

*** APPROVALS ***

CITY OF MEDFORD PLANNING
File No. LDP-06-373

PARTITION PLAT NO. P-73-2008

LAND PARTITION (LDP-06-373)
In the N.W. 1/4 of Section 1, T.38S., R.2W., W.M. &
in the City of Medford Jackson County, Oregon.

[Signature]
Planning Director
Date 16 Dec 08
Examined and approved this 12th day of NOVEMBER, 20 08
[Signature]
City Surveyor

SURVEY FOR:
PETER SADLER
2447 HAPPY VALLEY DRIVE
MEDFORD, OR 97501

*** RECORDER'S CERTIFICATE ***

Filed for record this 22 day of DECEMBER, 20 08, at
10:55 o'clock A.M., and recorded as Partition Plat No. P-73-2008
of "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 19, Page 73 & DOC. # 2008-44873, ORJCO.

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have
been paid as of November 13th, 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

Christine D Walker County Clerk
Barbara J Shaw Deputy
County Surveyor File No. 20268

Nena Crawford, Deputy 12/22/08 Assessor Date
[Signature], Deputy 12-22-08 Tax Collector Date

DATE OF SURVEY:
JULY 21, 2008

*** DECLARATION ***

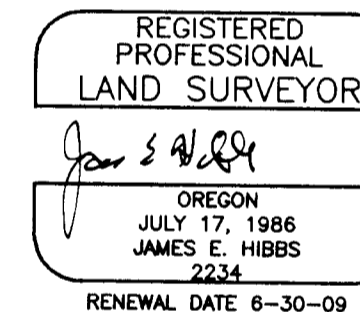
Know all men by these presents that we, MARLENE SADLER and PETER M. SADLER, are the owners in fee of the land shown hereon, more particularly described in the Surveyor's Certificate and have partitioned the same into the Parcels as shown on Sheet 2. We do hereby dedicate to the public for public use under the jurisdiction of the City of Medford, the Right of Way Dedication together with the Public Utility Easement (PUE) as shown on Sheet 2.

[Signature] MARLENE SADLER
[Signature] PETER M. SADLER

*** 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 3 of EMERALD FLATS, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the North line thereof, South 89°53'49" West, 228.47 feet (record South 89°53'37" West, 228.32 feet) to the West line of Happy Valley Drive; thence along said West line, North 00°06'14" East, 96.41 feet to the Northwest corner of that tract described in Document No. 2003-68968, Official Records of Jackson County, Oregon; thence along the North line thereof, North 88°04'45" East, 229.05 feet to the Northeast corner of said tract; thence along the East line thereof, South 00°20'49" West, 103.68 feet to the initial point of beginning.



STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Marlene Sadler and Peter M. Sadler, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 8th day of November, 20 08

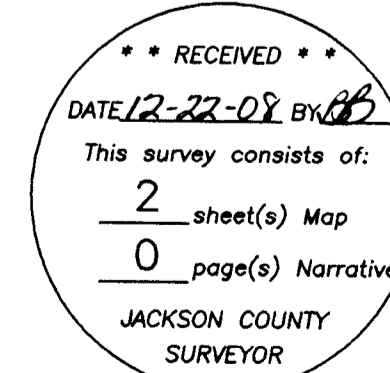
[Signature]
Karen L. Latitte Notary Public - Oregon
Commission No. 402251
My Commission Expires March 20, 2010

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-06-373. The record legal description for the subject tract is Doc. 2003-68968, ORJCO.
PROCEDURE: Made ties to monuments of record as shown hereon. Held monuments per EMERALD FLATS to control the South and East lines. Held monuments per FS13668 to control the North line. The location of Happy Valley Drive was fixed per FS18846. Computed the position of the Parcel corners per the approved Tentative Plat and set monuments as shown on Sheet 2.

*** AFFIDAVIT OF CONSENT ***

FROM KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION RECORDED AS DOC.# 2008-44872, ORJCO.
FROM KEYBANK NATIONAL ASSOCIATION RECORDED AS DOC.# 2008-44871, ORJCO.



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

SHEET 1 OF 2

SURVEY FOR:
PETER SADLER
2447 HAPPY VALLEY DRIVE
MEDFORD, OR 97501

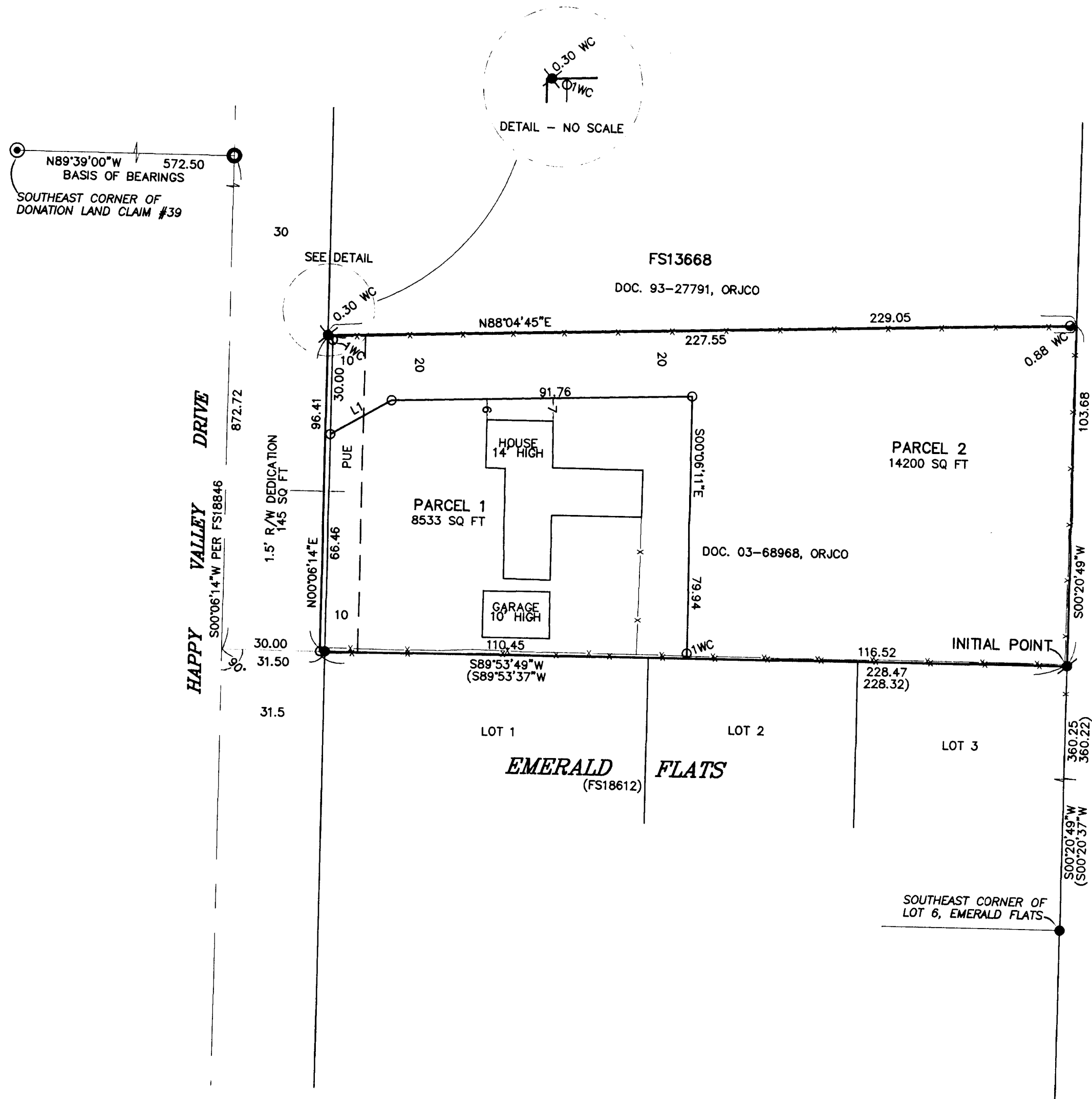
SURVEY BY:
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PARTITION PLAT NO. P-73-2008
LAND PARTITION (LDP-06-373)
In the N.W. 1/4 of Section 1, T.38S., R.2W., W.M. &
Jackson County, Oregon.

LEGEND:

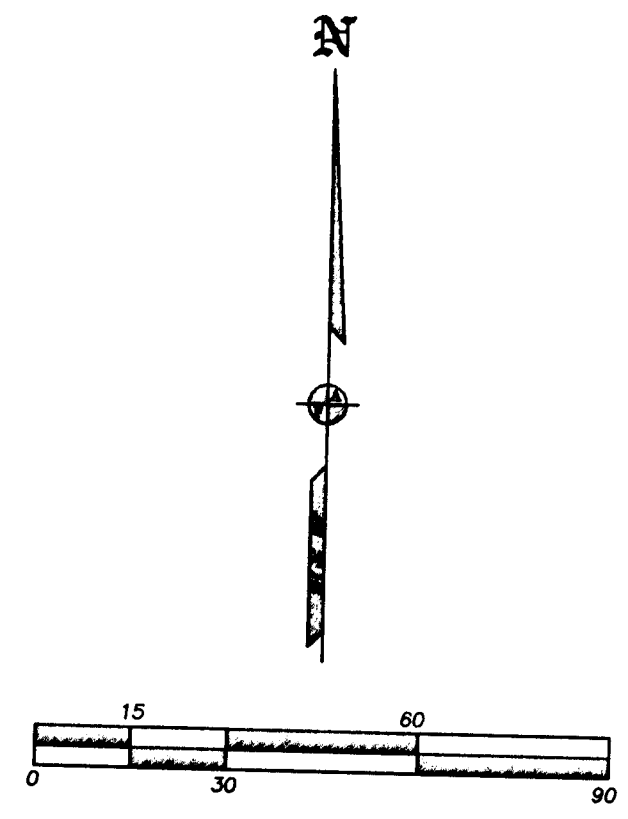
- ⊙ = FOUND COUNTY SURVEYOR BRASS CAPPED MONUMENT & ACCESORIES.
- = FOUND 3/4" IRON PIPE. SEE FS5777.
- = FOUND 5/8" IRON PIN PER FS457.
- = FOUND 5/8" IRON PIN & PLASTIC CAP MKD. FARBER PLS2189 PER EF.
- ✱ = FOUND BRASS TAG MKD. LS2349 IN LEAD PLUG IN CONCRETE PER FS13668.
- = FOUND 5/8" IRON PIN & PLASTIC CAP MKD. LS2349 PER FS13668.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT.
- 0.88 WC = 0.88' WITNESS CORNER MONUMENT.
- EF = EMERALD FLATS (FS18612).
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- L1 = SEE COURSE DATA TABLE.
- () = RECORD DATA PER EF.
- X- = FENCE LINE.
- DOC. = DOCUMENT.
- R/W = RIGHT OF WAY.
- 0.30 WC = 0.30' WITNESS CORNER MONUMENT.
- 1WC = 1.00' WITNESS CORNER MONUMENT.
- MKD = MARKED.

BASIS OF BEARINGS: EASY VALLEY SUBDIVISION AS SHOWN HEREON.
DATE: JULY 21, 2008 UNIT OF MEASUREMENT: FEET SCALE: 1"= 30'



COURSE DATA TABLE

| NUM | BEARING | DISTANCE |
|-----|-------------|----------|
| L1 | S60°08'24"W | 21.30 |



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

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-09

** RECEIVED **
DATE 12-22-08 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR