* * * * * * * * * * * * * * * * * * *	PARTITION PLAT NO. P- 15- 2008	* * * RECORDER'S CERTIFICATE * * *
I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED IN ORDINANCE NO. 5785 THIS PLAT IS HEREBY APPROVED.	& Property Line Adjustment	FILED FOR RECORD THIS 29th DAY OF February 20 08 AT
( - 21200G	Located in the N.E. 1/4 of Section 1,	1:4/ 0'clock P.M., and recorded as partition plat no. P-15-2008 of "record of partition plats" of Jackson county, oregon.
FOR PLANNING DIRECTOR FEBRUARY 27,2006 DATE	T.38S., R.2W., W.M. & in the City of Medford	INDEX VOLUME
EXAMINED AND APPROVED THIS 1944 DAY OF NOVEMBER, 2007.	Jackson County, Oregon	01.1.0106.07
	SURVEY FOR: SURVEY BY:	COUNTY CLERK COUNTY CLERK COUNTY CLERK
CITY SURVEYOR	OCTAVIO & ESTHER GITZEN L.J. FRIAR & ASSOCIATES, P.C. 1025 SHAFER LANE CONSULTING LAND SURVEYORS	COUNTY SURVEYOR FILE NO. 19953
	MEDFORD, OR 97501 816 WEST FIGHTH STREET	COUNTY SURVETOR FILE NO
ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS	MEDFORD, OREGON 97501 PHONE: (541) 772-2782 EMAIL: LJFRIAR <b>O</b> CHARTER.NET	JOINT USE MAINTENANCE AGREEMENT FOR MINIMUM ACCESS EASEMENT RECORDED AS DOCUMENT
of February 29 20 OB	DATE:	NO. 2008 - 7490 ORJCO.
Mostron c mical vac deaty 2/29/08 Karente Meade Vaputy 2/29/08	NOVEMBER 15, 2006	* * * SURVEYOR'S CERTIFICATE * * *
ASSESSOR DATE TAX COLLECTOR DATE		
$\star\star\star$ <b>DECLARATION</b> $\star\star\star\star$ KNOW ALL MEN BY THESE PRESENTS THAT WE. OCTAVIO GITZEN AND ESTHER GITZEN. ARE THE OWNERS IN FEE O	OF THE	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:
KNOW ALL MEN BY THESE PRESENTS THAT WE, OCTAVIO GITZEN AND ESTHER GITZEN, ARE THE OWNERS IN FEE OLAND SHOWN HEREON, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE PARTITIONED SAME INTO THE PARCELS AS SHOWN HEREON AND WE DO HERBEBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE JURISDICTION OF THE CITY OF MEDFORD, THE ADDITIONAL RIGHT OF WAY AND THE PUBLIC UTILITY EASEMENT SHOWN HEREON AND WE DO HEREBY MAKE AND ESTABLISH THE MINIMUM ACCESS AND PRIVATE UTILITY EASEMENT	THE UNDER	Commencing at the Southeast corner of Donation Land Claim No. 38, Township 38 South, Range 2 West, Willamette Meridian, Jackson County, Organs; thence along the East line of early Claim, North 10005'30" Fact
THE JURISDICTION OF THE CITY OF MEDIFORD, THE ADDITIONAL RIGHT OF WAY AND THE PUBLIC UTILITY EASEMENT SHOWN HEREON AND WE DO HEREBY MAKE AND ESTABLISH THE MINIMUM ACCESS AND PRIVATE UTILITY EASEMENT AS SHOWN HEREON.	(PUE) T (MAE)	2098.90 feet to the South line of a 30 foot roadway known as Shafer Lane; thence North 89°53'30" West, along said South line, 1437.71 feet; thence continue along said South line, North 89°53'30" West, 128.69
A Al Al	N I	feet to the Northwest corner of that tract described in Document No. 89—19202, Official Records of Jackson County, Oregon; thence along the West line thereof, South 00'06'30" West, 12:50 feet to the INITIAL POINT
Cathe Iten		corner of said tract; thence along the South line of said tract and the South line of that tract described in Document No. 94-34999, said Official Records, South 89°53'30" East, 116.00 feet: thence North 00'06'30"
OCTAVIO GITZEN  STATE OF OREGON)  STATE OF OREGON		East, 104.54 feet; thence along the arc of a 45.00 foot radius curve to the right having a central angle of 25'31'41", a distance of 20.05 feet (the long chord of which bears North 12'52'21" East, 19.88 feet);
COUNTY OF JACKSON)		Commencing at the Southeast corner of Donation Land Claim No. 38, Township 38 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence along the East line of said Claim, North 00'06'30" East, 2098.90 feet to the South line of a 30 foot roadway known as Shafer Lane; thence North 89'53'30" West, along said South line, 14:37.71 feet; thence continue along said South line, North 89'53'30" West, 128.69 feet to the Northwest corner of that tract described in Document No. 89-19202, Official Records of Jackson County, Oregon; thence along the West line thereof, South 00'06'30" West, 12:50 feet to the INITIAL POINT.  OF BEGINNING: thence continue along said West line, South 00'06'30" West, 228.10 feet to the Southwest corner of said tract; thence along the South line of said tract and the South line of that tract described in Document No. 94-34999, said Official Records, South 89'53'30" East, 116.00 feet; thence North 00'06'30" East, 104.54 feet; thence along the arc of a 45.00 foot radius curve to the right having a central angle of 25'31'41", a distance of 20.05 feet (the long chord of which bears North 12'52'21" East, 19.88 feet); thence along the arc of a 85.00 foot radius curve to the left having a central angle of 25'31'41", a distance of 37.87 feet (the long chord of which bears North 12'52'21" East, 57.56 feet); thence North 00'06'30" East, 67.53 feet; thence North 89'53'30" West, 128.69 feet to the Initial Point of Beginning.
PERSONALLY APPEARED THE ABOVE NAMED OCTAVIO GITZEN AND ESTHER GITZEN, AND ACKNOWLEDGED THE FOREGINSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.	going .	or the district from the second free for the finder Fount of Bagining.
DATED THIS	,	REGISTERED
Fristi Stockebrand	<b>★</b>	PROFESSIONAL LAND SURVEYOR
Kristi Stockebrand NOTARY PUBLIC - OREGON	I	
COMMISSION NO. 3924/2		OREGON OREGON
MY Commission Expires 1114 15, 2009		JULY 17, 1986 JAMES E. HIBBS
		RENEWAL DATE 6-30-09
	ORTHEAST	SURVEY NARRATIVE TO COMPLY WITH O.R.S. 200,250
	ORNER OF @ 20 80 DLC #62	PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF THREE PARCELS CREATED THROUGH A LAND PARTITION AND THE ADJUSTED PROPERTY LINE. SEE MEDFORD FILE NO. LDP-05-033.
	0 40 120	
40 I I W		PROCEDURE: FROM CONTROL AND MONUMENTS ESTABLISHED BY THIS OFFICE DURING F\$16822 & 17437, MADE TIES TO ADDITIONAL MONUMENTS AS SHOWN. THE EXTERIOR OF THE SUBJECT TRACT WAS HELD PER DOC. \$89-19202 & 2007-041986, ORJCO. COMPUTED THE PARCEL CORNER LOCATIONS AND SET PINS AS SHOWN HEREON. THE EASTERLY LINE OF THE PARTITION IS THE SAME AS THE ADJUSTED PROPERTY LINE.
N89'53'30"W PER FS17437		LOCATIONS AND SET PINS AS SHOWN HEREON. THE EASTERLY LINE OF THE PARTITION IS THE SAME AS THE ADJUSTED PROPERTY LINE.
N89'53'30"W 128.69 (DR. WEST) N89'53'30"W 1437.71		
INITIAL SSE 10 3.69 POINT 7.50 R/W 128.69 2 15-15-1 8 8 7 7PSDE 8		LEGEND:
-X 108.69 0 120.00 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	6	= FD. COUNTY SURVEYOR BRASS CAPPED MONUMENT.
10 10' PUE1	g g the requirement by the planning commission of	
PARCEL 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	↑ ₹ TO PLACE THE FOLLOWING NOTEYS) ON THIS PLAT IS	S' IN O = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
	CONFLICT WITH ORS 92.050(9).  A DUPLEX OR TWO DETACHED SINGLE FAMILY RESIDENCES IN LIEU OF A DUPLEX MUST BE CONSTRUCTED ON PARCEL 3.	( ) = RECORD DATA AS SHOWN
4 8 Mouse S S		( ) = RECORD DATA AS SHOWN  FS = FILED SURVEY #  JCDR = JACKSON COUNTY DEED RECORDS
	NO PARKING IS ALLOWED WITHIN MINIMUM ACCESS EASEMENT.	C1 = SEE COURSE DATA TABLE  ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
DOC. 2007-044453, ORJCO S	OUTHEAST	PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.  TPSDE = TEMPORARY PRIVATE STORM DRAINAGE EASEMENT PER DOC. #2005-073076, ORJCO.
	ORNER OF (6) DLC #38	-X- = FENCE LINE. VTE = VEHICLE TURNAROUND EASEMENT.
S89°53'31"E 100.31		MAE = MINIMUM ACCESS AND PRIVATE UTILITY EASEMENT FOR PARCELS 2 & 3. SSE = SANITARY SEWER EASEMENT PER DOC. 490-07985. ORICO
87 5 100.51 2 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8		MIDE = R/W TO MEDFORD IRRIGATION DISTRICT PER V. 134, P.481 & V.135, P.500, JCDR. SEE AGREEMENT RECORDED AS DOC. 2007—041985. ORJCO.
PARCEL 2 10 0 20 50		PUE1 = PUBLIC UTILITY EASEMENT PER DOC., 2007-041987, ORJCO.  R/W = RIGHT OF WAY DEDICATION PER DOC. 2007-041986, ORJCO (1609 SQ FT).
5148 SQ FT   18 G	en e	FD. = FOUND. MKD = MARKED.
S89'53'30"E 96.00 COURSE DATA TA	ARIF FACEMENTS DED CHADANTES	DLC = DONATION LAND CLAIM.
NUM DELTA ARC RADIUS	LONG CHORD 1) EASEMENT FOR WATER FACILITIES PER DOC. #85-01574, ORJCO DO	ES NOT LIE BASIS OF BEARINGS: EAST LINE DLC #82 SHOWN ON SURVEY NO. 17437 BY THIS OFFICE.
8 C2 25'31'41" 37.87 85.00	0 N12"52"21"E 19.88 WITHIN THE SUBJECT PROPERTY.	UNIT OF MEASUREMENT: FEET SCALE: 1"= 40"
8 C3 25'31'41" 28.96 65.00	D N12"52'21"E 28.72 D S12"52'21"W 28.72	* * RECEIVED * *
PARCEL 3 C5 4'32'14" 5.15 65.00	S23°22'04°W 5.15	IDA VITS OF CONSENT * *
11756 SQ FT C6 20'59'27" 23.81 65.00 (SEE NOTE AT RIGHT)	)   \$10°36°14°W   23.68	ECORDED AS DOCUMENT NO. 2008 - 7488 ORUCO.  This survey consists of:
MIDE	$\cdot$	\ sheet(s) Man
0:90	FROM BANK OF THE CASCADES MORTGAGE CEN	NTER RECORDED AS DOCUMENT NO. $2008-7489$ Oruco. $0$ page(s) Narrative
S89°53'30"E 116.00	I HEREBY DECLARE	E THAT THIS IS AN  JACKSON COUNTY  HE ORIGINAL PLAT.  SUBVEYOR
xxxx	~ 29/ll	
382W01AC TL4600 THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET I	WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.	SHEET 1 OF 1 <sub>05110</sub>