

PARTITION PLAT No. P-71-2008
and
PROPERTY LINE ADJUSTMENT

located in
NORTHWEST ONE QUARTER OF SECTION 20,
TOWNSHIP 37 SOUTH, RANGE 1 WEST,
WILLAMATTE MERIDIAN, IN THE CITY OF MEDFORD,
JACKSON COUNTY, OREGON

for
Larry A. Denn, SR.
and
Elba A. Denn

765 Sterling Street
Jacksonville, OR 97530

Surveyor's Certificate:

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

The tract of land described in Instrument number 2008-024965 of the Official Records of Jackson County, Oregon, being more particularly described as follows:

Commencing at the CENTER NORTH 1/16TH CORNER OF Section 20, Township 37 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon; thence North 89°53'30" West, along the centerline of East McAndrews Road, 380.03 feet; thence leaving said centerline North 00°04'17" West, 30.00 feet to a 5/8 inch by 30 inch iron pin on the northerly right-of-way of said East McAndrews Road and the INITIAL POINT OF THIS PARTITION and the POINT OF BEGINNING; thence North 89°53'30" West, 90.07 feet; thence North 00°04'17" West, 224.23 feet; thence South 89°59'02" East, 98.57 feet; thence South 00°46'46" West, 74.99 feet (record South 0°47'39" West, 74.99 feet); thence North 89°59'02" West, 7.39 feet (record North 89°58'09" West, 7.31 feet); thence South 00°04'17" East, 149.39 feet to the POINT OF BEGINNING.

Herbert A. Farber
Herbert A. Farber, PLS 2189

Easements Per Subdivision Guarantee:

- Easement for Transmission and distribution of electricity, and for other purposes, Per Volume 186, Page 104 of J.C.D.R. is located along an existing power line that runs approximately two (2) feet north of the south boundary of the parent tract gives no specific width and will fall within the public right-of-way upon the filing of this Partiton.

Release Affidavits:

From Evergreen Federal Savings and Loan Association recorded as Instrument Number 2008 044212
Official Records of Jackson County, Oregon.

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Larry A. Denn, Sr. and Elba A. Denn, Trustees of the Larry A. Denn, Sr. and Elba A. Denn Common Revocable Living Trust are the owners of the lands hereon described, and that they have partitioned the same into parcels as shown hereon and the number and size of the parcels and the courses and lengths of the lines are plainly set forth, and that this plat is a correct representation of the Partition, and does hereby dedicate to the public for public use, the 20.0 foot wide right-of-way dedication and the 10.0 foot wide Public Utility Easement, as shown hereon, and does create the 20 foot wide minimum access for the purpose of ingress and egress for Parcels 1 and 2 as well as private utilities (sewer, water, stormdrain, electric power, natural gas, telephone and cable), and does create for the benefit of Parcel 1 the private power easement and the 4 foot private storm drain easement.

Larry A. Denn, Sr. Trustee Elba A. Denn Trustee
Larry A. Denn, Sr. Trustee Elba A. Denn Trustee

State of Oregon)
County of Jackson)

The foregoing instrument was acknowledged before me this 24th day of October, 2008, by Larry A. Denn, Sr. as Trustee of the Larry A. Denn, Sr. and Elba A. Denn Common Revocable Living Trust.

Susan Morgan Farber
(Signature)

SUSAN MORGAN FARBER
(Printed Name)

Notary Public - State of Oregon Commission No. 426455

My commission expires April 21, 2012

State of Oregon)
County of Jackson)

The foregoing instrument was acknowledged before me this 24th day of October, 2008, by Elba A. Denn, as Trustee of the Larry A. Denn, Sr. and Elba A. Denn Common Revocable Living Trust.

Susan Morgan Farber
(Signature)

SUSAN MORGAN FARBER
(Printed Name)

Notary Public - State of Oregon Commission No. 426455

My commission expires April 21, 2012

Approvals:

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

This 10 day of Dec, 2008.

[Signature]
Planning Director

Examined and approved this 11th day of November, 2008

[Signature]
City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of December 12, 2008

[Signature] 12-12-08
Deputy Tax Collector Date

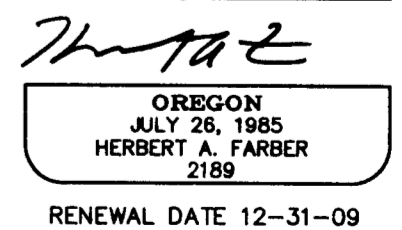
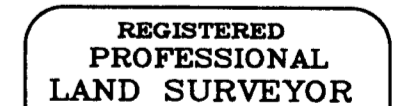
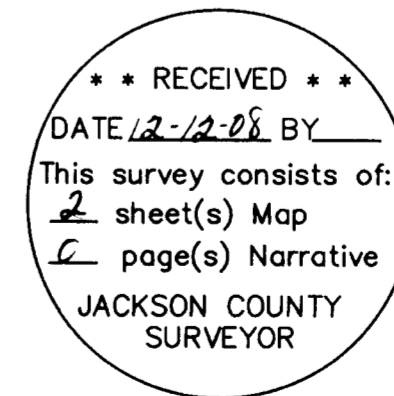
[Signature] 12/12/08
Deputy Assessor Date

Recorder:

Filed for record this 12 day of DECEMBER, 2008 at 11:31 o'clock A. M. and recorded as Partition Plat No. P-71-2008 of the Records of Jackson County, Oregon, Index Volume 19, Page 71.

Christine D. Walker Barbara J Shaw
County Clerk Deputy

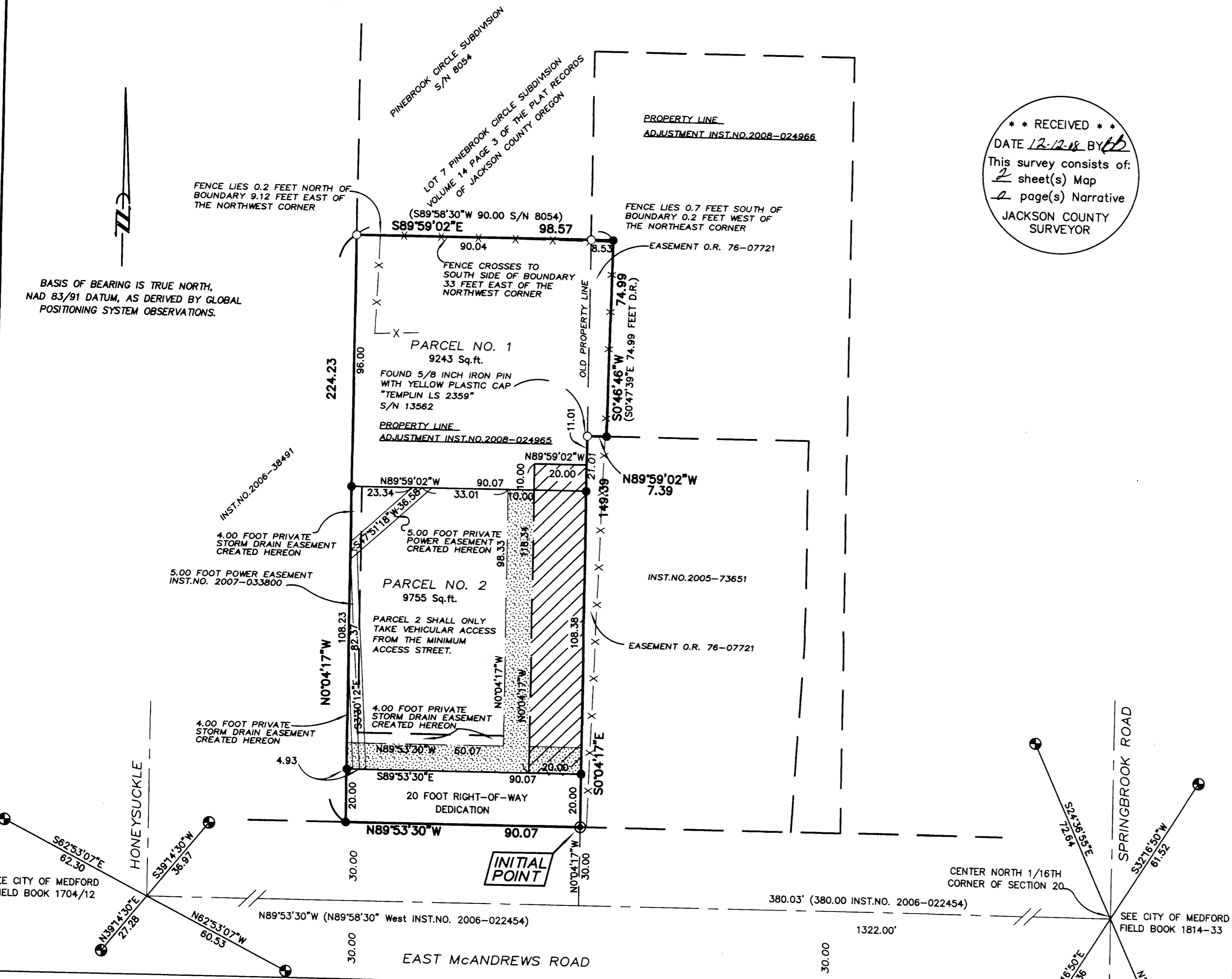
County Surveyor's File No. 20258



PLA AS A CONDITION OF LDP-06-318

PARTITION P-71-2008
 and
PROPERTY LINE ADJUSTMENT
 located in the
 NORTHWEST ONE QUARTER OF SECTION 20,
 TOWNSHIP 37 SOUTH, RANGE 1 WEST,
 WILLAMETTE MERIDIAN, IN THE CITY OF MEDFORD,
 JACKSON COUNTY, OREGON
 for
LARRY A. DENN, Sr.
 and
ELBA A. DENN
 765 Sterling Street
 Jacksonville, Or 97530

**** RECEIVED ****
 DATE 12-12-08 BY *bb*
 This survey consists of:
 2 sheet(s) Map
 2 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR



- LEGEND**
- = 3/8 SPECIAL SHELL CASING PER CITY OF MEDFORD FIELD BOOKS
 - = FOUND 5/8" IRON PIN, PER PINEBROOK CIRCLE (S/N8054) OR AS DESCRIBED
 - ⊙ = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
 - = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
 - S/N = RECORD FILED SURVEY NUMBER
 - W.C. = WITNESS CORNER
 - D.R. = DEED RECORD
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
 - INST. NO. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 - PUE = PUBLIC UTILITY EASEMENT FOR WATER, SANITARY SEWER, STORM DRAIN, PHONE, GAS, AND CABLE TV.
- X- EXISTING FENCE
- 20.00 FOOT WIDE PRIVATE MINIMUM ACCESS STREET AND PRIVATE UTILITY EASEMENT
- 10.00' PUBLIC UTILITY EASEMENT

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

PURPOSE: TO SURVEY AND MONUMENT THE PLA / PARTITION AS APPROVED BY THE CITY OF MEDFORD PLANNING COMMISSION FILE NO. LDP-06-318.

PROCEDURE: USING CONTROL ESTABLISHED BY GLOBAL POSITIONING SYSTEM I TIED THE FOUND MONUMENTS AS SHOWN HEREON. USING THE CENTERLINE INTERSECTION REFERENCE MONUMENTS AS DESCRIBED IN THE CITY OF MEDFORD FIELD BOOKS 1814-33 AND 1704-12 I LOCATED THE CENTERLINE OF EAST McANDREWS ROAD AS SHOWN. TWO MONUMENTS FROM SURVEY 8054 (PINEBROOK CIRCLE SUBDIVISION) WERE RECOVERED AND USED TO LOCATE THE NORTH BOUNDARY OF THE PROJECT. I USED THE RECORD ANGLE FROM INSTRUMENT NUMBER 2006-22454 TO LOCATE THE WEST BOUNDARIES OF THE PROJECT. THE EAST LINE WAS LOCATED USING THE FOUND MONUMENTS AS SHOWN AND PROLONGATING THE LINE TO THE RIGHT-OF-WAY. THE EAST LINE MATCHED RECORD ANGLE. AS PART OF THIS PROJECT A PROPERTY LINE ADJUSTMENT WAS EXECUTED TO ELIMINATE A FENCE ENCROACHMENT WITH THE TRACT NOW DESCRIBED IN INSTRUMENT NUMBER 2008-024966 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

Surveyed by:
FARBER & SONS, INC.
 dba FARBER SURVEYING
 (541) 664-5599
 PO BOX 5286
 431 OAK STREET
 CENTRAL POINT, OREGON 97502

SCALE: 1" = 30'

DATE: FEBRUARY 21, 2008
 JOB NO.: 1424-06
 JOBS\MEDFORD NE\DENN MCANDREWS\MICROSURVEY\FINAL PLAT 022108.DWG
 DRAWN BY: DJW DATE: 02/21/08 \ REVISION BY:RMK DATE: AUGUST 30, 2008

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

REGISTERED PROFESSIONAL LAND SURVEYOR

Herbert A. Farber

OREGON
 JULY 26, 1985
 HERBERT A. FARBER
 2189

RENEWAL DATE 12-31-09