

APPROVALS:

MEDFORD PLANNING DEPARTMENT
FILE NO: LDP-08-155 / LAND PARTITION
DATE 10 JUN 09
EXAMINED AND APPROVED THIS 4 DAY OF JUNE, 2009
MEFORD CITY SURVEYOR

PARTITION PLAT NO. P-19 - 2009

LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 36
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

HABITAT FOR HUMANITY / ROGUE VALLEY

1335 BEEKMAN AVENUE
MEDFORD, OREGON

RECORDING:

FILED FOR RECORD THIS 11th DAY OF June, 2009 AT
1:12 O'CLOCK P.M AND RECORDED AS PARTITION PLAT NO. P-19-2009
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON,
INDEX VOLUME 20, PAGE 19.

Christine D. Walker COUNTY CLERK
Sonja S. Morgan DEPUTY

COUNTY SURVEYOR FILE NO. 20407

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT HABITAT FOR HUMANITY / ROGUE VALLEY, A 501(C) 3 NON-PROFIT OREGON CORPORATION, IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND HAVE PARTITIONED THE SAME INTO PARCELS SHOWN HEREON, AND THAT THE SIZE OF THE PARCELS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION. WE HEREBY DEDICATE TO THE CITY OF MEDFORD, FOR PUBLIC USE, THE 1.50 FOOT WIDE STRIP OF LAND ADJACENT TO BEEKMAN AVENUE, AND THE 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT, AS SHOWN HEREON. WE ALSO HEREBY CREATE THE PRIVATE 20.00 FOOT WIDE SHARED ACCESS EASEMENT, AS SHOWN HEREON.

Denise James DIRECTOR, HABITAT FOR HUMANITY / ROGUE VALLEY

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2009-006817 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

COMMENCING AT A BRASS CAPPED IRON PIPE AT THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 84, IN TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 89°54'00" WEST, ALONG THE NORTH LINE OF SAID CLAIM NO. 84, A DISTANCE OF 792.00 FEET (DEED RECORD WEST, 792.0 FEET); THENCE SOUTH 00°08'18" WEST, PARALLEL WITH THE EAST LINE OF SAID CLAIM NO. 84, A DISTANCE OF 725.00 FEET TO A 5/8 INCH IRON PIN AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2009-006817 OF THE OFFICIAL RECORDS OF SAID COUNTY (DEED RECORD SOUTH, 725.0 FEET); THENCE CONTINUING SOUTH 00°08'18" WEST, 80.00 FEET (DEED RECORD SOUTH, 80.0 FEET) TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF SAID DESCRIBED TRACT; THENCE NORTH 89°54'00" WEST, 154.20 FEET (DEED RECORD WEST, 154.2 FEET) TO A 5/8 INCH IRON PIN ON THE EAST LINE OF BEEKMAN AVENUE AND THE THE INITIAL POINT OF BEGINNING; THENCE NORTH 00°08'18" EAST, ALONG SAID EAST LINE OF BEEKMAN AVENUE, A DISTANCE OF 80.00 FEET (DEED RECORD NORTH, 80.0 FEET) TO A 5/8 INCH IRON PIN AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89°54'00" EAST, 154.20 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 00°08'18" WEST, 80.00 FEET TO A 5/8 INCH IRON PIN; THENCE NORTH 89°54'00" WEST, 154.20 FEET TO THE INITIAL POINT OF BEGINNING.

ACKNOWLEDGEMENT

STATE OF OREGON)
JACKSON COUNTY) SS

PERSONALLY APPEARED THE ABOVE NAMED DENISE JAMES, ON AUTHORITY FOR HABITAT FOR HUMANITY / ROGUE VALLEY, ON THIS 2 DAY OF June, 2009 AND ACKNOWLEDGED THE FORGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Loretta A. Miller
NOTARY PUBLIC - OREGON Loretta A. Miller
COMMISSION NO. 412791
MY COMMISSION EXPIRES Jan. 20, 2011

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES ON THE LAND, ARE EITHER BLANKET IN NATURE, OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE ARE NOT SHOWN GRAPHICALLY ON THIS PLAT.

RIGHT OF WAY EASEMENT FOR IRRIGATION PURPOSES, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED FEBRUARY 21, 1922 IN VOLUME 138, PAGE 355 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT:

FOR CRYSTAL L. ROGERS AND SHAWN A. COX, AS BENEFICIARIES OF THAT TRUST DEED RECORDED FEBRUARY 26, 2009, AS INSTRUMENT NO. 2009-006818 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2009-21273 OF SAID DESCRIBED OFFICIAL RECORDS.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

Shawn Kampmann SURVEYOR

** RECEIVED **
Date 6-11-09 By BL
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 6-11, 2009.

Christine D. Walker Deputy 6-11-09 TAX COLLECTOR DATE
Mena Crawford, Deputy 6/11/09 ASSESSOR DATE

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2009-006817 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 36 OF TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON.
PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRP 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, I SURVEY AND MONUMENT THE LANDS SHOWN HEREON. PER DEED RECORD CALLS, THE NORTH AND EAST LINES OF DONATION LAND CLAIM NO. 84 WERE ESTABLISHED BY FIELD TIES TO THE NORTHWEST, NORTHEAST AND SOUTHEAST CORNERS OF SAID CLAIM, OF WHICH BEARING AND DISTANCE MEASUREMENTS MATCHED WELL WITH NUMEROUS RECORD SURVEYS IN THE AREA. THE DEED RECORD CALLS COMMENCED WESTERLY 792.00 FEET ALONG THE NORTH LINE OF SAID CLAIM NO. 84, THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID CLAIM NO. 84, BEING THE EAST LINE OF ALL THE PROPERTIES FRONTING ON THE EAST LINE OF BEEKMAN AVENUE. THE ADJACENT PROPERTIES TO THE WEST, INCLUDING KINGS HIGHWAY ESTATES AND CHRISTY ESTATES, ABOUT THIS COMMON EAST LINE. BEEKMAN STREET IS ALSO PARALLEL WITH SAID EAST LINE OF DONATION LAND CLAIM NO. 84, AND FIT WELL WITH MONUMENTS RECOVERED FROM PREVIOUS SURVEYS ALONG BEEKMAN AVENUE. THEREFORE DEED RECORD DISTANCES WERE UTILIZED TO ESTABLISH THE SUBJECT PROPERTY BOUNDARIES SINCE NO APPARANT DEED CONFLICTS WERE FOUND TO EXIST.

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann
OREGON JULY 14, 1998 SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2009

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009
DATE: APRIL 6, 2009
PROJECT NO. 516-08

PARTITION PLAT NO. P - 19 - 2009

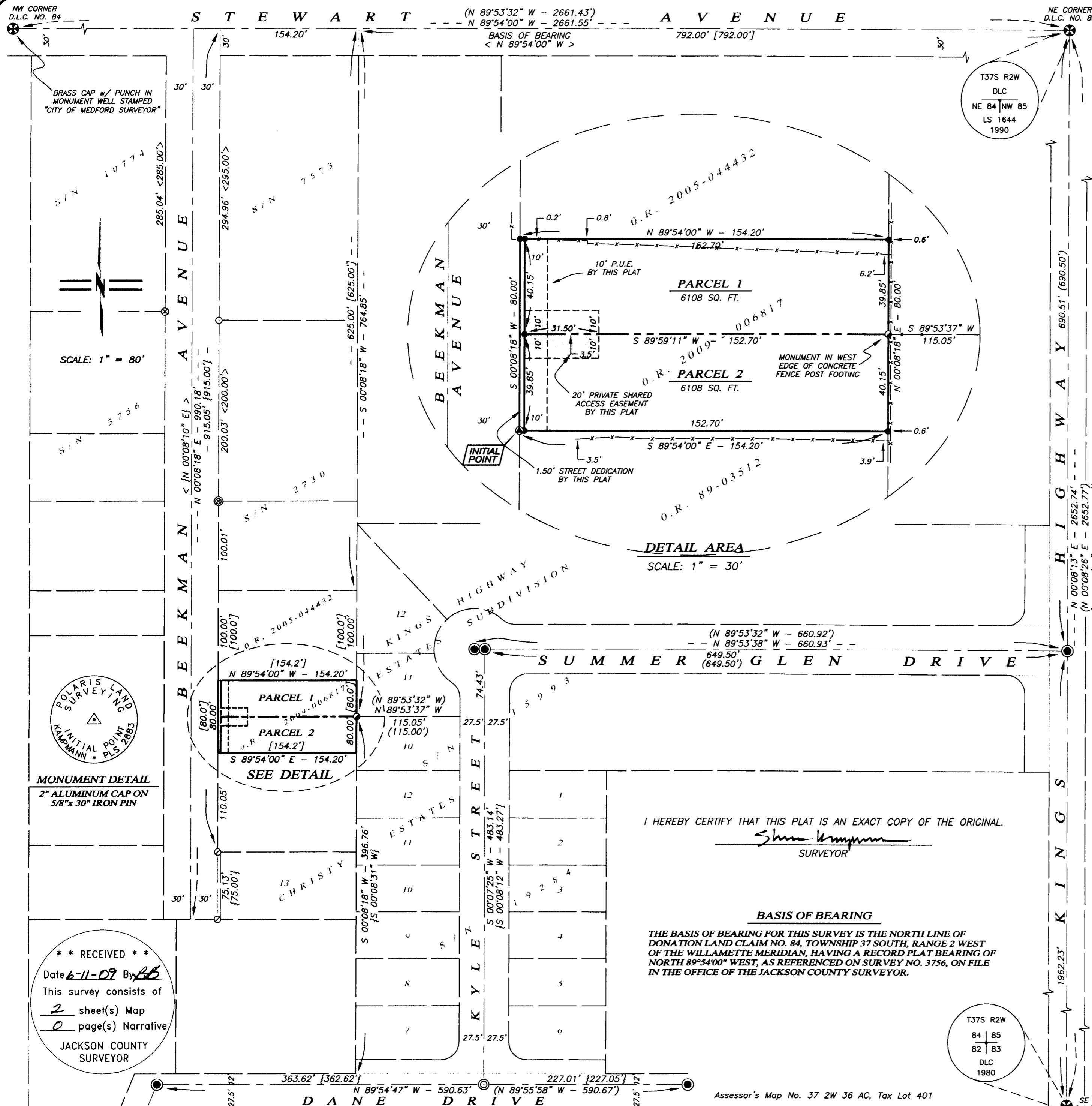
LYING SITUATE WITHIN
NORTHEAST QUARTER OF SECTION 36
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

HABITAT FOR HUMANITY / ROGUE VALLEY

1335 BEEKMAN AVENUE
MEDFORD, OREGON

LEGEND

- ⊗ 2-1/2" BRASS CAP IN MONUMENT WELL PER COUNTY SURVEYOR RE-ESTAB. NOTES OR AS DESCRIBED (RECOVERED)
- ⊙ 2-1/2" BRASS CAP IN MONUMENT WELL STAMPED "D. McMAHAN LS 1913" PER S/N 15993 (RECOVERED)
- ⊕ 5/8" IRON PIN w/ ALUMINUM CAP IN ASPHALT STAMPED "L.J. FRIAR & ASSOC." PER S/N 19284 (RECOVERED)
- ⊗ 3/4" IRON PIPE, BENT NW'LY w/ 20D NAIL OF UNKNOWN ORIGIN IN CENTER OF SPINHOLE PER S/N 2730 (RECOVERED)
- 5/8" IRON PIN w/ YELLOW PLASTIC CAP MARKED "THOMAS LS 505" PER S/N 7573 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "L.J. FRIAR & ASSOC." PER S/N 19284 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "MOFFIT PLS 944" PER S/N 10774 (RECOVERED)
- ⊗ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "D. McMAHAN LS 1913" PER S/N 15993 (RECOVERED)
- ⊗ 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- ⊗ 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT" PER MONUMENT DETAIL (ESTABLISHED)
- — — — — PROPERTY BOUNDARY LINE
- — — — — PARTITION BOUNDARY LINE
- — — — — BOUNDARY LINE
- — — — — EASEMENT LINE
- — — — — CENTERLINE
- x-x-x-x- FENCELINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- D.R. DEED RECORDS VOLUME / PAGE, JACKSON COUNTY CLERK
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- D.L.C. DONATION LAND CLAIM
- P.U.E. PUBLIC UTILITY EASEMENT
- [] DEED RECORD DATA PER O.R. 2005-044432 & 2009-006817
- () SURVEY RECORD DATA PER S/N 15827 & 15993
- { } SURVEY RECORD DATA PER S/N 19284
- < > SURVEY RECORD DATA PER S/N 2730, 3756, 7573 & 10774



I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

Shawn Kampmann
SURVEYOR

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF DONATION LAND CLAIM NO. 84, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, HAVING A RECORD PLAT BEARING OF NORTH 89°54'00" WEST, AS REFERENCED ON SURVEY NO. 3756, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

Assessor's Map No. 37 2W 36 AC, Tax Lot 401

POLARIS LAND SURVEYING

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2009

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: APRIL 6, 2009
PROJECT NO. 516-08

FILE: SURVEYS\516-08\BEEKMAN PARTITION PLAT.DWG

SHEET 2 of 2

**** RECEIVED ****
Date 6-11-09 By AB
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JACKSON COUNTY
SURVEYOR

POLARIS LAND SURVEYING
INITIAL POINT
KAMPMANN PLS 2883

MONUMENT DETAIL
2" ALUMINUM CAP ON
5/8" x 30" IRON PIN

NW CORNER
D.L.C. NO. 84
BRASS CAP w/ PUNCH IN
MONUMENT WELL STAMPED
"CITY OF MEDFORD SURVEYOR"

T375 R2W
DLC
84 | 85
82 | 83
1980

SE CORNER
D.L.C. NO. 84