

\*\*\* APPROVALS \*\*\*

CITY OF MEDFORD PLANNING  
(File No. LDP-06-360)

Bianca Petrone  
Director

Feb. 1, 2008  
Date

Examined and approved this 18th day of JANUARY, 20 08

[Signature]  
City Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have been paid as of March 6, 20 08

Nathan McAlvage, deputy 3/6/08 Assessor Date  
[Signature], Deputy 3/6/08 Tax Collector Date

\*\*\* DECLARATION \*\*\*

Know all men by these presents that we, RICHARD J. KORNER and TERRI Y. KORNER, 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 hereon, and we do hereby dedicate to the public for public use the Public Utility Easement (PUE) as shown on Sheet 2.

[Signature]  
RICHARD J. KORNER

[Signature]  
TERRI Y. KORNER

STATE OF OREGON )  
                          ) ss.  
COUNTY OF JACKSON )

PERSONALLY appeared the above named Richard J. Korner and Terri Y. Korner and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 24th day of October, 20 07

[Signature]  
Karen Lafitte Notary Public - Oregon  
Commission No. 402251  
My Commission Expires March 20, 2010

\*\*\* AFFIDAVIT OF CONSENT \*\*\*

From Washington Mutual Bank recorded as Document No. 2008-8263, ORJCO.

**PARTITION PLAT NO. P-16-2008**  
In the S.E. 1/4 of Section 35, T.37S., R.2W., W.M.  
in the City of Medford, Jackson County, Oregon  
(File No. LDP-06-360)

\*\*\* RECORDER'S CERTIFICATE \*\*\*

FILED FOR RECORD THIS 6th DAY OF March, 20 08  
AT 2:07 O'CLOCK P. M., AND RECORDED AS PARTITION PLAT NO. P-16-08  
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.  
INDEX VOLUME 19, PAGE 16 & DOC. # 08-8264, ORJCO.

[Signature] COUNTY CLERK  
[Signature] DEPUTY

COUNTY SURVEYOR FILE NO. 19959

SURVEY FOR:

RICHARD & TERRI KORNER  
1767 ORCHARD HOME DRIVE  
MEDFORD, OR 97501

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PHONE: (541) 772-2782

DATE:

SEPTEMBER 10, 2007

\*\*\* 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 Northeast corner of Lot 5 of ORCHARD HOME VILLAGE, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the North line of said ORCHARD HOME VILLAGE, North 89°55'00" West, 180.35 feet to a point being 17 feet Easterly of the Southwest corner of that tract described in Document No. 2006-046010, Official Records of Jackson County, Oregon; thence parallel to the West line of said tract, North 00°05'00" East, 133.60 feet to said West line; thence along said West line, North 89°58'11" East, 3.00 feet to an angle point; thence continue along said West line, North 00°05'00" East, 30.00 feet to the Southwest corner of Lot 10 of ORCHARD MEADOWS SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the South line of said SUBDIVISION, North 89°58'11" East, 320.06 feet to the Northeast corner of that tract described in Document No. 2006-046010, said Official Records; thence along the East line thereof, South 00°05'00" West, 114.05 feet to the South line of Lot 5 of SOUTHWERE SUBDIVISION, PHASE 1, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along said South line, South 89°59'11" West, 38.39 feet to the Southwest corner of said Lot 5; thence South 64°25'11" West, 115.74 feet to the initial point of beginning. EXCEPTING THEREFROM that portion dedicated for street purposes by Document No. 2006-020717, Official Records of Jackson County, Oregon

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 two Parcels created through a Land Partition. See City of Medford File No. LDP-06-360.

PROCEDURE: The exterior description of the subject tract (Doc No. 2006-046010, ORJCO) was prepared by this office during the completion of Southmere Subdivision, Phase 1 and Orchard Home Village with the controlling monuments being shown on those Plats. Computed the Parcel corner positions per the approved tentative plat and set monuments as shown on Sheet 2.

\*\*\* RECEIVED \*\*\*  
DATE 3-6-08 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

SHEET 1 OF 2

**SURVEY FOR:**  
 RICHARD & TERRI KORNER  
 1767 ORCHARD HOME DRIVE  
 MEDFORD, OR 97501

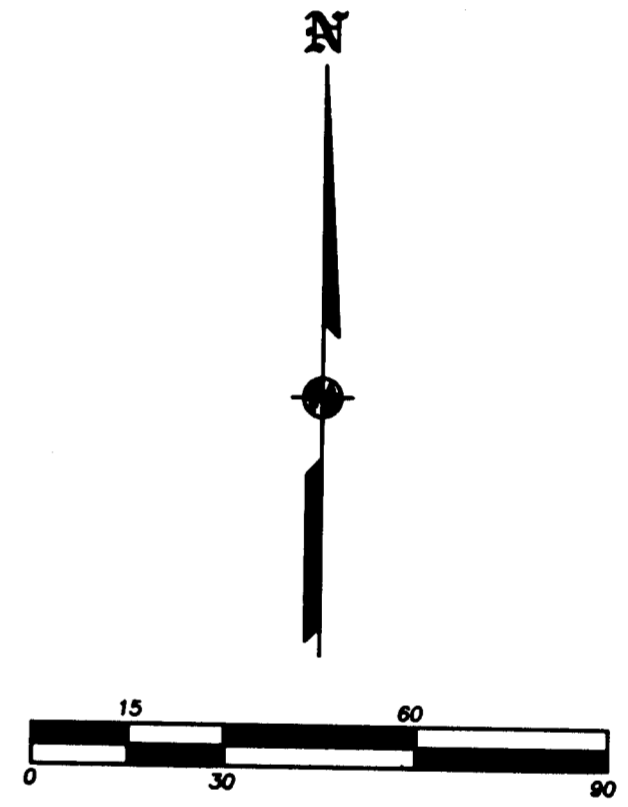
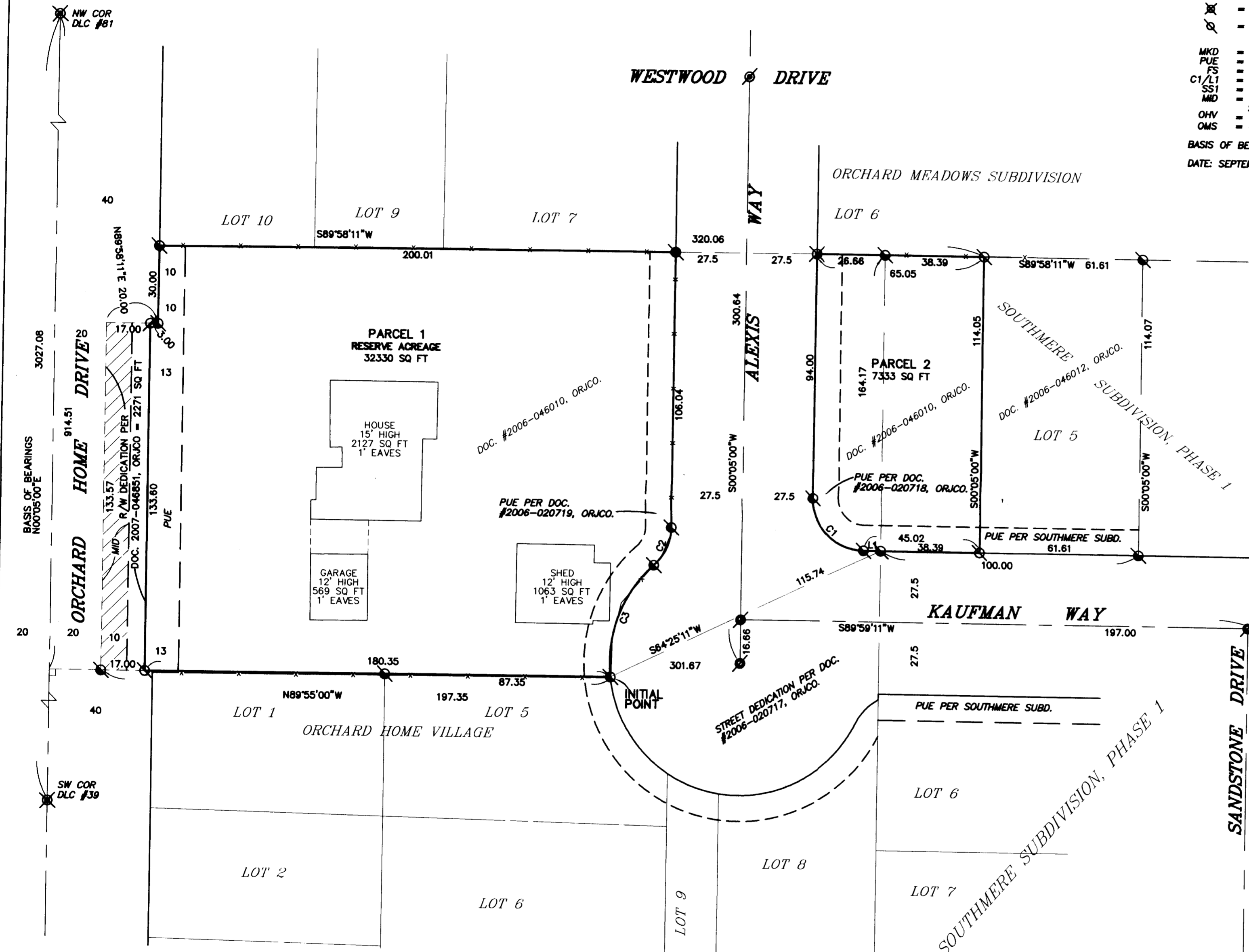
**SURVEY BY:**  
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 CONSULTING LAND SURVEYORS  
 816 WEST EIGHTH STREET  
 MEDFORD, OREGON 97501  
 PHONE: (541) 772-2782  
 EMAIL: LJFRIAR@CHARTER.NET

**PARTITION PLAT NO. P-16-2008**  
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 in the City of Medford, Jackson County, Oregon  
 (File No. LDP-06-360)

**LEGEND:**

- = FOUND COUNTY SURVEYOR'S BRASS CAPPED MONUMENT & ACCESSORIES.
- = FOUND 2.5" BRASS CAP MKD. "LS 1913" PER OMS.
- = FOUND 2.5" ALUMINIUM CAP MKD. "L.J. FRIAR & ASSOC." PER SS1 OR OHV.
- = FOUND 5/8" IRON PIN & PLASTIC CAP MKD. LS 1913" PER OMS.
- = FOUND 5/8" IRON PIN & PLASTIC CAP MKD. "L.J. FRIAR & ASSOC." PER SS1 OR OHV.
- = SET BRASS TAG MKD "L.J. FRIAR & ASSOC." IN LEAD PLUG IN CONCRETE.
- = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. "L.J. FRIAR & ASSOC."
- MKD = MARKED.
- PUE = PUBLIC UTILITY EASEMENT.
- FS = FILED SURVEY NO.
- C1/L1 = SEE CURVE DATA TABLE.
- SS1 = SOUTHMERE SUBDIVISION, PHASE 1 (FS18882).
- MID = EASEMENT FOR MEDFORD IRRIGATION DISTRICT FACILITIES PER V.267, P.38 & 39, JCDR. SUBJECT TO AGREEMENT RECORDED AS DOC. #2007-046850, ORJCO.
- OHV = ORCHARD HOME VILLAGE (FS19178).
- OMS = ORCHARD MEADOWS SUBDIVISION (FS17203).

BASIS OF BEARINGS: MEADOWS AT GRIFFIN CREEK (FS16476) AS SHOWN HEREON.  
 DATE: SEPTEMBER 10, 2007 UNIT OF MEASUREMENT: FEET SCALE: 1" = 30'



**Note per ORS 92.090(4)(c):**  
 No public domestic water supply facility will be provided to the purchaser of Parcel 1, even though a public domestic water supply source exists unless authorized by the Medford Water Commission.

**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	CHORD
C1	90°05'49"	31.45	20.00	S44°57'54"E 28.31
C2	47°38'32"	16.83	20.00	N23°54'18"E 16.18
C3	54°18'56"	47.87	50.50	S20°34'04"W 46.10
NUM	BEARING	DISTANCE		
L1	S89°59'11"W	6.63		

**EASEMENTS PER SUBDIVISION GUARANTEE**  
 EASEMENT FOR SANITARY SEWER PER DOC. 91-23250, ORJCO GIVES NO SPECIFIC LOCATION BUT MAY AFFECT THE PROPERTY.

REGISTERED PROFESSIONAL LAND SURVEYOR  
 J. SAUER  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIGGS  
 2234  
 RENEWAL DATE 6-30-09

RECEIVED  
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 This survey consists of:  
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 J. SAUER  
 SURVEYOR