

***** APPROVALS *****

PARTITION PLAT NO. P-22-2008

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

File No. LDP-06-144

I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

Located in the N.E. 1/4 of Sec. 36,
T.37S., R.2W., W.M. in the City of Medford
Jackson County, Oregon
(File No. LDP-06-144)

FILED FOR RECORD THIS 8TH DAY OF APRIL, 20 08, AT
1:54 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-22-2008
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 19 PAGE 22 DOC. # 2008-013271 ORJCO

Kelvin
for Planning Director
MARCH 18, 2008
Date

EXAMINED AND APPROVED this 25 day of February, 20 08.

SURVEY FOR:

DAVE & DONNA SHERBOURNE
2845 COKER BUTTE ROAD
MEDFORD, OR 97504

CHRISTINE D. WALKER
COUNTY CLERK
KAREN ALONZO
DEPUTY

COUNTY SURVEYOR FILE NO. 19995

EXAMINED AND APPROVED as required by ORS 92.100 as of APRIL 8, 20 08.

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
WWW.FRIARANDASSOCIATES.COM

***** 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 COMPLIES WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

William Johnson, Deputy
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of 4-8, 20 08.

DAN ROSS 4-8-2008 MMJ Deputy 4/8/08
ASSESSOR DATE TAX COLLECTOR DATE

DATE:

DECEMBER 14, 2007

Commencing at the Southwest corner of Parcel No. 1 per Partition Plat No. P-27-2001, according to the official plat thereof, now of record, in Volume 12, Page 27 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 16915 in the Office of the Jackson County Surveyor; thence South 00°06'25" West, 95.00 feet to the Northwest corner of that tract described in Document No. 00-44644, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the North line thereof, the following 6 (six) courses: South 89°54'00" East, 67.05 feet; thence South 00°06'00" West, 4.27 feet; thence South 89°54'00" East, 30.00 feet; thence North 00°32'27" East, 2.02 feet; thence South 89°27'33" East, 130.23 feet; thence North 89°48'14" East, 24.40 feet to the West line of Peach Street as described in Document No. 2007-029699, said Official Records; thence along said West line, South 00°05'08" East, 79.38 feet to the South line of that tract described in Document No. 00-44644, said Official Records; thence along said South line, North 89°54'00" West, 251.96 feet to the Southwest corner thereof; thence along the West line thereof, North 00°06'25" East, 82.50 feet to the initial point of beginning.

***** DECLARATION *****

Know all men by these presents that we, DAVID G. SHERBOURNE and DONNA M. SHERBOURNE, are the owners in fee of the lands shown hereon more particularly described in the Surveyor's Certificate, and have partitioned the same into the Parcels as shown on Sheet 2 and do hereby dedicate to the public under the jurisdiction of the City of Medford the Right-of-Way Dedication (RW2) together with the Public Utility Easement (PUE). We do hereby make and establish the non-exclusive Private Storm Drainage Easement (PSDE) and the non-exclusive Shared Diveway Easement (SDE) for the benefit of and use by the owners of Parcels 1 and 2. The cost of maintaining said SDE shall be borne equally by the owners of Parcels 1 and 2.

David G. Sherbourne
DAVID G. SHERBOURNE

Donna M. Sherbourne
DONNA M. SHERBOURNE

REGISTERED PROFESSIONAL LAND SURVEYOR
Jan E. Hibbs
OREGON
JULY 17, 1988
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-09

STATE OF OREGON } ss.
COUNTY OF JACKSON }

PERSONALLY appeared the above named David G. Sherbourne and Donna M. Sherbourne and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 18th day of February, 20 08.

Karen L. Lafitte
Karen L. Lafitte Notary Public - Oregon
Commission No. 402251
My Commission Expires March 10, 2010

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

1) NO PARKING IS ALLOWED WITHIN FIRE DEPARTMENT ACCESS WAYS.

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 Medford File No. LDP-06-144.
PROCEDURE: The exterior of the subject property was computed by this office as shown on FS16753. Retied monuments as shown on Sheet 2, since our original control was destroyed by the Peach Street Improvement project. Computed the Parcel corners and set monuments as shown on Sheet 2.

RECEIVED
DATE 4-8-08 BY JL
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. Hibbs
SURVEYOR

PARTITION PLAT NO. P-22-2008

Located in the N.E. 1/4 of Sec. 36,
T.37S., R.2W., W.M. in the City of Medford
Jackson County, Oregon
(File No. LDP-06-144)

SURVEY FOR:

SURVEY BY:

DAVE & DONNA SHERBOURNE
2845 COKER BUTTE ROAD
MEDFORD, OR 97504

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET
WWW.FRIARANDASSOCIATES.COM

LEGEND:

- = Fd. monument per FS15116 as noted hereon.
- ⊗ = Fd. 5/8" iron pin & metal cap mkd. CITY OF MEDFORD per FS19529.
- ⊙ = Fd. 5/8" iron pin & plastic cap mkd. L.J. FRIAR & ASSOC. per FS16753.
- ⊗ = Fd. brass tag mkd. LS2234 in lead plug in concrete per FS16753.
- = Set 5/8" X 30" iron pin & plastic cap mkd. L.J. FRIAR & ASSOC.
- ⊗ = Set brass tag mkd. LS2234 in lead plug in concrete.
- FS = Filed Survey #.
- JCDR = Jackson County Deed Records.
- ORJCO = Official Records of Jackson County, Oregon.
- DR = Deed record data.
- () = Deed record data or as shown.
- WC = Witness corner monument.
- PUE = Public Utility Easement per this plat.
- PSDE = Non-exclusive Private Storm Drainage Easement for Parcels 1 & 2.
- L1 = See course data table.
- RW1 = Right of Way dedication per Doc. 2007-029699, ORJCO.
- RW2 = Right of Way dedication per this plat = 868 square feet.
- SDE = Non-exclusive Shared Diveway Easement for Parcels 1 & 2.
- MKD = Marked.
- FD = Found.
- DLC = Donation Land Claim.
- X- = Fence line.
- PP# = Partition Plat No.

BASIS OF BEARINGS: Survey No. 16753 as shown hereon.

DATE: December 14, 2007 UNIT OF MEASUREMENT: Feet SCALE: 1" = 30'

| NUM | BEARING | DISTANCE |
|-----|-------------|----------|
| L1 | S00°06'00"W | 4.27 |
| L2 | S89°54'00"E | 30.00 |
| L3 | N00°32'27"E | 2.02 |
| L4 | S00°05'08"E | 3.16 |
| L5 | N89°54'00"W | 2.50 |
| L6 | N55°51'30"E | 17.77 |

N



REGISTERED
PROFESSIONAL
LAND SURVEYOR

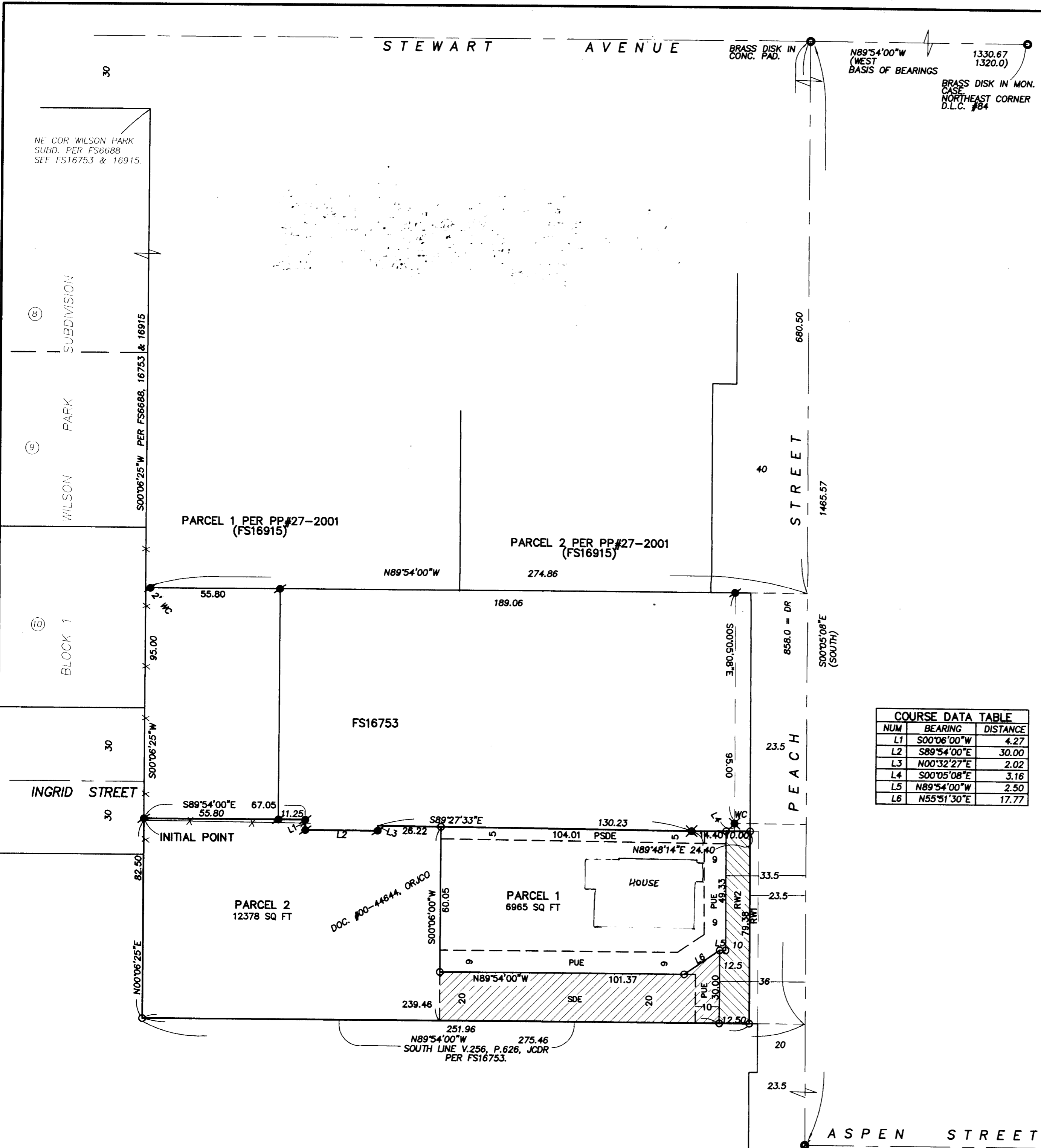
James E. Hibbs
OREGON
JULY 17, 1988
JAMES E. HIBBS
2234

RENEWAL DATE 6-30-09

RECEIVED
DATE 4-8-08 BY *JB*
This survey consists of:
2 sheet(s) Map
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JACKSON COUNTY
SURVEYOR

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EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

SHEET 2 OF 2



372W36AC TL4600

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51840A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.