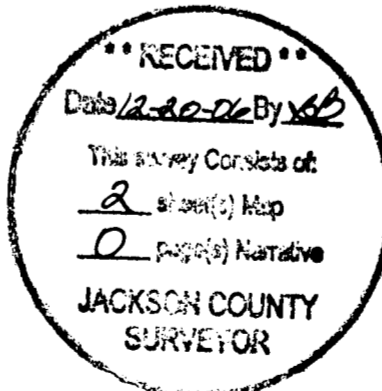


RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 20th DAY OF December, 2006, AT 1:33 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. 4-119-2006 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 17 PAGE 119.)

Kathleen J. Beckett
County Clerk

Carmen D. Helman
Deputy



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

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss.

I DOUGLAS C. MCMAHAN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND HEREON SHOWN AND THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

BEGINNING at the point of intersection of the Northerly right-of-way line of Sunset Avenue and the Easterly boundary of Lot 2 in Block 3 of WEST MEDFORD, an addition to the City of Medford, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being the INITIAL POINT OF BEGINNING; thence South 89°59'50" West along said right-of-way line, 66.00 feet to a point for the Southwest corner of tract described per Instrument No. 2005-073300 of the Deed Records of said Jackson County; thence North 00°01'19" East (Record NORTH) along the Westerly boundary of said tract 178.00 feet to the Northwest corner thereof; thence North 89°59'50" East along the Northerly boundary of said tract, 66.00 feet to a point on the aforementioned Easterly boundary of Lot 2; thence South 00°01'13" West (Record SOUTH) along said boundary 178.00 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMahon
SURVEYOR

APPROVALS:
MEDFORD CITY PLANNING:
(FILE NO. LDP-06-75)

[Signature]
Director

December 18, 2006
Date

Examined and approved this 17th day of NOVEMBER, 2006.

[Signature]
ACTING City Surveyor

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 19452

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

William Johnson Deputy
Assessor

12-20-2006
Date

[Signature] Deputy
Tax Collector

12-20-06
Date

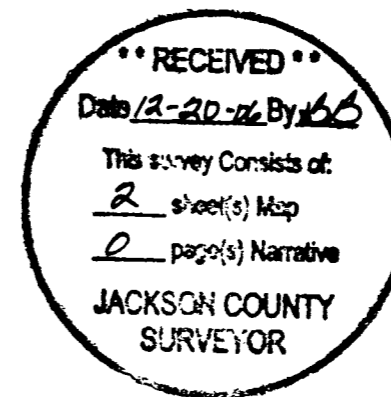
PARTITION PLAT NO. P-119-2006.

LAND PARTITION

LOCATED IN:

LOT 2 OF BLOCK 3 OF WEST MEDFORD ADDITION
IN THE NW 1/4 OF SECTION 25,
T37S, R2W, WM, IN THE
CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR:
CHRISTOPHER KNOX
905 E. JACKSON STREET
MEDFORD, OR. 97504



LINE NO.	BEARING	DISTANCE	RECORD DISTANCE
L1	N52°40'09"W	35.43'	(35.47')
L2	S26°55'42"E	55.83'	(55.84')
L3	S41°58'44"W	38.82'	(38.85')
L4	N45°56'47"E	37.87'	(37.88')
L5	N46°09'44"E	38.46'	(38.47')
L6	S66°06'11"W	29.74'	(29.76')
L7	S87°46'11"W	27.52'	(27.54')
L8	N79°39'37"W	27.79'	(27.81')
L9	N00°00'10"W	25.00'	

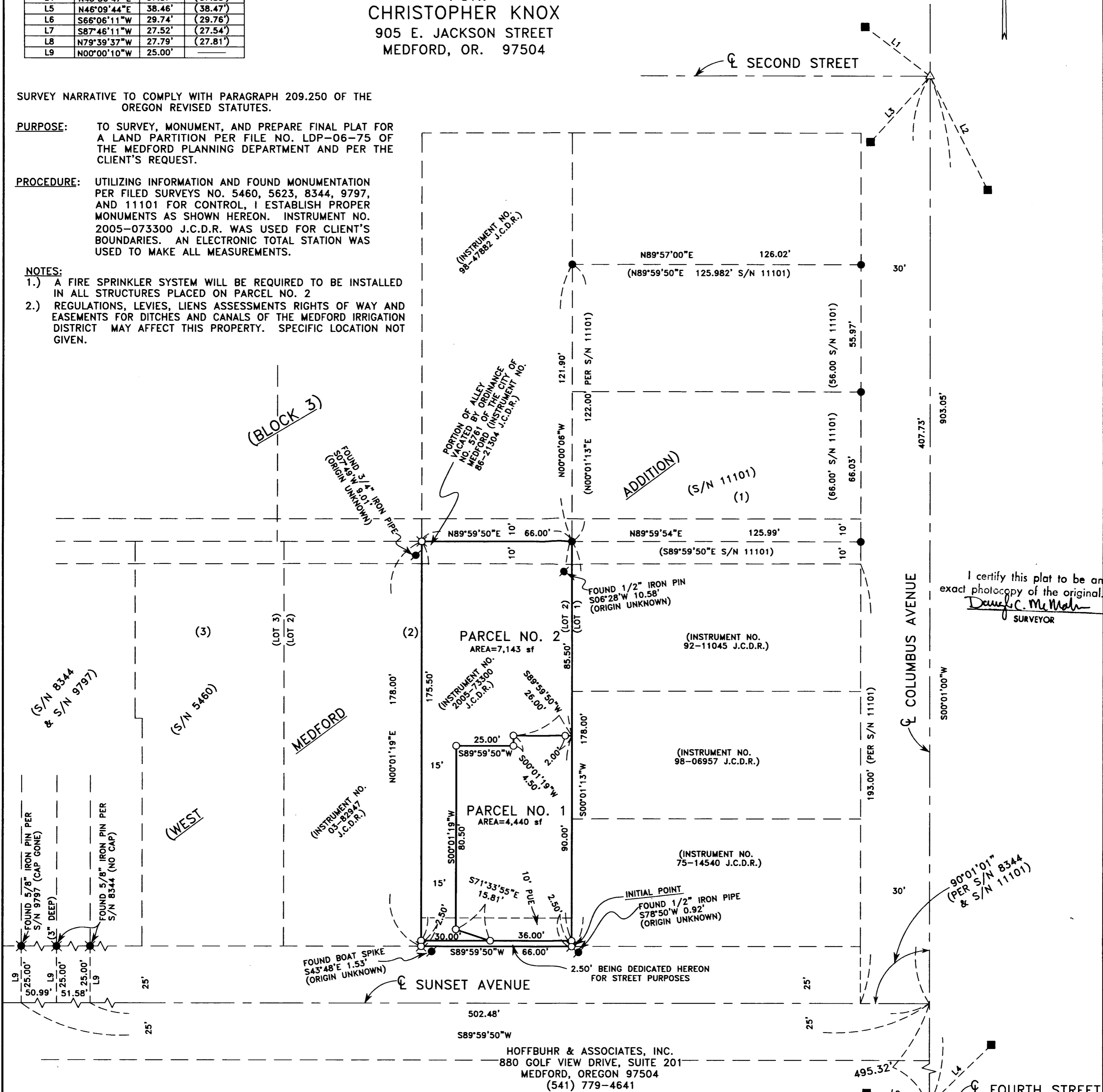
SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OF THE OREGON REVISED STATUTES.

PURPOSE: TO SURVEY, MONUMENT, AND PREPARE FINAL PLAT FOR A LAND PARTITION PER FILE NO. LDP-06-75 OF THE MEDFORD PLANNING DEPARTMENT AND PER THE CLIENT'S REQUEST.

PROCEDURE: UTILIZING INFORMATION AND FOUND MONUMENTATION PER FILED SURVEYS NO. 5460, 5623, 8344, 9797, AND 11101 FOR CONTROL, I ESTABLISH PROPER MONUMENTS AS SHOWN HEREON. INSTRUMENT NO. 2005-073300 J.C.D.R. WAS USED FOR CLIENT'S BOUNDARIES. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

NOTES:

- 1.) A FIRE SPRINKLER SYSTEM WILL BE REQUIRED TO BE INSTALLED IN ALL STRUCTURES PLACED ON PARCEL NO. 2
- 2.) REGULATIONS, LEVIES, LIENS ASSESSMENTS RIGHTS OF WAY AND EASEMENTS FOR DITCHES AND CANALS OF THE MEDFORD IRRIGATION DISTRICT MAY AFFECT THIS PROPERTY. SPECIFIC LOCATION NOT GIVEN.



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

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.

PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.

BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1" = 30' DATE: NOVEMBER 9, 2006
BASIS OF BEARING: S/N 11101
(☉ COLUMBUS AVE)

- = 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."
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "L.S. 505" PER S/N 11101
- △ = COMPUTED LOCATION PER CITY OF MEDFORD REFERENCE POINTS (NO MONUMENT SET)
- = FOUND 38 SHELL PER CITY OF MEDFORD CENTERLINE REFERENCE POINTS
- S/N = FILED SURVEY NUMBER
- sf = SQUARE FEET
- J.C.D.R. = JACKSON COUNTY DEED RECORDS

