

*** APPROVALS ***

CITY OF MEDFORD PLANNING
(File No. LDP-11-077/E-11-078)

Amel El Haber
Planning Director

8/22/12
Date

Examined and approved this 7 day of August, 20 12

[Signature]
City Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have been paid as of August 29, 20 12

William Johnson Deputy Assessor, Dept. of Assessment 8-29-2012 Date
Patty Bridgman Deputy Tax Collector 8-29-12 Date

*** DECLARATION ***

Know all men by these presents that HUMPHREY & WINDSOR, LLC, an Oregon Limited Liability Company, is the owner in fee of the land shown hereon, more particularly described in the Surveyor's Certificate and has partitioned the same into the Parcels as shown on Sheet 2 and does 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 and does hereby make and establish the Minimum Access Drive and Private Utility Easement (MAE) for the benefit of and use by Parcels 1 & 2.

Gordon A. Humphrey
GORDON A. HUMPHREY, Member
Humphrey & Windsor, LLC

Monica M. Humphrey
MONICA M. HUMPHREY, Member
Humphrey & Windsor, LLC

Steven Spitznagel
STEVEN SPITZNAGEL, Member
Humphrey & Windsor, LLC

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named Gordon A. Humphrey and ~~Monica M. Humphrey~~ and acknowledged the foregoing instrument to be their voluntary act and deed and was signed on behalf of Humphrey & Windsor, LLC.

Dated this 27th day of July, 20 12

Catherine L. Jamison
Catherine L. Jamison Notary Public - Oregon
Commission No. A449595
My Commission Expires May 31, 2014

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named Steven Spitznagel and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Humphrey & Windsor, LLC.

Dated this _____ day of _____, 20 _____

Notary Public - Oregon
Commission No. _____
My Commission Expires _____

*** AFFIDAVIT OF CONSENT ***

From Scott Valley Bank recorded as Document No. 2012-029119, ORJCO.

PARTITION PLAT NO. P-23-2012
In Lot 6, Block 3, ROGUE VALLEY HEIGHTS EXTENSION
& in the S.W. 1/4 of Sec. 17, T.37S., R.1W., W.M.
in the City of Medford, Jackson County, Oregon
(File No. LDP-11-077/E-11-078)

SURVEY FOR:
HUMPHREY-WINDSOR, LLC.
700 E. MAIN ST., SUITE 107
MEDFORD, OR 97504

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OREGON 97535
PHONE: (541) 772-2782
EMAIL: ljfriar@charter.net

DATE OF SURVEY:
JUNE 29, 2012

*** RECORDER'S CERTIFICATE ***

FILED FOR RECORD THIS 29th DAY OF August, 20 12
AT 1:43 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-23-2012
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 23, PAGE 23 & DOC. # 2012-029120, ORJCO.
Christine D. Walker COUNTY CLERK
Carman D. Hillman DEPUTY

COUNTY SURVEYOR FILE NO. 21118

*** SURVEYOR'S CERTIFICATE ***

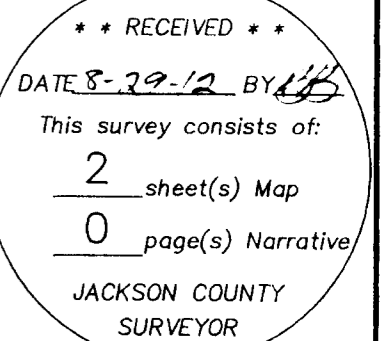
I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND CONFORMS WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Commencing at the Northwest corner of Lot 6, Block 3 of ROGUE VALLEY HEIGHTS EXTENSION, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the North line of said Lot 6, South 89°59'40" East, 85.00 feet to the Northwest corner of that tract described in Document No. 2011-013664, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the West line of said tract, South 00°05'57" East, 273.46 feet to the Southwest corner thereof; thence along the South line of said tract, South 89°56'37" East, 77.01 feet to the Southeast corner thereof; thence along the East line of said tract, North 00°05'57" West, 273.53 feet to the Northeast corner thereof; thence along the North line of said tract, North 89°59'40" West, 77.01 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-11-077/E-11-078.
PROCEDURE: From control and monuments found and/or set during FS16599, the exterior of the subject tract was fixed. I computed the interior parcel corner locations per the approved tentative plat and set monuments as shown on Sheet 2. Equipment used in this survey were Trimble R6 G.P.S. receivers.



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

SURVEY FOR:
HUMPHREY-WINDSOR, LLC.
700 E. MAIN ST., SUITE 107
MEDFORD, OR 97504

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OREGON 97535
PHONE: (541) 772-2782
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DATE OF SURVEY:
JUNE 29, 2012

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& in the S.W. 1/4 of Sec. 17, T.37S., R.1W., W.M.
in the City of Medford, Jackson County, Oregon
(File No. LDP-11-077/E-11-078)

LEGEND:

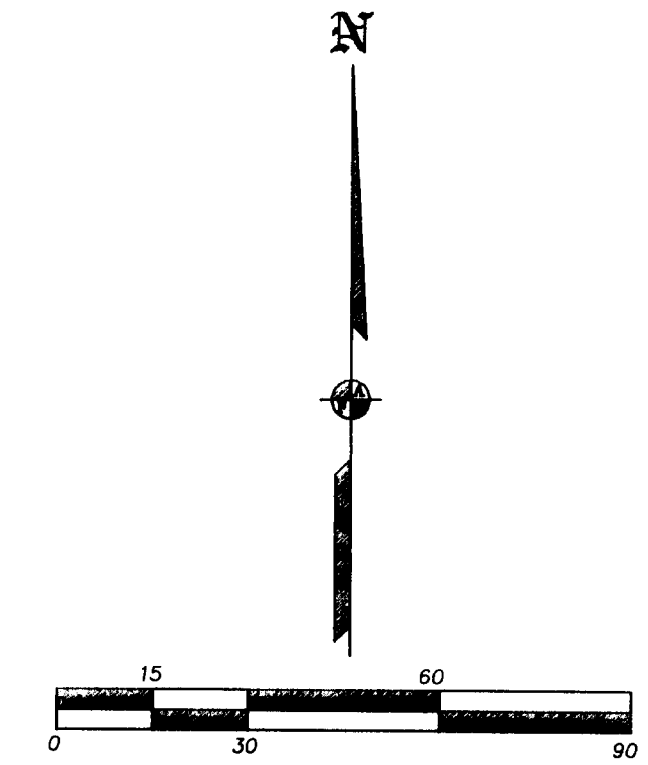
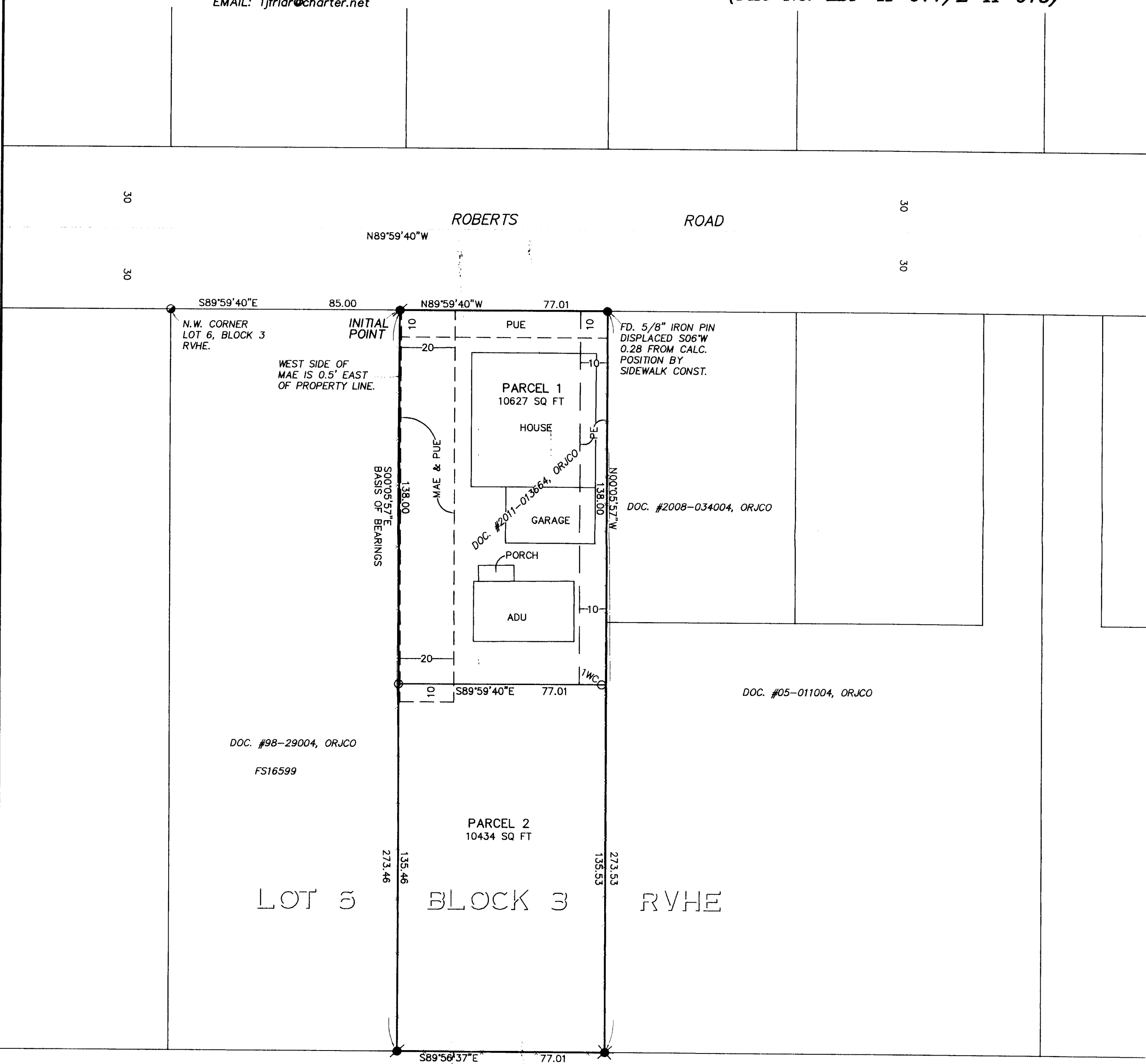
- = FD. 3/4" IRON PIPE PER FS603.
- = FD. 5/8" IRON PIN PER FS603.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS16599.
- = FD. 5/8" IRON PIN PER FS3391.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- TWC = 1.00' WITNESS CORNER MONUMENT.
- () = RECORD DATA AS SHOWN.
- DR = DEED RECORD DATA.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- X- = FENCE LINE.
- MAE = MINIMUM ACCESS DRIVE & PRIVATE UTILITY EASEMENT FOR PARCELS 1 & 2.
- RVHE = ROGUE VALLEY HEIGHTS EXTENSION.
- ADU = ACCESSORY DWELLING UNIT.
- PE = POWER EASEMENT PER DOC. 2012-011375, ORJCO.

BASIS OF BEARINGS:

SURVEY #16599 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'



*** RECEIVED ***
 DATE 8-29-12 BY BB
 This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-13

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

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.