

*** APPROVALS ***

CITY OF MEDFORD PLANNING
(File No. LDP-06-073)

[Signature]
Director

October 1, 2007
Date

Examined and approved this 27 day of AUGUST, 20 07

[Signature]
City Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have been paid as of January 9, 20 08

Amanda Kirkpatrick, Deputy 1/9/08 Assessor
[Signature], Deputy 1/9/08 Tax Collector

*** DECLARATION ***

Know all men by these presents that I, FOREST R. SEXTON, 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) and Drainage Way Easement (DWE) as shown on Sheet 2.

[Signature]
FOREST R. SEXTON

STATE OF OREGON) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named Forest R. Sexton, and acknowledged the foregoing instrument to be his his voluntary act and deed.

Dated this 12th day of June, 20 07

[Signature]
[Signature] Notary Public - Oregon
Commission No. 402251

My Commission Expires March 20, 2010

*** AFFIDAVIT OF CONSENT ***

From Mortgage Electronic Registration Systems, Inc. recorded as Document No. 2008-000963, ORJCO.

PARTITION PLAT NO. P-01-2008

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-06-073)

SURVEY FOR:
FOREST SEXTON
2116 WOODLAWN DRIVE
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 16, 2007

*** RECORDER'S CERTIFICATE ***

FILED FOR RECORD THIS 9TH DAY OF JANUARY, 20 08
AT 11:23 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-01-2008
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 18, PAGE 02 & DOC. # 2008-000964 ORJCO.

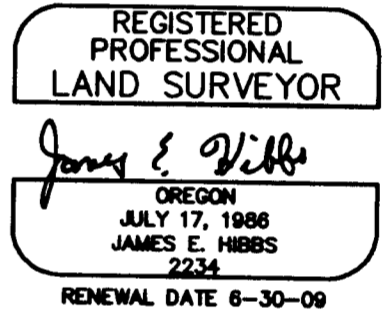
KATHLEEN S. BECKETT COUNTY CLERK
KAREN ALONZO DEPUTY

COUNTY SURVEYOR FILE NO. 19898

*** 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:

Beginning 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 and the INITIAL POINT OF BEGINNING; thence along the Northwesterly line thereof, South 55°53'08" West (record South 55°54'00" West), 235.36 feet to the Southwest corner of that tract described in Document No. 2006-004891, Official Records of Jackson County, Oregon; thence along the Westerly line thereof, North 24°48'44" West (record North 24°48'01" West), 140.00 feet to the Northwest corner of said tract; thence along the Northerly line thereof, North 55°57'40" East (record North 55°55'57" East), 305.80 feet to the West line of Murphy Road; thence along said West line, South 00°04'20" East (record South 00°04'30" East), 166.25 feet to the initial point of beginning.



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

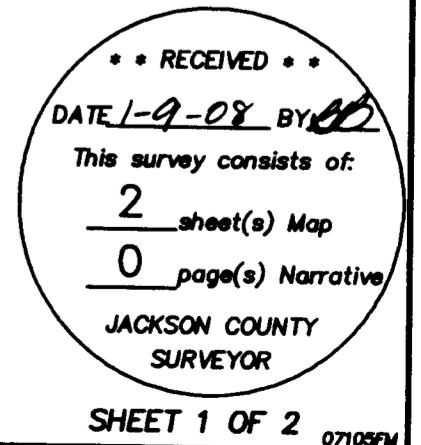
PURPOSE: To survey and monument the corners of two parcels created through a Land Partition. See City of Medford File No. LDP-06-073.

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. I held the found pin per Lazy Creek Estates instead of the pin per FS15638 for the most Northerly corner of Lazy Creek Estates. After reviewing FS15638, I could not find enough evidence to persuade me to disregard the original subdivision monument. The R/W of Murphy Road was computed using data per FS15638. The Northwesterly corner was computed using map record distances per FS7559 & 10250. From this position, I held map record bearing per FS7559 for the Westerly line. Computed the interior parcels lines per the approved tentative plat and set monuments as shown on Sheet 2.

NOTE PLACED AT THE REQUEST OF UTILITY PROVIDERS:

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 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. 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 PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

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



PARTITION PLAT NO. P-11-2008

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-06-073)

SURVEY FOR:

FOREST SEXTON
2116 WOODLAWN DRIVE
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 16, 2007

LEGEND:

- ⊙ = FD. 2" BRASS DISK PER LAZY CREEK ESTATES (FS7408).
- ⊙ = FD. 2.5" BRASS DISK PER SILVERADO ESTATES (FS7934).
- ⊙ = FD. 5/8" IRON PIN PER FS7559.
- ⊙ = FD. 5/8" IRON PIN PER FS7559 OR AS NOTED.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. PLS 760 PER FS10250.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. D. HUCK LS 2023 PER FS15638.
- ⊗ = FD. 5/8" IRON PIN PER LAZY CREEK ESTATES OR AS NOTED.
- ⊙ = 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 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.
- DWE = PUBLIC DRAINAGEWAY EASEMENT PER THIS PLAT.
- DR = DEED RECORD DATA PER DOC. 2006-004891, ORJCO, UNLESS NOTED.
- SDE = STORM DRAINAGE EASEMENT PER V.433, P.425, JCDR.
- BSL = PLAT RECORD DATA PER SILVERADO ESTATES OR LAZY CREEK ESTATES.
- FD. = FOUND.
- MKD. = MARKED.
- NLY. = NORTHERLY.
- CL = CENTERLINE.
- BSL = BUILDING SETBACK LINE PER PLANNING COMMISSION ORDER.
- RM = REFERENCE MONUMENT. NO MONUMENT SET AT TRUE CORNER LOCATION.
- R/W = RIGHT OF WAY.

BASIS OF BEARINGS: SILVERADO ESTATES AS SHOWN HEREON.

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

NOTES REQUIRED BY PLANNING COMMISSION ORDER:

- 1) FUTURE DWELLINGS ON PARCEL 2 SHALL HAVE FIRE DEPARTMENT APPROVED SPRINKLER INSTALLED.
- 2) NO FENCES SHALL BE BUILT ACROSS LAZY CREEK.
- 3) PORTIONS OF PARCELS 1 & 2 ARE SUBJECT PERIODIC INUNDATION FROM WATER PER FEMA FIRM PANEL 410096 0008C.

EASEMENTS PER SUBDIVISION GUARANTEE

POWER EASEMENT PER V.323, P.290 & V.456, P.113, JCDR CANNOT BE DEPICTED BUT MAY AFFECT SUBJECT PROPERTY.

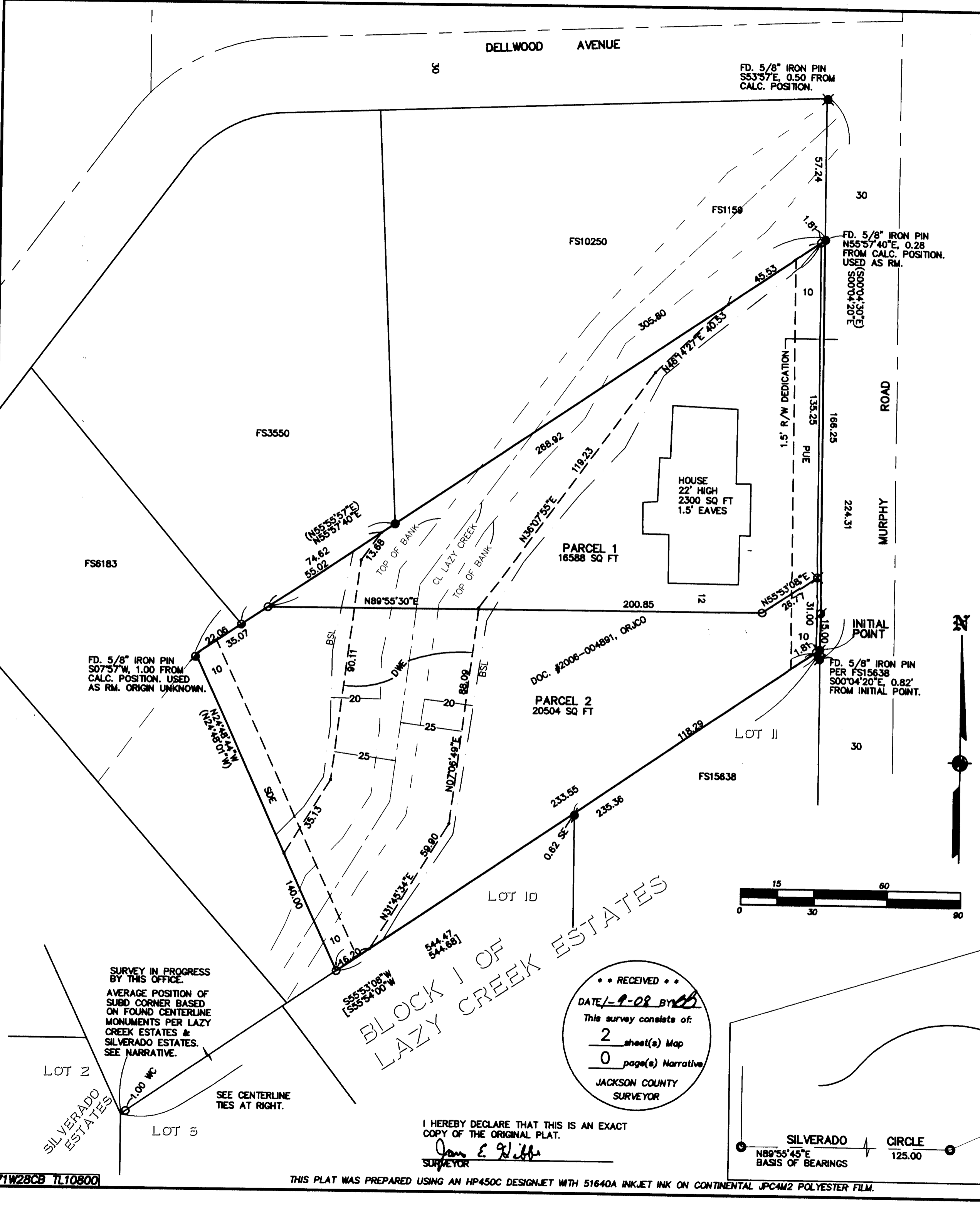
PUBLIC WATER SYSTEM EASEMENT PER V.433, P.74, JCDR LIES WITHIN THE EXISTING R/W OF MURPHY ROAD AND THE R/W DEDICATION PER THIS PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

Jan E. Friar

OREGON
JULY 17, 1988
JAMES E. HIBBS
2234

RENEWAL DATE 6-30-09



RECEIVED
DATE 1-9-08 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.
Jan E. Friar
SURVEYOR

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

