

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782
EMAIL: ljfriar@charter.net
www.friarandassociates.com

SURVEY FOR:
JOSE & AURORA LEAL
17405 JONES ROAD
WHITE CITY, OR 97503

PARTITION PLAT NO. P-68-2007
In a portion of Tract A of GARDEN ACRES & located in the
S.W. 1/4 of Sec. 12 & N.W. 1/4 of Sec. 13, T.37S., R.2W., W.M.
in the City of Medford, Jackson County, Oregon
(Medford File No. LDP-05-302)

*** APPROVALS ***
CITY OF MEDFORD PLANNING
File No. LDP-05-302.

R. O. Leal Director
November 2, 2007 Date
Examined and approved this 17 day of October 20 07
[Signature] City Surveyor

DATE:
JUNE 7, 2007

*** RECORDER'S CERTIFICATE ***
Filed for record this 5th day of NOVEMBER, 20 07 at
10:10 o'clock A.M., and recorded as Partition Plat No. P-68-2007
of "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 18, Page 68. Doc# 2007-50569, ORJCO.
Kathleen S Beckett County Clerk
Barbara J Shaw Deputy
County Surveyor File No. 19820

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have
been paid as of November 5, 20 07

S. Henselt deputy Assessor 11-05-07 Date
[Signature] Deputy Tax Collector 4/5/07 Date

*** DECLARATION ***

Know all men by these presents that we, JOSE S. LEAL AND AURORA A. LEAL, are the owners in fee of the land shown hereon, more particularly described in the Surveyor's Certificate and have partitioned the same into the parcels as shown on Sheet 2 and does 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 (PUE) shown on Sheet 2 and do hereby make and establish the non-exclusive Shared Driveway Easement shown on Sheet 2 for the benefit of and use by Parcels 1 & 2 and the non-exclusive Private Sanitary Sewer Easement (PSSE) for the benefit of and use by Parcel 1.

Jose S Leal JOSE S. LEAL
Aurora A Leal AURORA A. LEAL
STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Jose S. Leal and Aurora A. Leal, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 16th day of October, 20 07

Karen L. Lafitte
Karen L. Lafitte Notary Public - Oregon

Commission No. 402251
My Commission Expires March 10, 2010

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

Commencing at the one-quarter corner common to Sections 12 and 13, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence WEST, 30.00 feet to the West right of way line of Table Rock Road; thence along said right of way line, South 00°03'00" East, 57.47 feet to the Southeast corner of that tract described in Document No. 2005-007707, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the South line of said tract, South 89°57'00" West, 199.77 feet (record 200.00 feet) to the Southwest corner thereof; thence along the West line of said tract, North 00°03'00" West, 100.00 feet to the Northwest corner thereof; thence along the North line of said tract, North 89°57'00" East, 199.69 feet (record 200.00 feet) to the West right of way line of Table Rock Road; thence along said right of way line, South 00°03'00" East, 100.00 feet to the Initial Point of Beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-09

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO PARCELS CREATED THROUGH A LAND PARTITION. SEE CITY OF MEDFORD PLANNING FILE NO. LDP-05-302.
PROCEDURE: MADE TIES TO MONUMENTS OF RECORD AS SHOWN ON SHEET 2 TO CONTROL THIS SURVEY. HELD DEED RECORD DATA PER DOC. 2005-007707, ORJCO TO COMPUTE THE EXTERIOR OF THE SUBJECT TRACT. COMPUTED THE PARCEL CORNER POSITIONS PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AS SHOWN ON SHEET 2.

*** RECEIVED ***
DATE 11-5-07 BY [Signature]
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.
[Signature]
SURVEYOR

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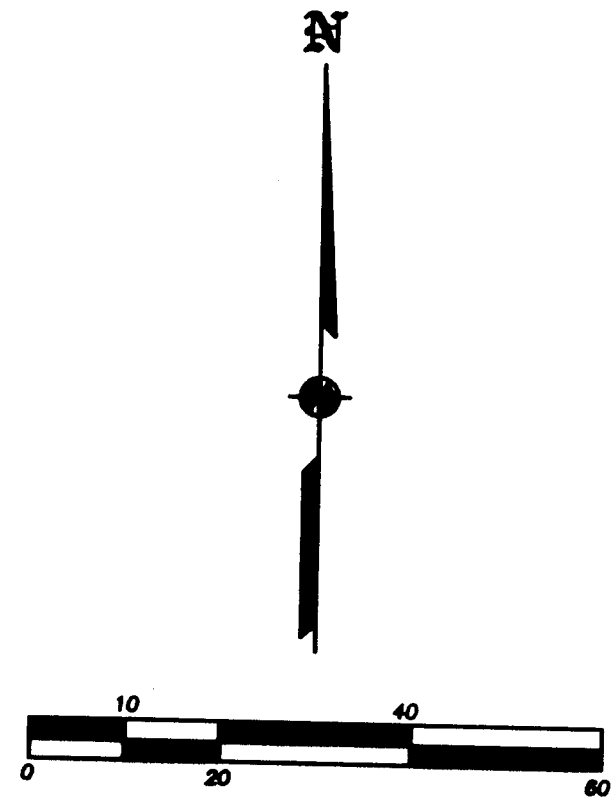
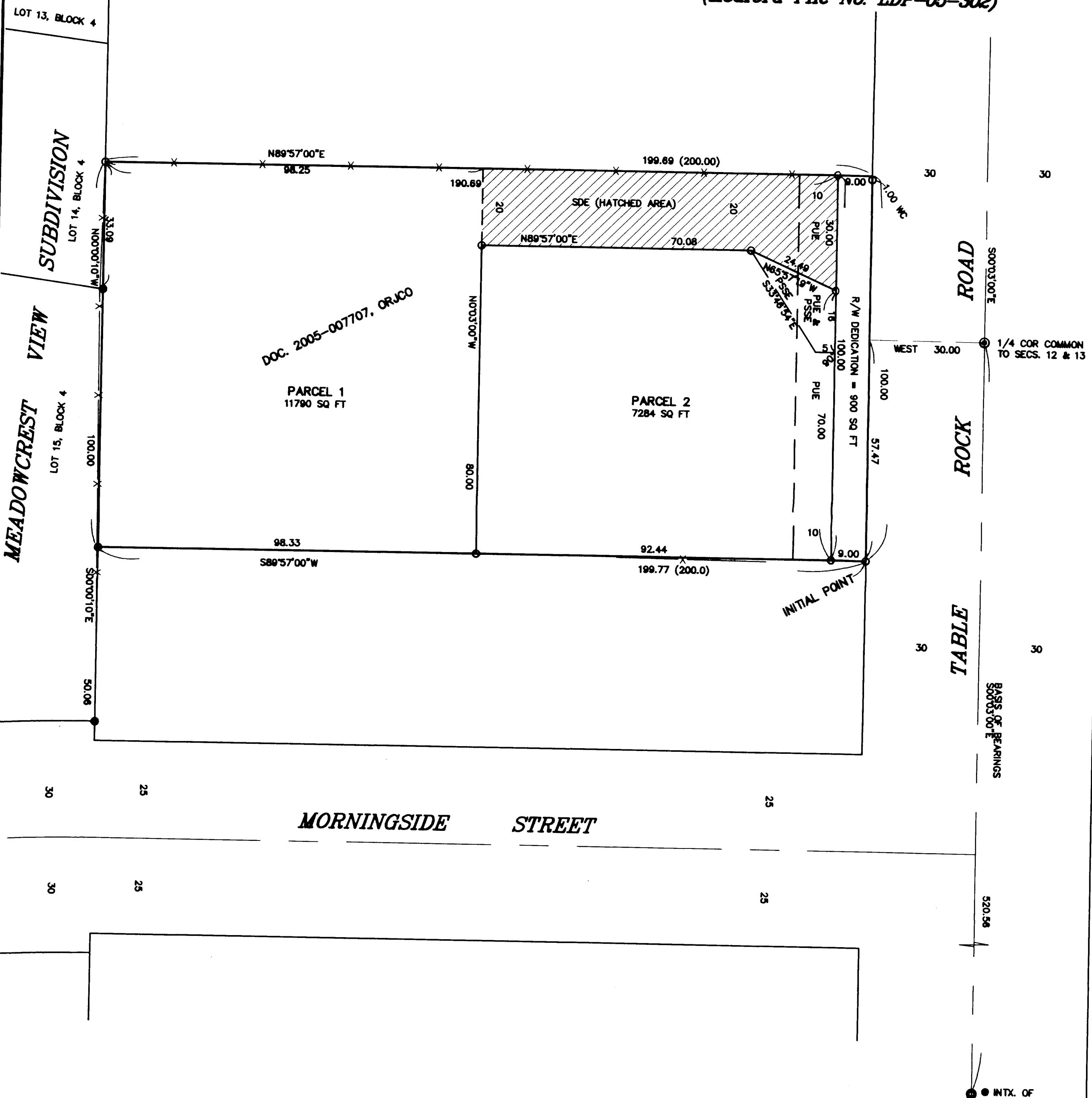
LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER RE-ESTAB'S.
- = FD. 5/8" IRON PIN PER MVS.
- ⊙ = FD. BRASS CAP IN CONCRETE MKD. MCMAHAN LS1913 PER PS.
- = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT.
- X- = FENCE LINE.
- PS = PLEYER SUBDIVISION (FS13788).
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- JDCR = JACKSON COUNTY DEED RECORDS.
- MKD. = MARKED.
- SDE = NON-EXCLUSIVE SHARED DRIVEWAY EASEMENT FOR PARCELS 1 & 2.
- MVS = MEADOWCREST VIEW SUBDIVISION.
- WC = WITNESS CORNER MONUMENT.
- () = DEED RECORD DATA PER DOC. 2005-007707, ORJCO.
- PSSE = NON-EXCLUSIVE PRIVATE SANITARY SEWER EASEMENT FOR PARCEL 1.

BASIS OF BEARINGS:

MEADOWCREST VIEW SUBDIVISION AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET DATE: JUNE 7, 2007 SCALE: 1" = 20'



THE REQUIREMENT BY THE PLANNING COMMISSION ORDER TO PLACE THE FOLLOWING NOTES ON THIS PLAT IS IN CONFLICT WITH ORS 92.050(9):

THERE SHALL BE NO PARKING ALLOWED WITHIN THE SHARED DRIVEWAY EASEMENT.

ACCESS TO TABLE ROCK ROAD FOR PARCEL 1 & 2 SHALL BE LIMITED TO THE SHARED DRIVEWAY EASEMENT.

EASEMENTS PER SUBDIVISION GUARANTEE

R/W FOR ELECTRICITY PER V.352, P.240, JCDR IS UNLOCATABLE BUT MAY AFFECT SUBJECT PROPERTY.

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1988
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-08

RECEIVED
DATE 11-5-07 BY [Signature]
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SURVEYOR