

LAND PARTITION - PROPERTY LINE ADJUSTMENT

No. P-35-2007

LOCATED IN A PORTION OF LOT 1, STEWART ACRES IN THE S.E. 1/4 OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

LAND PARTITION (LDP-05-20)

J&S PROPERTIES, LLC
2558 CEDAR LINKS DRIVE
MEDFORD, OR 97504

26 SEPTEMBER 2006

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209.250 OF THE OREGON REVISED STATUTES:

PURPOSE: TO PERFORM SURVEYING SERVICES REQUIRED FOR THE COMPLETION OF A LAND PARTITION PER CITY OF MEDFORD PLANNING DEPARTMENT REQUIREMENTS AS WELL AS THOSE OF THE OREGON REVISED STATUTES. THIS PLAT ALSO DELINEATES A PROPERTY LINE ADJUSTMENT ALONG THE WESTERLY BOUNDARY OF THE SUBJECT TRACT. A STRIP OF LAND, FORMERLY A PART OF THE TRACT DIRECTLY TO THE SOUTH OF THE SUBJECT TRACT, WAS ADDED THROUGH THE APPROVED INSTRUMENTS SHOWN ON THIS PLAT.

PROCEDURE: THE BOUNDARY OF THE SUBJECT PROPERTY WAS DETERMINED THROUGH THE ANALYSIS OF DEEDS OF RECORD, SURVEYS, AND A TITLE REPORT. CURRENT DEEDS OF RECORD FOR THE SUBJECT TRACT AND TRACTS WESTERLY AND SOUTHERLY ARE IN AGREEMENT. THE SUBJECT TRACT DEED OF RECORD CLOSES TO THE EAST ON HOOVER LANE, AS DESCRIBED IN INSTRUMENT NO. 90-04881 OF THE OFFICIAL RECORDS OF JACKSON COUNTY. HOOVER LANE WAS CALCULATED PER INSTRUMENT NO. 90-04881 OF SAID OFFICIAL RECORDS AND SN 15113.

THE INTERIOR LOT DESIGN WAS PROVIDED BY HOFFBUHR AND ASSOCIATES, INC. PER APPROVED TENTATIVE LAND PARTITION, LDP NO-05-20.

DECLARATION:

KNOWN ALL MEN BY THESE PRESENTS THAT I, JEFFREY R. BERNARDO, AM THE OWNER OF THE PARCEL OF REAL PROPERTY SITUATE IN JACKSON COUNTY, OREGON AND I HAVE CAUSED THE SAME TO BE SURVEYED, MAPPED AND PLATED AS SHOWN HERON AND I DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE AREA SHOWN HEREON AS DEDICATED FOR STREET RIGHT OF WAY PURPOSES AND I ALSO HEREBY DEDICATE FOR THE PUBLIC USE THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON. I ALSO CREATE AN EASEMENT FOR SHARED INGRESS, EGRESS AND UTILITIES AS SHOWN. SAID 20' WIDE STRIP ACROSS PARCELS ONE AND TWO TO BENEFIT PARCELS ONE, TWO AND THREE FOR SAID PURPOSES.

STATE OF OREGON
COUNTY OF JACKSON Apr. 19, 2007

Jeff R. Bernardo
Jeff R. Bernardo
Print Name

PERSONALLY APPEARED THE ABOVE NAMED JEFFREY R. BERNARDO AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

BEFORE ME: Kelly R. Nokes
NOTARY



SURVEYOR'S CERTIFICATE

I, RANDY L. FITCH, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF STEWART ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON, THENCE SOUTH 89°50'00" EAST, ALONG THE NORTH BOUNDARY OF SAID LOT, A DISTANCE OF 383.63 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2006-006681 OF THE OFFICIAL RECORDS OF JACKSON COUNTY FOR THE INITIAL POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID TRACT, SOUTH 9°30'00" EAST 175.00 FEET, THENCE EAST 211.11 FEET (RECORD 211.75 FEET) TO THE SOUTHWEST CORNER THEREOF, SAID CORNER BEING ON THE WESTERLY BOUNDARY OF A 40 FOOT WIDE ROAD EASEMENT, SAID EASEMENT DESCRIBED IN INSTRUMENT NO. 90-04881 SAID OFFICIAL RECORDS, THENCE NORTH 15°15'00" WEST, ALONG THE EASTERLY BOUNDARY OF SAID TRACT AND THE WESTERLY BOUNDARY OF SAID ROAD EASEMENT, A DISTANCE OF 178.32 FEET (RECORD 176.00 FEET) TO THE NORTHEAST CORNER OF SAID TRACT, SAID CORNER LYING ON THE NORTH LINE OF THE AFOREMENTIONED LOT 1 OF STEWART ACRES; THENCE LEAVING SAID ROAD EASEMENT, NORTH 89°50'00" WEST, ALONG THE AFOREMENTIONED NORTH LINE OF LOT ONE AND SAID TRACT, A DISTANCE OF 193.09 FEET (RECORD 194.75 FEET) TO THE INITIAL POINT OF BEGINNING.

Randy Fitch
SURVEYOR

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

TAX STATEMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. CHAPTER 92.095 HAVE BEEN PAID AS OF May 29, 2007.

S. Hensolt, Deputy 5-29-07 ASSESSOR DATE
Carol Johnson, Deputy 5-29-07 TAX COLLECTOR DATE

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 30th DAY OF May, 2007 AT 11:15 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P-35-2007 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 18 PAGE 35)

Kathleen S. Beckett COUNTY CLERK
Cheryl Augeris DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY NO. 19647

APPROVALS:

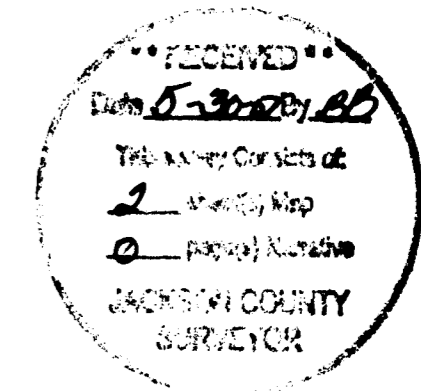
CITY OF MEDFORD PLANNING:

Paul D. Linn DIRECTOR
May 8, 2007 DATE

CITY SURVEYOR:

EXAMINED AND APPROVED THIS 20th DAY OF APRIL, 2007

Paul D. Linn
CITY SURVEYOR



UTILITY STATEMENT:

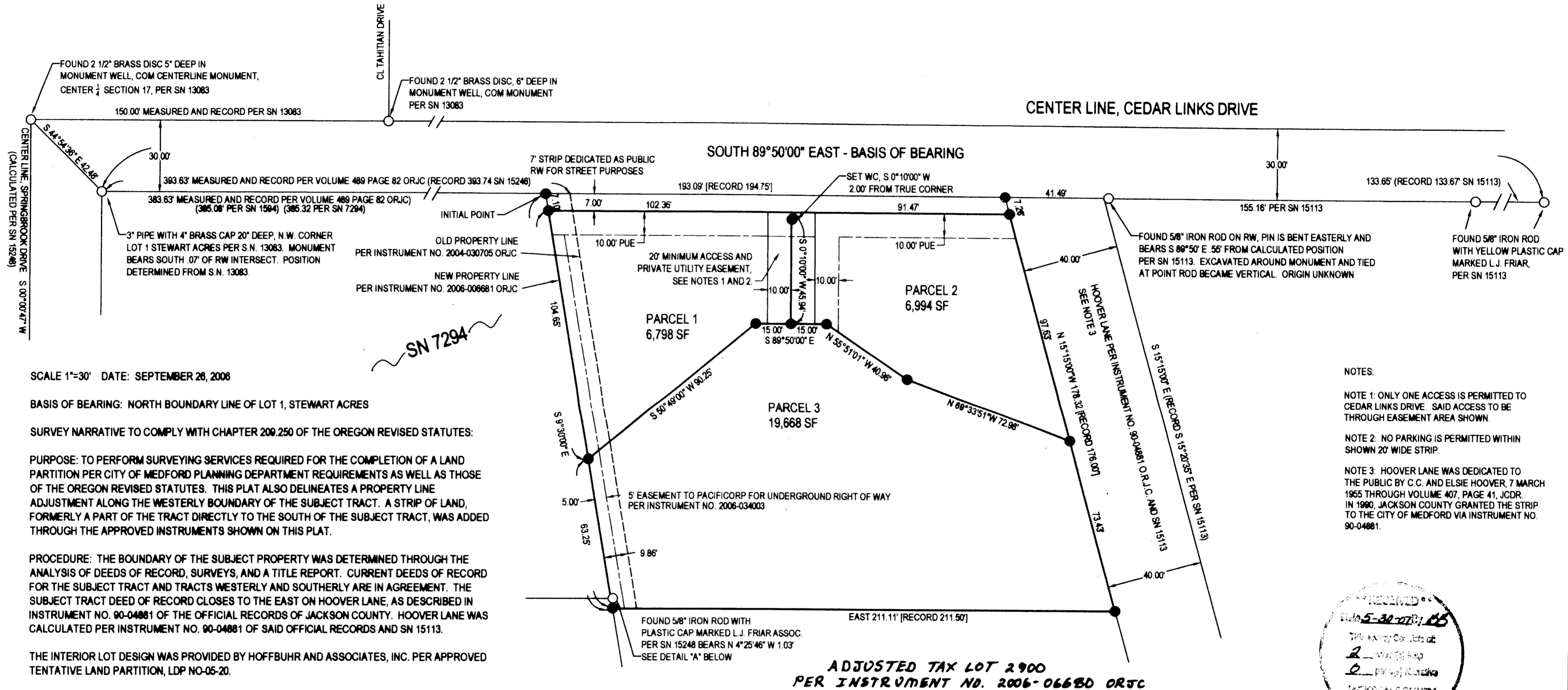
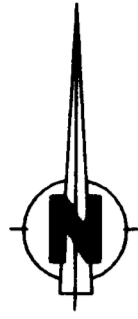
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENT (PUE) IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREON, 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 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.

Table with 2 columns: Surveyor Information (PARTITION PLAT, J & S PROPERTIES, L.L.C.; GEOMETRONICS, INC., 1600 SKY PARK DRIVE, SUITE 105, MEDFORD, OR 97504-0719) and Professional Information (REGISTERED PROFESSIONAL LAND SURVEYOR, Randy Fitch, OREGON, JULY, 14 1998, RANDY L. FITCH, 2867, EXPIRES: DATE 12.31.07, OR LIC 2867 - CA LIC 7745).

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No. P-35-2007

LOCATED IN A PORTION OF LOT 1, STEWART ACRES IN THE S.E. ¼ OF SECTION 17, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON



SCALE 1"=30' DATE: SEPTEMBER 26, 2006

BASIS OF BEARING: NORTH BOUNDARY LINE OF LOT 1, STEWART ACRES

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209.250 OF THE OREGON REVISED STATUTES:

PURPOSE: TO PERFORM SURVEYING SERVICES REQUIRED FOR THE COMPLETION OF A LAND PARTITION PER CITY OF MEDFORD PLANNING DEPARTMENT REQUIREMENTS AS WELL AS THOSE OF THE OREGON REVISED STATUTES. THIS PLAT ALSO DELINEATES A PROPERTY LINE ADJUSTMENT ALONG THE WESTERLY BOUNDARY OF THE SUBJECT TRACT. A STRIP OF LAND, FORMERLY A PART OF THE TRACT DIRECTLY TO THE SOUTH OF THE SUBJECT TRACT, WAS ADDED THROUGH THE APPROVED INSTRUMENTS SHOWN ON THIS PLAT.

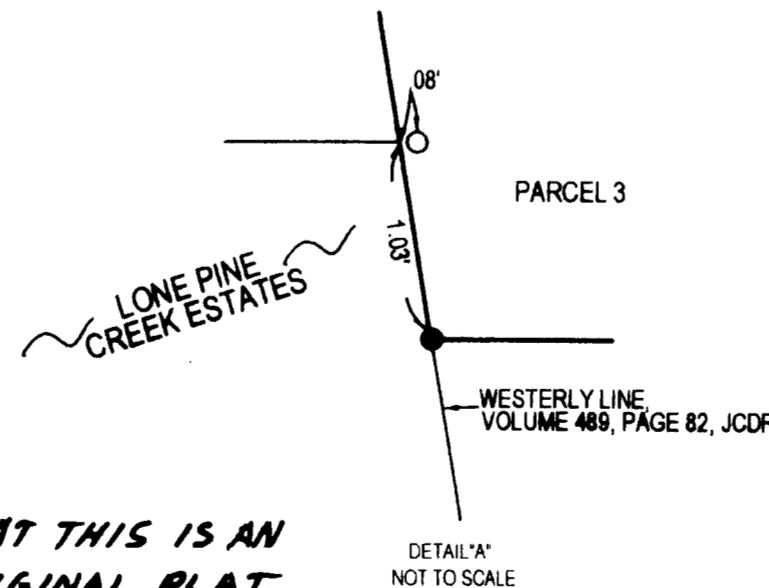
PROCEDURE: THE BOUNDARY OF THE SUBJECT PROPERTY WAS DETERMINED THROUGH THE ANALYSIS OF DEEDS OF RECORD, SURVEYS, AND A TITLE REPORT. CURRENT DEEDS OF RECORD FOR THE SUBJECT TRACT AND TRACTS WESTERLY AND SOUTHERLY ARE IN AGREEMENT. THE SUBJECT TRACT DEED OF RECORD CLOSES TO THE EAST ON HOOVER LANE, AS DESCRIBED IN INSTRUMENT NO. 90-04881 OF THE OFFICIAL RECORDS OF JACKSON COUNTY. HOOVER LANE WAS CALCULATED PER INSTRUMENT NO. 90-04881 OF SAID OFFICIAL RECORDS AND SN 15113.

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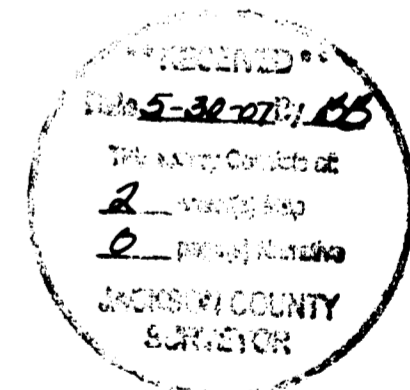
LEGEND:

- = SET 5/8" X 30" RE-BAR WITH YELLOW PLASTIC CAP MARKED "RANDY L. FITCH LS 2867"
- = FOUND MONUMENT AS NOTED ON PLAT
- PUE = PUBLIC UTILITY EASEMENT
- RW = RIGHT OF WAY
- SF = SQUARE FEET
- COM = CITY OF MEDFORD
- ORJC = OFFICIAL RECORDS OF JACKSON COUNTY
- JCDR = JACKSON COUNTY DEED RECORDS
- WC = WITNESS CORNER
- SN = SURVEY NUMBER
- [] = RECORD DATA PER INSTRUMENT NO. 2004-030705 ORJC

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



- NOTES:
- NOTE 1: ONLY ONE ACCESS IS PERMITTED TO CEDAR LINKS DRIVE. SAID ACCESS TO BE THROUGH EASEMENT AREA SHOWN.
 - NOTE 2: NO PARKING IS PERMITTED WITHIN SHOWN 20' WIDE STRIP.
 - NOTE 3: HOOVER LANE WAS DEDICATED TO THE PUBLIC BY C.C. AND ELSIE HOOVER, 7 MARCH 1955 THROUGH VOLUME 407, PAGE 41, JCDR. IN 1990, JACKSON COUNTY GRANTED THE STRIP TO THE CITY OF MEDFORD VIA INSTRUMENT NO. 90-04881.



PARTITION PLAT J & S PROPERTIES, L.L.C. GEOMETRONICS, INC. 1600 SKY PARK DRIVE, SUITE 105 MEDFORD, OR 97504-0719	REGISTERED PROFESSIONAL LAND SURVEYOR <i>Randy Fitch</i>
	OREGON JULY, 14 1998 RANDY L. FITCH 2867 EXPIRES: DATE 12.31.07 OR LIC 2867 - CA LIC 7745