

*** APPROVALS ***

CITY OF MEDFORD PLANNING
(File No. LDP-10-039)

PARTITION PLAT NO. P-23-2010
A Re-Plat of Parcel 1 and a portion of the Common Area per Partition Plat No. P-67-2004 and located in the N.E. 1/4 of Sec. 29, T.37S., R.1W., W.M. & in the City of Medford Jackson County, Oregon (LDP-10-039)

*** RECORDER'S CERTIFICATE ***
FILED FOR RECORD THIS 15TH DAY OF OCTOBER, 20 10
AT 9:30O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-23-2010
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 21, PAGE 23 & DOC. # 2010-034485 ORJCO.

James E. Huber
Director
10/4/10
Date
Examined and approved this 10 day of SEPTEMBER 20 10
[Signature]
City Surveyor

SURVEY FOR:
VIRGINIA GREER
2532 LYMAN AVENUE
MEDFORD, OR 97504

Christine D. Walker COUNTY CLERK
Donna J. Morgan DEPUTY
COUNTY SURVEYOR FILE NO. 20764

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have been paid as of October 15th, 20 10

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

*** 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:

Amanda Blamo, deputy 10/15/10 Karen W. Meade, Deputy 10-15-10
Assessor Date Tax Collector Date

DATE OF SURVEY:
JULY 28, 2010

Beginning at the Northeast corner of the Common Area per Partition Plat No. P-67-2004, according to the official plat thereof, now of record, in Volume 15, Page 67 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 18459 in the Office of the Jackson County Surveyor; thence along the East line of said Partition Plat, South 00°03'41" East, 105.28 feet (record South 00°03'16" East, 105.56 feet) to the Northeast corner of Parcel 2 of said Partition Plat; thence along the North line thereof, South 89°50'37" West, 18.83 feet (record South 89°56'44" West, 20.19 feet) to an existing fence; thence along the South line of that tract described in Document No. 2010-011753, Official Records of Jackson County, Oregon and along said fence: North 79°43'53" West, 27.43 feet (record North 80°09'53" West, 25.97 feet); thence North 49°17'11" West, 14.27 feet (record North 47°27'23" West, 14.54 feet); thence North 62°01'49" West, 18.66 feet (record North 61°55'42" West); thence North 39°51'34" West, 15.07 feet (record North 39°45'27" West, 15.23 feet) to the East line of Lyman Avenue; thence along said East line along the arc of a 103.75 foot radius curve to the left having a central angle of 08°03'54" (record 08°03'31"), a distance of 14.60 feet (record 14.59 feet) (the long chord of which bears North 26°16'09" East, 14.59 feet (record North 25°54'14" East, 14.58 feet)); thence continue along said East line, North 00°03'30" West, 57.81 feet (record North 00°02'37" West, 57.79 feet) to the Northwest corner of said Common Area; thence along the North line of said Partition Plat, South 89°56'16" East, 76.27 feet to the point of beginning.

*** DECLARATION ***

Know all men by these presents that I, VIRGINIA M. GREER, am the owner in fee of the land shown hereon, more particularly described in the Surveyor's Certificate and have partitioned the same into the Parcel as shown on Sheet 2. I further declare that no easement set forth on Partition Plat No. P-67-2004 is to be extinguished by this replat with the exception of the Private Water, Storm Drain, Sewer & Access Easement (WSDSSAE1) shown on Sheet 2.

Virginia M. Greer
VIRGINIA M. GREER

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named Virginia M. Greer, and acknowledged the foregoing instrument to be her voluntary act and deed.

Dated this 2nd day of September, 20 10

Christina Ann Walker
Notary Public - Oregon
Commission No. 434578
My Commission Expires 11-16-2012

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-11

*** RECEIVED ***
DATE 10-15-10 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

PARTITION PLAT NO. P-23-2010
 A Re-Plat of Parcel 1 and a portion of the Common Area per Partition Plat No. P-67-2004 and located in the N.E. 1/4 of Sec. 29, T.37S., R.1W., W.M. & in the City of Medford Jackson County, Oregon (LDP-10-039)

SURVEY FOR:
 GINGER GREER
 2532 LYMAN AVENUE
 MEDFORD, OREGON 97504

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:
 JULY 28, 2010

LEGEND:

- ⊙ = FOUND COUNTY SURVEYOR'S BRASS CAPPED MONUMENT & ACCESSORIES.
- ⊙ = FOUND 5/8" IRON PIN PER FS1536.
- = FOUND 5/8" IRON PIN & PLASTIC CAP MKD PLS2189 PER FS18459.
- ⊕ = SET 5/8" x 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" x 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- JCDR = JACKSON COUNTY DEED RECORDS.
- FS = FILED SURVEY NO.
- MKD. = MARKED.
- C1/L1 = SEE COURSE TABLE.
- X- = FENCE LINE.
- PP#-67-2004 = PARTITION PLAT NO. P-67-2004 (FS18459).
- PUE = PUBLIC UTILITY EASEMENT PER PP#P-67-2004. (TO REMAIN)
- AE3 = PRIVATE ACCESS EASEMENT PER PP#P-67-2004.
- WSDSE3 = PRIVATE WATER, STORM DRAIN & SEWER EASEMENT PER PP#P-67-2004.
- SDSE2 = PRIVATE STORM DRAIN & SEWER EASEMENT PER PP#P-67-2004.
- WAE2 = PRIVATE WATER & ACCESS EASEMENT PER PP#P-67-2004. (TO REMAIN)
- WSDSSAE1 = PRIVATE WATER, STORM DRAIN, SEWER & ACCESS EASEMENT PER PP#P-67-2004. (TO BE EXTINGUISHED BY THIS REPLAT)
- WLE = PUBLIC WATER LINE EASEMENT PER VOL.305, PG.273, JCDR.
- PE1 = POWER EASEMENT PER VOL.312, PG.335, JCDR.
- PE2 = POWER EASEMENT PER DOC.04-032479 & 04-032480, ORJCO.
- OPL = ORIGINAL PARCEL LINE.
- APL = ADJUSTED PROPERTY LINE.
- [] = RECORD DATA PER PP#P-67-2004.
- { } = RECORD DATA PER DOC. #2010-011753, ORJCO.

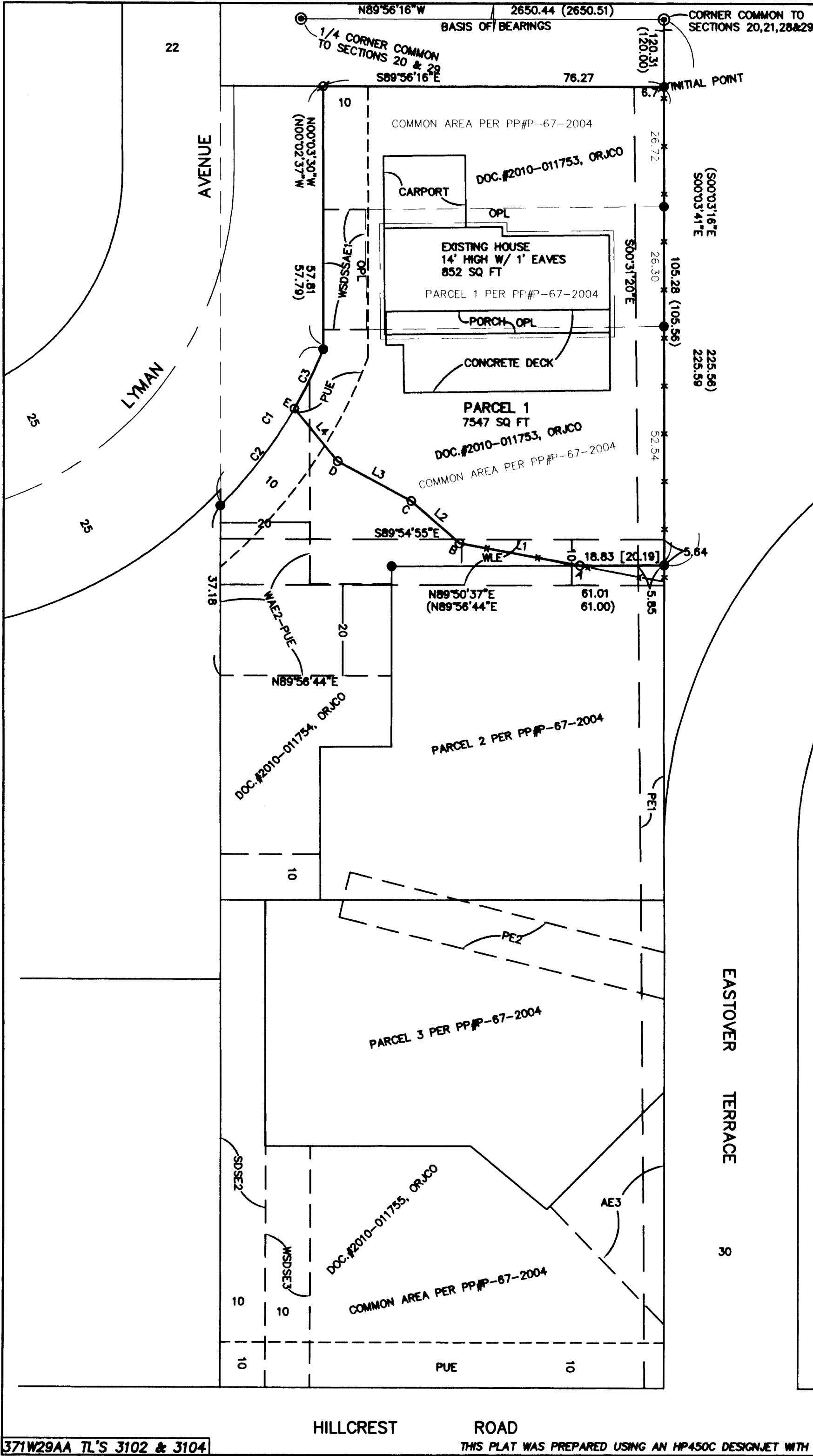
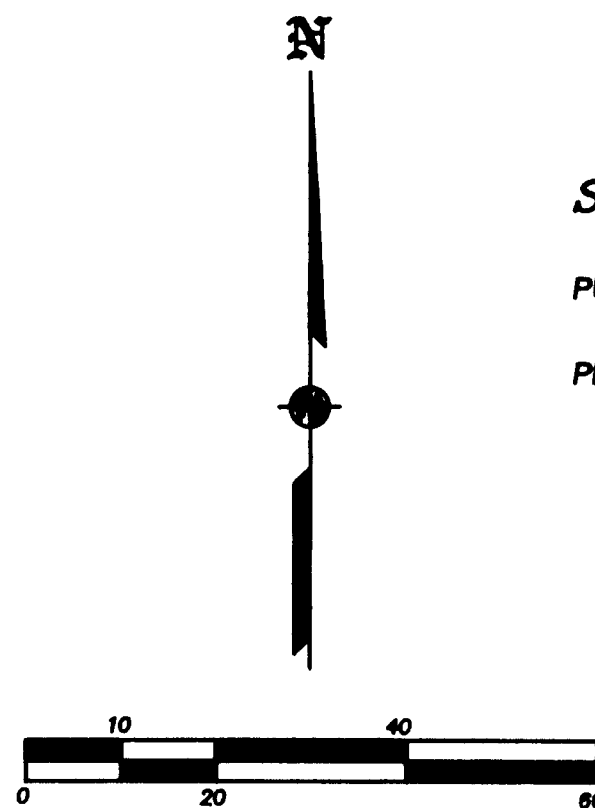
BIAS OF BEARINGS: SURVEY 18459 AS SHOWN HEREON.
 UNIT OF MEASUREMENT: FEET SCALE: 1" = 20'

COURSE TABLE					
NUM	DELTA	ARC	RADIUS	LONG CHORD	
C1	23°02'44" (23°08'23")	41.73 (41.90)	103.75 (103.75)	N33°45'35"E (N33°28'40"E)	41.45 (41.62)
C2	14°58'50" (15°04'52")	27.13 (27.31)	103.75 (103.75)	N37°47'32"E (N37°28'28"E)	27.05 (27.23)
C3	08°03'54" (08°03'31")	14.60 (14.58)	103.75 (103.75)	N28°16'09"E (N25°34'14"E)	14.59 (14.58)
NUM	BEARING	DISTANCE			
L1	N79°43'53"W (N80°09'53"W)	27.43 (25.97)			
L2	N49°17'11"W (N47°27'23"W)	14.27 (14.54)			
L3	N62°01'49"W (N61°55'42"W)	18.66 (18.66)			
L4	N39°51'34"W (N39°45'27"W)	15.07 (15.23)			

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

PURPOSE: To survey and monument the corners of one Parcel created through a Land Partition thereby correcting the illegal tract created by Doc. #2010-011753, ORJCO. See City File LDP-10-039.

PROCEDURE: Tied to monuments per FS18459 to control this survey. The N.W. corner of the subject property has been destroyed by paving. I used Plat record data to position this corner. The positions labeled C, D & E along the South line of Doc. #2010-011753, were computed holding deed record distances and angles beginning at the N.E. corner of Parcel 2. Points labeled A & B were held by the found monuments along the North line of Parcel 2 and the existing fence line as called for in the deed. Set monuments at the locations shown hereon.



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 6-30-11

RECEIVED
 DATE 10-15-10 BY [Signature]
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR
 SHEET 2 OF 2