

File No. LDP-05-033

*** APPROVALS ***

I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED IN ORDINANCE NO. 5785 THIS PLAT IS HEREBY APPROVED.

PLANNING DIRECTOR: February 27, 2008
EXAMINED AND APPROVED THIS 19th DAY OF November, 2007
CITY SURVEYOR

PARTITION PLAT NO. P-15-2008
& Property Line Adjustment
Located in the N.E. 1/4 of Section 1,
T.38S., R.2W., W.M. & in the City of Medford
Jackson County, Oregon

SURVEY FOR: OCTAVIO & ESTHER GITZEN
SURVEY BY: L.J. FRIAR & ASSOCIATES, P.C.

DATE: NOVEMBER 15, 2006

RECORDER'S CERTIFICATE
FILED FOR RECORD THIS 29th DAY OF February, 2008 AT 1:41 O'CLOCK P.M.

Christina D. Walker County Clerk
County Surveyor File No. 19953

JOINT USE MAINTENANCE AGREEMENT FOR MINIMUM ACCESS EASEMENT RECORDED AS DOCUMENT NO. 2008-7490 ORJCO.

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF February 29, 2008

Assessor: Norman McAlvey, Deputy 2/29/08
Tax Collector: Karen Meade, Deputy 2/29/08

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT WE, OCTAVIO GITZEN AND ESTHER GITZEN, ARE THE OWNERS IN FEE OF THE LAND SHOWN HEREON...

OCTAVIO GITZEN
ESTHER GITZEN

STATE OF OREGON
COUNTY OF JACKSON
PERSONALLY APPEARED THE ABOVE NAMED OCTAVIO GITZEN AND ESTHER GITZEN, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 14th DAY OF November, 2007
Kristi Stoeckbrand
Notary Public - Oregon
Commission No. 392412
My Commission Expires July 15, 2009

*** 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...

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, 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, 37.56 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.

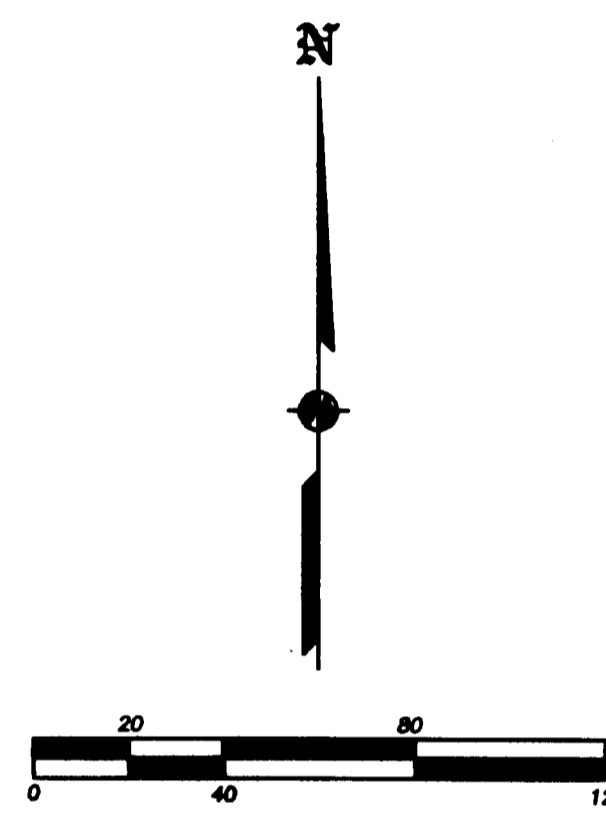
REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
Oregon
July 17, 1988
James E. Hibbs
2234
Renewal Date 6-30-09

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 200.850

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.
PROCEDURE: FROM CONTROL AND MONUMENTS ESTABLISHED BY THIS OFFICE DURING FS16822 & 17437, MADE TIES TO ADDITIONAL MONUMENTS AS SHOWN. THE EXTERIOR OF THE SUBJECT TRACT WAS HELD PER DOC. #89-19202 & 2007-041988, 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.

LEGEND:

- FD. COUNTY SURVEYOR BRASS CAPPED MONUMENT.
FD. 5/8" IRON PIN & PLASTIC CAP MKD. DA EDWARDS LS2339 PER FS13469.
SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
RECORD DATA AS SHOWN
FILED SURVEY #
JACKSON COUNTY DEED RECORDS
SEE COURSE DATA TABLE
OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
PUBLIC UTILITY EASEMENT PER THIS PLAT.
TEMPORARY PRIVATE STORM DRAINAGE EASEMENT PER DOC. #2005-073076, ORJCO.
FENCE LINE.
VEHICLE TURNAROUND EASEMENT.
MINIMUM ACCESS AND PRIVATE UTILITY EASEMENT FOR PARCELS 2 & 3.
SANITARY SEWER EASEMENT PER DOC. #90-07985, ORJCO.
R/W TO MEDFORD IRRIGATION DISTRICT PER V. 134, P.481 & V.135, P.500, JCDR. SEE AGREEMENT RECORDED AS DOC. 2007-041985, ORJCO.
PUBLIC UTILITY EASEMENT PER DOC., 2007-041987, ORJCO.
RIGHT OF WAY DEDICATION PER DOC. 2007-041986, ORJCO (1609 SQ FT).
FOUND.
MARKED.
DONATION LAND CLAIM.



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

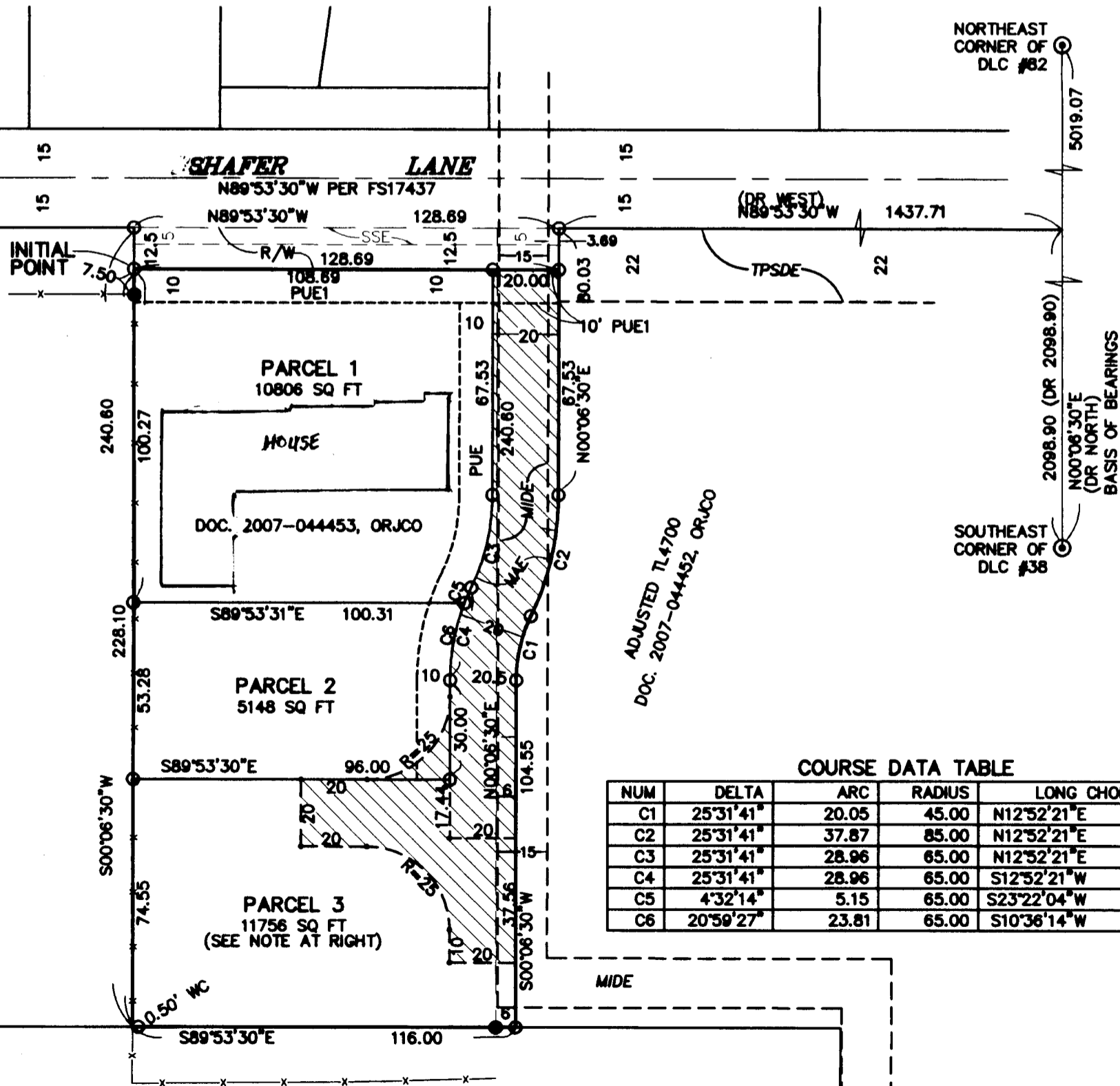
A DUPLEX OR TWO DETACHED SINGLE FAMILY RESIDENCES IN LIEU OF A DUPLEX MUST BE CONSTRUCTED ON PARCEL 3.

NO PARKING IS ALLOWED WITHIN MINIMUM ACCESS EASEMENT.

EASEMENTS PER SUBDIVISION GUARANTEE

1) EASEMENT FOR WATER FACILITIES PER DOC. #85-01574, ORJCO DOES NOT LIE WITHIN THE SUBJECT PROPERTY.

Table with 5 columns: NUM, DELTA, ARC, RADIUS, LONG CHORD. Contains 6 rows of curve data for parcels 1, 2, and 3.



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

AFFIDAVITS OF CONSENT
FROM U.S. BANK NATIONAL ASSOCIATION NO RECORDED AS DOCUMENT NO. 2008-7488 ORJCO.
FROM BANK OF THE CASCADES MORTGAGE CENTER RECORDED AS DOCUMENT NO. 2008-7489 ORJCO.

RECEIVED
DATE 2-29-08 BY BB
This survey consists of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR