

*** APPROVALS ***

CITY OF MEDFORD PLANNING
(File No. LDP-08-043)

[Signature]
Planning Director
Date 18 Sep 08
Examined and approved this 26 day of August 20 08
[Signature]
City Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have been paid as of September 22 20 08

[Signature] Deputy 9/22/08 Assessor, Dept. of Assessment
[Signature] Deputy 9/22/08 Tax Collector

*** DECLARATION ***

Know all men by these presents that JUDY C. COLEMAN and R.L. COLEMAN, Trustees of the JUDY C. COLEMAN LIVING TRUST, u.d.d. June 16, 1994, 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 do hereby dedicate to the public for public use under the jurisdiction of the City of Medford the Public Utility Easement as shown on Sheet 2.

[Signature] JUDY C. COLEMAN, Trustee
[Signature] R.L. COLEMAN, Trustee
JUDY C. COLEMAN LIVING TRUST, u.d.d. June 16, 1994

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Judy C. Coleman and acknowledged the foregoing instrument to be her voluntary act and deed and was signed on behalf of said Judy C. Coleman Living Trust.

Dated this 22nd day of August 20 08

[Signature]
KAREN L. LAEITTE Notary Public - Oregon

Commission No. 402251
My Commission Expires March 20, 2010

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named R.L. Coleman and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of said Judy C. Coleman Living Trust.

Dated this 22nd day of August 20 08

[Signature]
KAREN L. LAEITTE Notary Public - Oregon

Commission No. 402251
My Commission Expires March 20, 2010

*** AFFIDAVIT OF CONSENT ***

From Sterling Savings Bank recorded as Document No. 2008-35294 ORJCO.

PARTITION PLAT NO. P-55-2008
Located in the S.W. 1/4 of Sec. 12, T.37S., R.2W., W.M.
& in the City of Medford, Jackson County, Oregon
(File No. LDP-08-043)

*** RECORDER'S CERTIFICATE ***

FILED FOR RECORD THIS 22ND DAY OF SEPTEMBER 20 08
AT 11:44 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-55-2008
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 19, PAGE 55 & DOC. # 2008-35295 ORJCO.

Christine D Walker COUNTY CLERK
Barbara J Shaw DEPUTY
COUNTY SURVEYOR FILE NO. 20176

SURVEY FOR:
RANDY COLEMAN
327 CHESTNUT AVENUE
MEDFORD, OR 97501

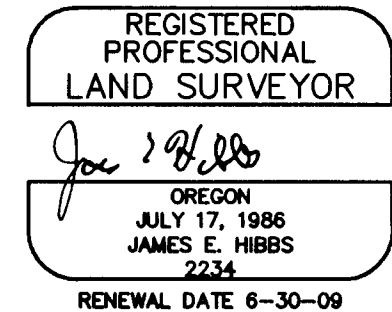
SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782
EMAIL: lfriar@charter.net
www.friarandassociates.com

DATE OF SURVEY:
JUNE 27, 2008

*** SURVEYOR'S CERTIFICATE ***

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFIES 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 Southeast of Lot 9, Block 5 of STARWOOD ESTATES, UNIT NO. 3, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the East line of that tract described in Document No. 94-24352, Official Records of Jackson County, Oregon, South 00°01'04" West, 101.66 feet to the North line of Sunwood Drive; thence along said North line, North 89°56'49" West, 110.00 feet to the Southeast corner of Lot 22, Block 3 of STARWOOD ESTATES, UNIT NO. 2, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the East line of said Lot 22, North 00°01'04" East, 101.43 feet to the Northeast corner thereof; thence along the South line of said Lot 9, North 89°55'49" East, 110.00 feet to the initial point of beginning.

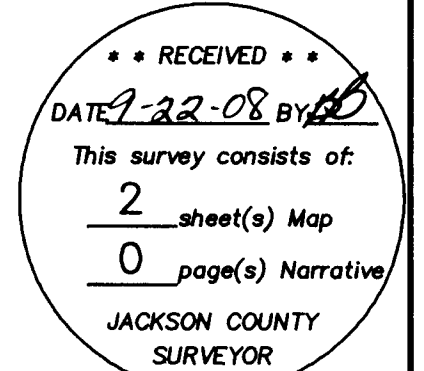


SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument the corners of two parcels created through a Land Partition. See City of Medford File No. LDP-08-043.

PROCEDURE: The exterior of the subject property was originally monumented and is a remnant tract from Starwood Estates Unit No. 2 and 3. On paper this is an easy boundary retracement. However, real world conditions proved other wise. I found the initial point per Unit No. 3 and the monument at the right of way intersection of Sunwood and Howard per Unit No. 2. To determine the Southeast corner of Lot 22, it was necessary for me to determine the right of way of Sunwood Drive first. A search was made for original lot or right of way monuments along Sunwood but none could be found. I then turned to locating existing centerline monuments to re-create the right of way. The monument at the intersection of Sunwood and Shelterwood has been destroyed. I computed its position using plat record distance and direction from the two monuments to the South. I then computed the position of the Southeast corner of Lot 22 at plat record distance westerly from the found pin at the right of way intersection of Sunwood and Howard. Since the subject tract is a remnant of the original subdivisions, it is my opinion that using the plat record distance upholds the intent of the Unit 2 subdivision boundary. The Northeast corner of Lot 22 proved to be the next problem. A 5/8" iron pin was found at what looked to be the Northeast corner. However, its found position is 0.58' westerly from plat record distance from the initial point. The top 6" of this pin was found bent to the east. It also fell easterly of a fence corner post which suggested to me that it would have been disturbed easterly from where it was originally set putting it even further out of plat record position to the west. After conferring with Roger Roberts, Jackson County Surveyor and based on the foregoing evidence, I had doubts that this pin was in its original position although it fit the fence line running northwesterly along the Westerly line of Lot 9 fairly well. With doubts still lingering, I then recovered and made a tie to the original lot corner monument at the Northwest corner of Lot 22 which plat record distance from the initial point extremely well. From this new information, there was no doubt in my mind that the pin near the Northeast corner of Lot 22 was not in its original plat record position. It is possible that this pin was set as a witness corner 1' westerly of the true corner during the platting of Unit No. 2 or 3 and inadvertently not noted as such on the plats. This would help explain the fact that the fence line running between Lots 9 and 10 begins approximately 1' westerly of my computed position. With all four corner positions fixed, I then computed the interior parcel corner locations per the approved tentative plat and set monuments as shown on Sheet 2.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
SURVEYOR



SURVEY FOR:
RANDY COLEMAN
327 CHESTNUT AVENUE
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
EMAIL: lfriar@charter.net
www.friarandassociates.com

DATE OF SURVEY:
JUNE 27, 2008

PARTITION PLAT NO. P-55-2008
Located in the S.W. 1/4 of Sec. 12, T.37S., R.2W., W.M.
& in the City of Medford, Jackson County, Oregon
(File No. LDP-08-043)

LEGEND:

- = POSITION OF CENTERLINE MONUMENT PER CITY SURVEYOR REFERENCE NOTES.
- = FD. METAL DISK IN CONCRETE PER SEU3.
- = FD. 5/8" IRON PIN PER SEU2.
- ✕ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER FS17994.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ✕ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 1WC = 1.00 FOOT WITNESS CORNER MONUMENT.
- () = RECORD DATA PER SEU2 OR SEU3.
- SEU2 = STARWOOD ESTATES UNIT NO. 2.
- SEU3 = STARWOOD ESTATES UNIT NO. 3.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER SEU2.
- X- = FENCE LINE.
- PUE1 = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- RRVID = IRRIGATION EASEMENT PER DOC. 77-06776, ORJCO.
- WLE = WATER LINE EASEMENT PER V.399, P.147, JCDR.
- WLE1 = WATER LINE EASEMENT PER DOC. 2008-009272, ORJCO.
- SNF = SEARCHED FOR BUT NOT FOUND.
- PUE2 = PUBLIC UTILITY EASEMENT AS SHOWN ON SEU2.

BASIS OF BEARINGS:

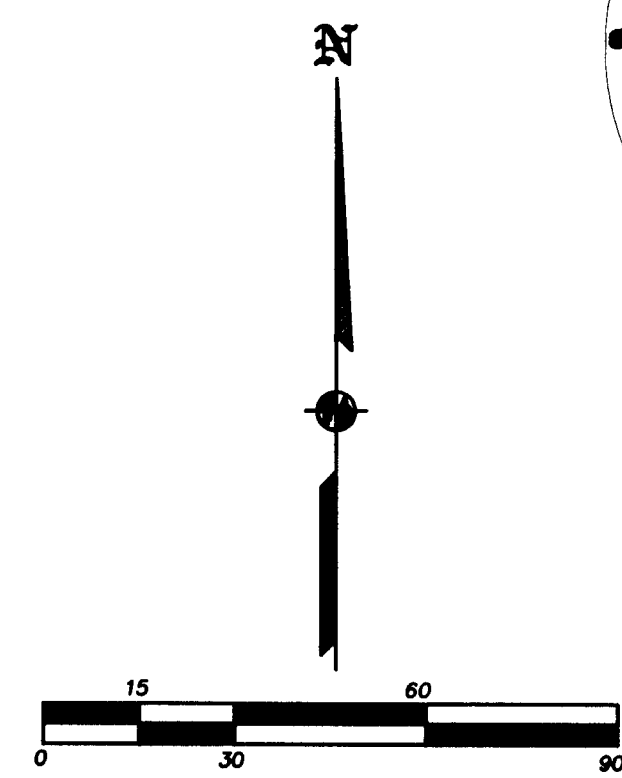
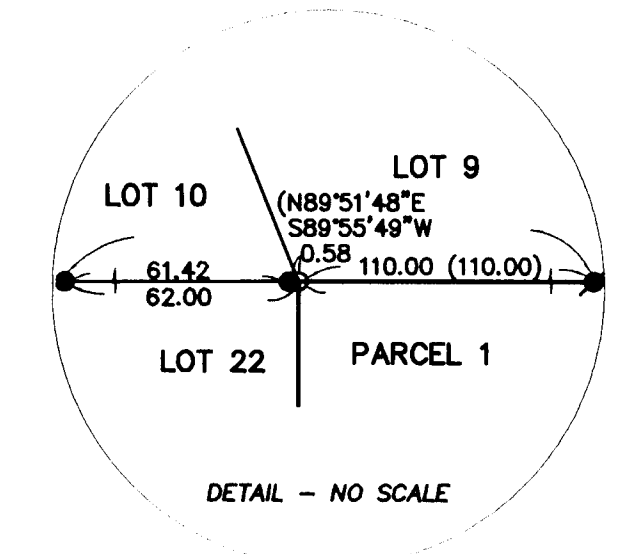
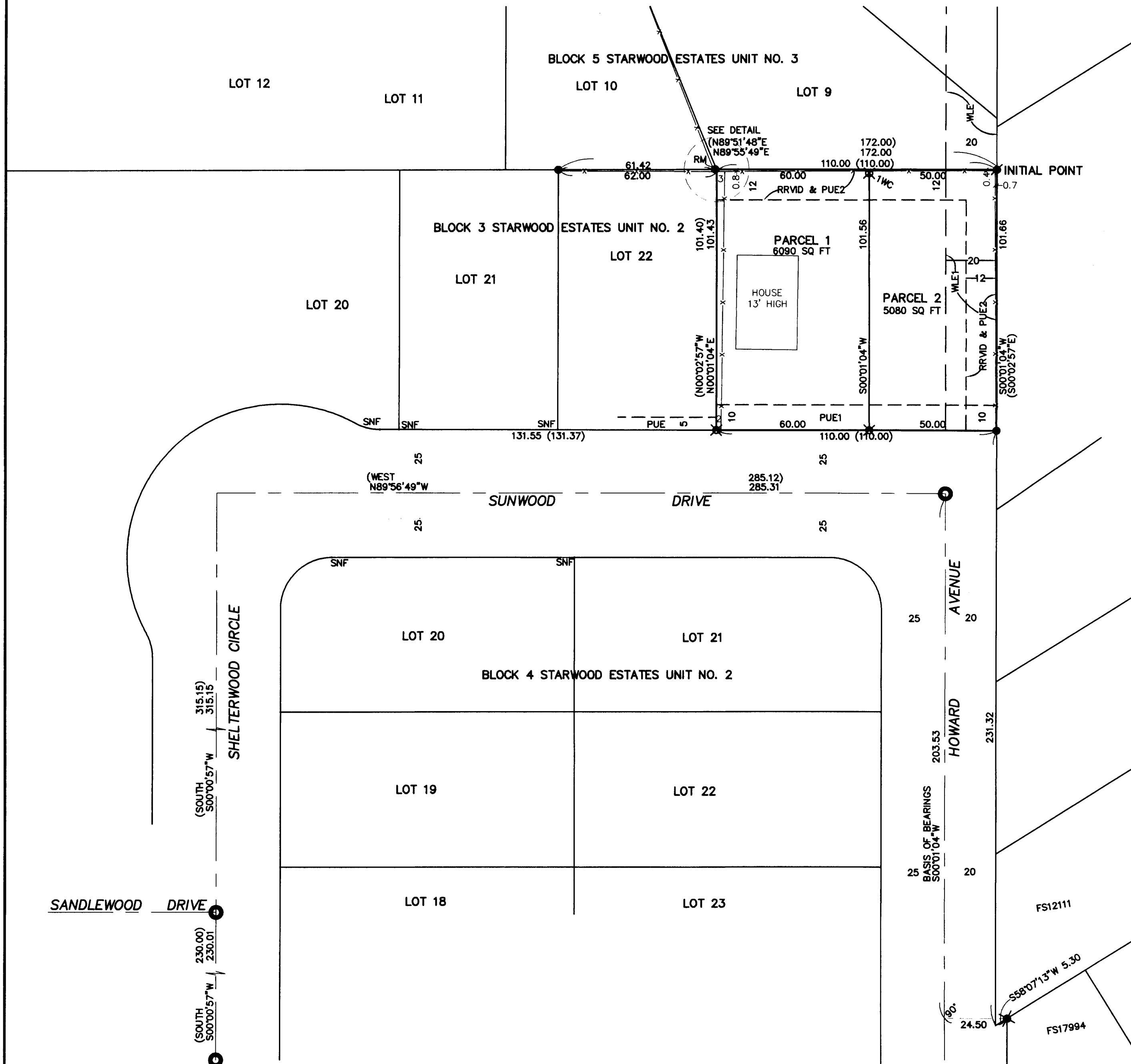
SURVEY NO. 17994 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 30'

EASEMENTS PER SUBDIVISION GUARANTEE

- 1) EASEMENT FOR ELECTRICAL TRANSMISSION FACILITIES PER V.468, P.274, JCDR CANNOT BE LOCATED BUT MAY AFFECT SUBJECT PROPERTY.
- 2) WATER LINE EASEMENT PER DOC. 76-09302, ORJCO DOES NOT LIE WITHIN SUBJECT PROPERTY.



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

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-09

RECEIVED

DATE 9-22-18 BY *LB*

This survey consists of:
2 sheet(s) Map
0 page(s) Narrative

JACKSON COUNTY SURVEYOR

SHEET 2 OF 2 081087M