

*** APPROVALS ***

CITY OF MEDFORD PLANNING
FILE NO. LDP-06-344

[Signature]
Director

July 20 2007
Date

Examined and approved this 9th day of July, 20 07

[Signature]
City Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have
been paid as of December 21, 20 07

Nathan S. McAlister 12/21/07 [Signature] 12-21-07
Assessor Date Tax Collector Date

*** DECLARATION ***

Know all men by these presents that I, GORDON E. SPEZZA, am the owner 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
hereon. I do hereby dedicate to the public for public use the R/W Dedication, together with the Public Utility
Easement (PUE) as shown hereon. I do hereby make and establish the non-exclusive Shared Driveway Easement
(SDE) for the benefit of and use by Parcels 1 and 2 and do hereby make an establish the non-exclusive Private
Utility Easement for the benefit of and use by Parcel 2.

[Signature]
GORDON E. SPEZZA

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named Gordon E. Spezza, and acknowledged the foregoing instrument to be his
voluntary act and deed.

Dated this 4th day of July, 20 07

[Signature]
[Signature] Notary Public - Oregon
Commission No. 402-251
My Commission Expires March 20, 2010

*** AFFIDAVIT OF CONSENT ***

From Mortgage Electronic Registration Systems, Inc. recorded as Document No. 2007-056800 ORJCO.
FROM WASHINGTON MUTUAL BANK, NA. recorded as Document No. 2007-056799 ORJCO

PARTITION PLAT NO. P-80-2007

In the S.W. 1/4 of Section 28, T.37S., R.1W., W.M. &
in the City of Medford Jackson County, Oregon.
(File No. LDP-06-344)

SURVEY FOR:

GORDON SPEZZA
2640 DELLWOOD AVE
MEDFORD, OR 97504

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

DATE OF SURVEY:

APRIL 11, 2007

*** RECORDER'S CERTIFICATE ***

FILED FOR RECORD THIS 21ST DAY OF DECEMBER, 20 07
AT 2:42 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-80-2007
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 18, PAGE 80 & DOC. # 2007-056798 ORJCO.

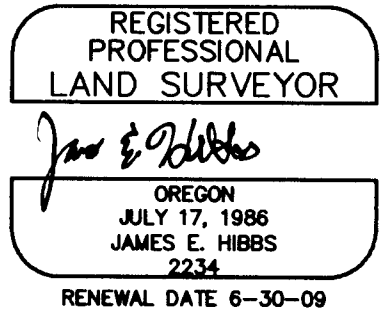
Kathleen S. Beckett [Signature]
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 19885

*** 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:

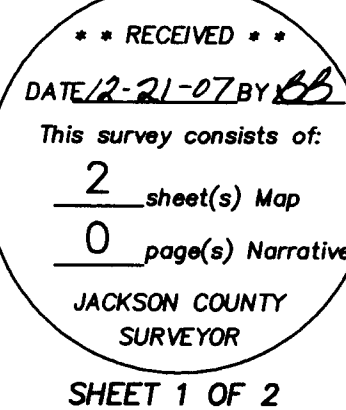
Commencing at the most Northerly corner of Block 1 of LAZY CREEK ESTATES, according to the
official plat thereof, now of record, in Jackson County, Oregon; thence along the Northwesterly
line thereof, South 55°53'08" West (record South 55°54'00" West), 432.95 feet to the Southeast
corner of that tract described in Document No. 2006-033665, Official Records of Jackson
County, Oregon and the INITIAL POINT OF BEGINNING; thence continue along said Northwesterly
line, South 55°53'08" West, 111.52 feet to the Northwest corner of Lot 6 of said LAZY CREEK
ESTATES; thence along the East line of SILVERADO ESTATES, according to the official plat
thereof, now of record, in Jackson County, Oregon, North 25°15'57" West, 33.57 feet (record
North 25°16'30" West, 33.61 feet) to the Northeast corner of Lot 2 of said SILVERADO
ESTATES; thence along the Southwesterly line of that tract described in Document No.
2006-033665, said Official Records, North 24°49'14" West, 182.84 feet (record North
24°48'01" West) to the South line of Dellwood Avenue; thence along said South line, along
the arc of a 380.00 foot radius curve to the left having a central angle of 12°03'44", a
distance of 80.00 feet (the long chord of which bears North 58°46'06" East, 79.85 feet) to
the most Northerly corner of that tract described in Document No. 2006-033665, said
Official Records; thence along the Northeasterly line of said tract, South 33°19'00" East,
209.61 feet to the initial point of beginning.



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 File No. LDP-06-344.

PROCEDURE: Made ties to as many existing subdivision monuments as could be found which
are shown on Sheet 2. Most of the exterior monuments per Lazy Creek Estates
and Silverado Estates have been destroyed by various causes. I was left with the
most Northerly corner of Block 1 of Lazy Creek Estates and centerline monuments
from both Subdivisions. I computed the position of the Northwest corner of Lot 6,
Block 1 of Lazy Creek Estates using plat record data. I then computed the same
position using plat record and centerline monuments from Silverado Estates. The
two positions were different by approximately 0.2'. I took an average of the two
positions as the best available "fit" for the Northwest corner of Lot 6, Block 1
which fell in fence corner post. The R/W of Dellwood Avenue was held by using
monuments per FS5606 and extending the curve Easterly. Deed record distance
of 80 feet was held to position of the most Northerly corner of the subject tract.
The Easterly line was held by using deed record bearing. The SE corner of FS5606
was computed using map record data as shown. This caused an angle point in the
Southwesterly line of the subject tract. However after reviewing FS5606 and Silverado
Estates this angle point existed at the time these surveys were filed. This angle
point also fell in a fence corner post. The computed positions compared very well
with Map & Plat record data. With the exterior boundary computed, I computed the
Parcel corner locations and set monuments as shown on Sheet 2.



I HEREBY DECLARE THAT THIS IS AN EXACT
COPY OF THE ORIGINAL PLAT.
[Signature]
SURVEYOR

SURVEY FOR:

GORDON SPEZZA
2640 DELLWOOD AVE
MEDFORD, OR 97504

SURVEY BY:

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in the City of Medford Jackson County, Oregon.
(File No. LDP-06-344)

DATE OF SURVEY:

APRIL 11, 2007

NOTES REQUIRED BY PLANNING COMMISSION ORDER:

- 1) PARCEL 2 DWELLING SHALL HAVE FIRE DEPARTMENT APPROVED SPRINKLER SYSTEM IN LIEU OF REQUIRED FIRE DEPARTMENT ACCESS.
- 2) A PORTION OF THIS PARTITION IS WITHIN THE 100-YEAR FLOOD PLAIN.
- 3) 100 YEAR BASE FLOOD ELEVATION OBTAINED FROM CITY OF MEDFORD FIRM 410096 0008C DATED 02-23-82 IS 1471.0'.

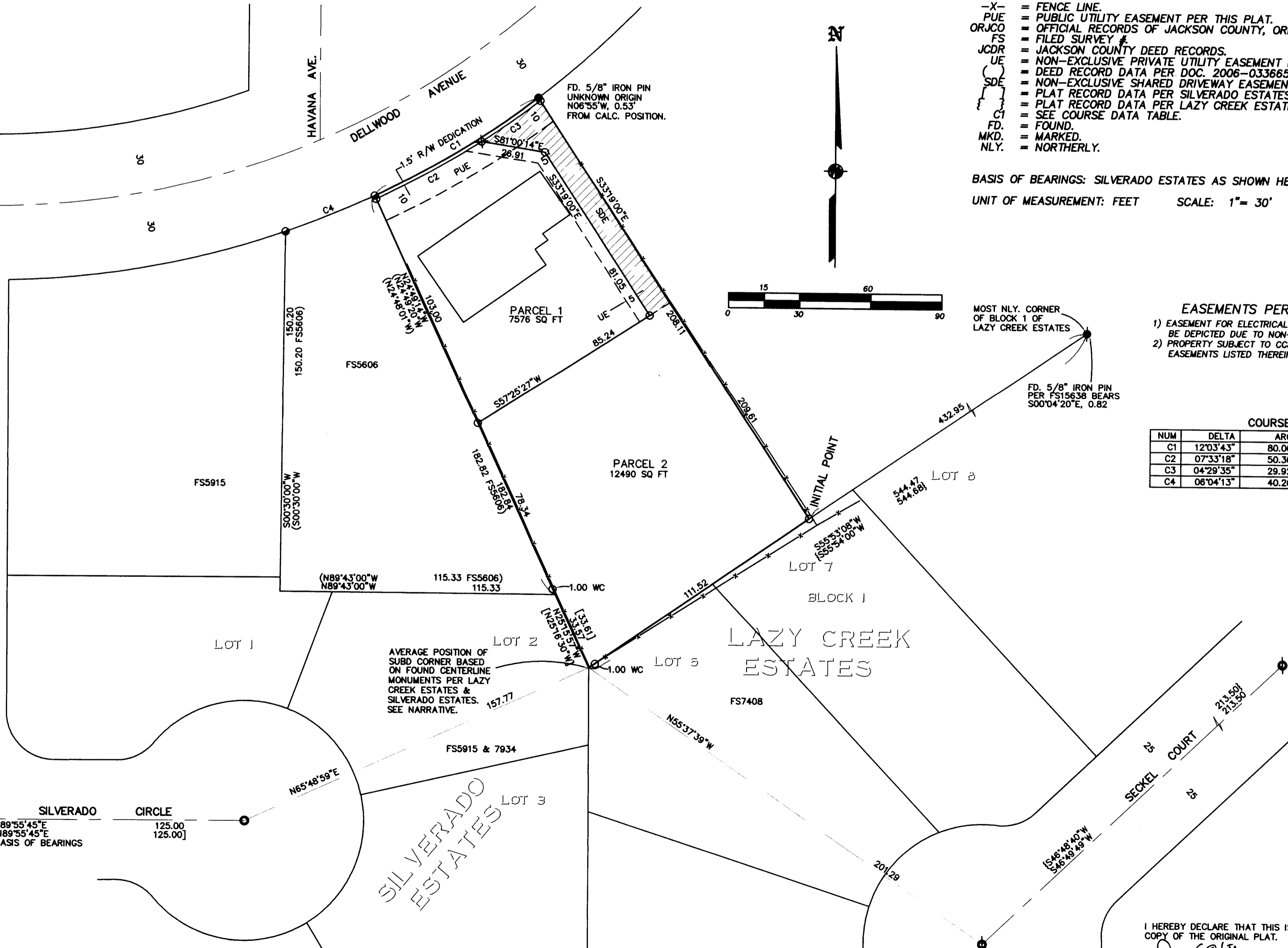
LEGEND:

- ⊙ = FD. 2" BRASS DISK PER LAZY CREEK ESTATES (FS7408).
- ⊙ = FD. 2.5" BRASS DISK PER SILVERADO ESTATES (FS7934).
- ⊙ = FD. 5/8" IRON PER FS5606.
- = FD. MONUMENT AS NOTED.
- ⊙ = FD. 5/8" IRON PIN PER LAZY CREEK ESTATES.
- = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET BRASS TAG MKD. MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE.

- X- = FENCE LINE.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- JCDR = JACKSON COUNTY DEED RECORDS.
- UE = NON-EXCLUSIVE PRIVATE UTILITY EASEMENT FOR PARCEL 2 PER THIS PLAT.
- (SDE) = DEED RECORD DATA PER DOC. 2006-033665, ORJCO, UNLESS NOTED.
- { } = NON-EXCLUSIVE SHARED DRIVEWAY EASEMENT FOR PARCELS 1 & 2 PER THIS PLAT.
- [] = PLAT RECORD DATA PER SILVERADO ESTATES.
- [] = PLAT RECORD DATA PER LAZY CREEK ESTATES.
- C1 = SEE COURSE DATA TABLE.
- FD. = FOUND.
- MKD. = MARKED.
- NLY. = NORTHERLY.

BASIS OF BEARINGS: SILVERADO ESTATES AS SHOWN HEREON.

UNIT OF MEASUREMENT: FEET SCALE: 1" = 30'



EASEMENTS PER SUBDIVISION GUARANTEE

- 1) EASEMENT FOR ELECTRICAL FACILITIES PER V.323, P.290, JCDR CANNOT BE DEPICTED DUE TO NON-SPECIFIC LEGAL DESCRIPTION.
- 2) PROPERTY SUBJECT TO CC&R SET FORTH IN V.316, P.337, JCDR. NO EASEMENTS LISTED THEREIN.

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	12°03'43"	80.00	380.00	N58°48'06"E 79.85
C2	07°33'18"	50.30	381.50	N61°01'25"E 50.27
C3	04°29'35"	29.92	381.50	N54°59'58"E 29.91
C4	06°04'13"	40.26	380.00	N67°50'05"E 40.24

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

RECEIVED
DATE 12-21-07 BY *BB*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR
SHEET 2 OF 2

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR