

PARTITION PLAT NO. P-36-2008
(LAND PARTITION LDP-07-056)

Located In:

Parcel 3 of Partition Plat P-44-2001
in the Northwest 1/4 of Section 13,
Township 37 South, Range 2 West, W.M.,
in the City of Medford, Jackson County, Oregon

For:
Brooks Jenkins

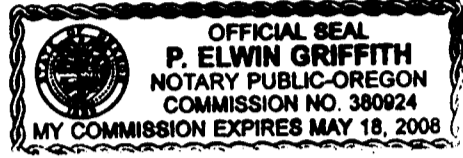
KNOW ALL MEN BY THESE PRESENTS, THAT I, JAY BROOKS JENKINS, AM THE OWNER OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON. I HEREBY DEDICATE TO THE PUBLIC, A 5-FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON. I HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF PARCELS 2 AND 3, A 20-FOOT MINIMUM ACCESS AND DRAINAGE EASEMENT OVER AND ACROSS PARCELS 1, 2 AND 3. I HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF PARCELS 2 AND 3, A 5-FOOT PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS PARCELS 1 AND 2.

STATE OF OREGON)
COUNTY OF JACKSON) SS

Jay Brooks Jenkins
JAY BROOKS JENKINS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS 11 DAY OF April, 2008, BY JAY BROOKS JENKINS, KNOW TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

BEFORE ME:



P. Elwin Griffith
NOTARY

APPROVALS

EXAMINED AND APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT THIS 9th DAY OF May, 2008.

Bianca Petron
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 14 DAY OF April, 2008.

[Signature]
CITY SURVEYOR

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 29th DAY OF May, 2008, AT 1:47 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-36-2008 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 19 PAGE 36.)

Christina J. Walker COUNTY CLERK
Sonya S. Morgan DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 20045

SURVEYOR'S CERTIFICATE:

I, DAVID M. MINNECI, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND COMPLIES WITH REGULATIONS FOR LAND PARTITIONS, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

PARCEL 3 OF PARTITION PLAT P-44-2001, FILED FOR RECORD AUGUST 30, 2001 IN INDEX VOLUME 12, PAGE 44 OF THE "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON AND FILED IN THE OFFICE OF THE COUNTY SURVEYOR AS SURVEY NO. 17046.

David M. Minnici
SURVEYOR

NOTES:

- UNABLE TO LOCATE RIGHT-OF-WAY PER VOL. 48, PG. 517, DEED RECORDS OF JACKSON COUNTY, OREGON.
- PUBLIC UTILITY EASEMENTS AS DELINEATED ON THE RECORDED PARTITION PLAT P-44-2001. (SHOWN)
- ROGUE RIVER VALLEY IRRIGATION EASEMENT AS DELINEATED ON THE RECORDED PARTITION PLAT P-44-2001. (SHOWN)
- DEFERRED IMPROVEMENT AGREEMENT RECORDED AUGUST 28, 2001 AS DOC. NO. 01-41409, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- DEFERRED IMPROVEMENT AGREEMENT RECORDED APRIL 7, 2008 AS DOC. NO. 2008-013086, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- MAINTENANCE AND ACCESS AGREEMENT RECORDED AS DOC. NO. 2008-20244 OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 29th DAY OF May, 2008.

Hens Crawford, Deputy ASSESSOR
J.H. [Signature], Deputy TAX COLLECTOR

5/29/2008
DATE

5/29/08
DATE

PROPERTY LINE CURVE TABLE

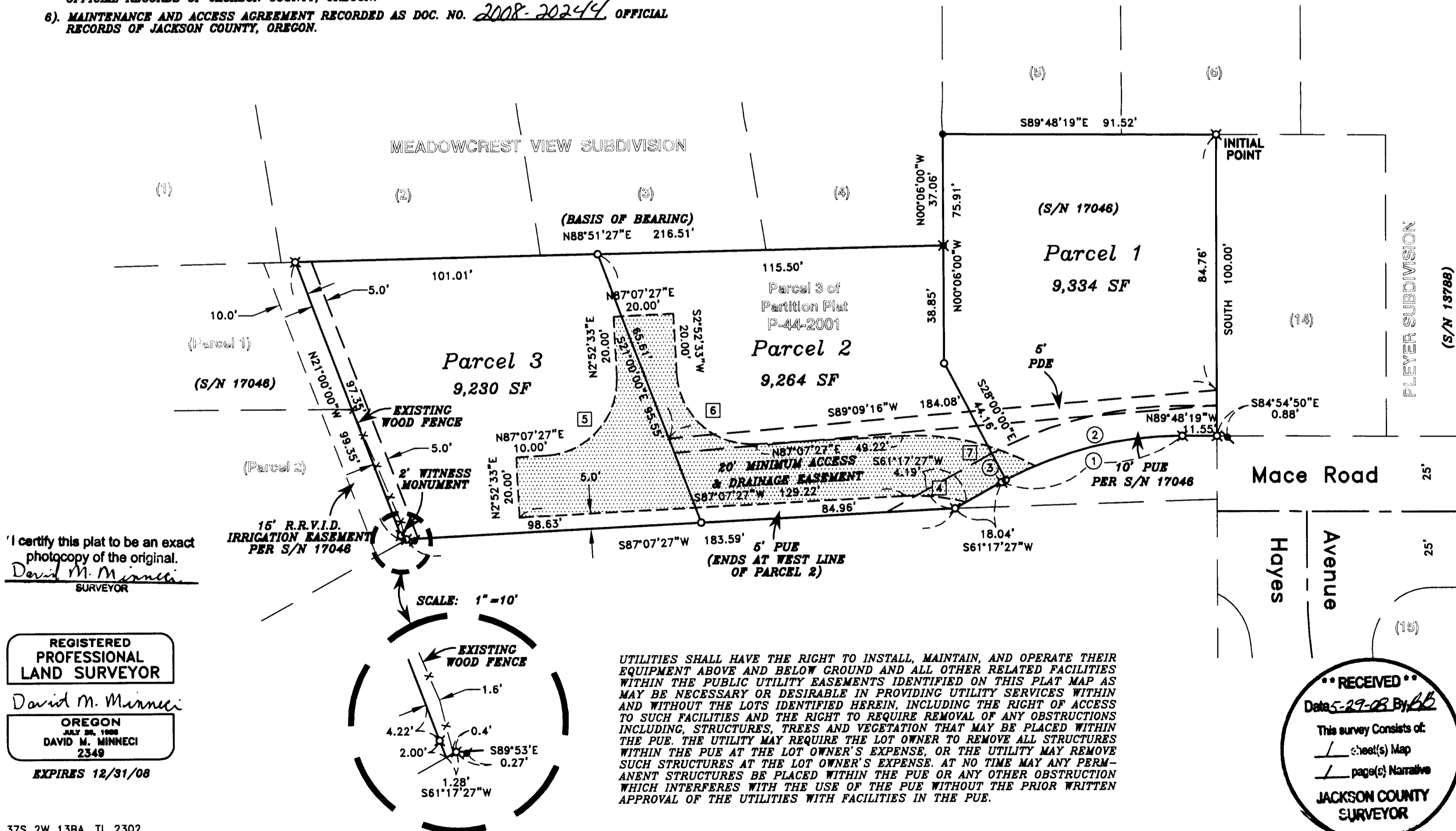
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	28°54'14"	125.00'	63.06'	62.39'	S75°44'33"W
2	28°11'41"	125.00'	61.51'	60.89'	S76°05'50"W
3	00°42'33"	125.00'	1.55'	1.55'	S61°37'48"W

MINIMUM ACCESS CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
4	17°58'54"	65.00'	61.11'	60.51'	S78°12'14"W
5	90°00'00"	25.00'	39.27'	35.36'	N42°07'27"E
6	90°00'00"	25.00'	39.27'	35.36'	S47°52'33"E
7	31°10'33"	85.00'	46.25'	45.68'	S77°17'17"E

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR., MEDFORD, OREGON
(541) 779-4841
BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 30' APRIL 4, 2008
BASIS OF BEARING: SURVEY NUMBER 17046
(NORTH LINE PARCEL 3)

- O = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349"
- X = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 17046.
- = FOUND 5/8" IRON PIN PER MEADOWCREST VIEW SUBDIVISION.
- = FOUND 5/8" PIN (NO CAP)
- = FOUND 1/2" PIPE LEANING SOUTHERLY (ORIGIN UNKNOWN)
- X = FOUND 1 1/4" SQUARE IRON BAR PER S/N 14140.
- S/N = SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- PDE = PRIVATE STORM DRAIN EASEMENT
- R.R.V.I.D. = ROGUE RIVER VALLEY IRRIGATION DISTRICT
- [Symbol] = 20' MINIMUM ACCESS & DRAINAGE EASEMENT



I certify this plat to be an exact photocopy of the original.
David M. Minnici
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

David M. Minnici

OREGON
JULY 26, 1909
DAVID M. MINNECI
2349

EXPIRES 12/31/08

37S 2W 13BA, TL 2302

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 EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, 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 THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

RECEIVED
Date 5-29-08 By bb
This survey consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

SURVEY NO 20045
P-36-2008

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: Brooks Jenkins
139 Willow Springs Drive
Talent, Oregon 97540

Location: Parcel 3 of Partition Plat P-44-2001 in the Northwest one-quarter (1/4) of Section 13, Township 37 South, Range 2 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

Purpose: To survey, monument and record a Partition Plat (City of Medford Planning File No. LDP-07-056) per clients request.

Procedure: Utilizing previous control and found monuments from Survey No. 17046, I divided Parcel 3 of Partition Plat P-44-2001 into 3 parcels and set monuments as shown on the accompanying Partition Plat.

Basis of Bearing: North line of Parcel 3 per Survey No. 17046.

Date: April 4, 2008



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/08
880 Golf View Dr. St., Ste. 201
Medford, Oregon 97504

