

FILE No. LDS14-022

Approvals:

I certify that pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved. This 9th day of September, 2014.

James E. Haber, Planning Director

Examined and approved this 15 day of AUGUST, 2014.

City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 9/15/14

Tax Collector and Assessor signatures and dates (9/15/14)

Recorder:

Filed for record this 15th day of September, 2014 at 3:05 o'clock P.M. and recorded as Partition Plat No. P-25-2014 of the Records of Jackson County, Oregon, Index Volume 25, Page 25.

Christine D. Walker, County Clerk; Jean Shingle, Deputy

County Surveyor's File No. 21563

Declaration:

KNOWN ALL MEN BY THESE PRESENTS, that Larry D. Shirley and Dorothy E. Shirley or their successors in Trust under the Shirley Loving Trust dated November 1, 1991 and any amendments thereto are the owners of the lands hereon described...

Larry D. Shirley, Trustee

Dorothy E. Shirley, Trustee

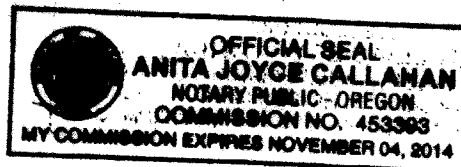
State of Oregon )
County of Jackson )

Larry D. Shirley, personally appeared before me on this day of 1st August, 2014, and does acknowledge the foregoing instrument to be his voluntary act and deed as Trustee of the Shirley Loving Trust dated November 1, 1991.

(Signature) Anita Joyce Callahan

(Printed Name) Anita Joyce Callahan

Notary Public - Oregon Commission No. 453393
My commission expires November 4, 2014



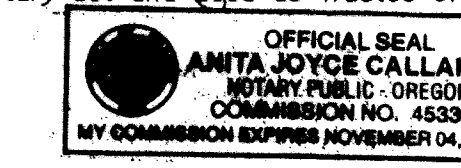
State of Oregon )
County of Jackson )

Dorothy E. Shirley, personally appeared before me on this day of 1st August, 2014, and does acknowledge the foregoing instrument to be his voluntary act and deed as Trustee of the Shirley Loving Trust dated November 1, 1991.

(Signature) Anita Joyce Callahan

(Printed Name) Anita Joyce Callahan

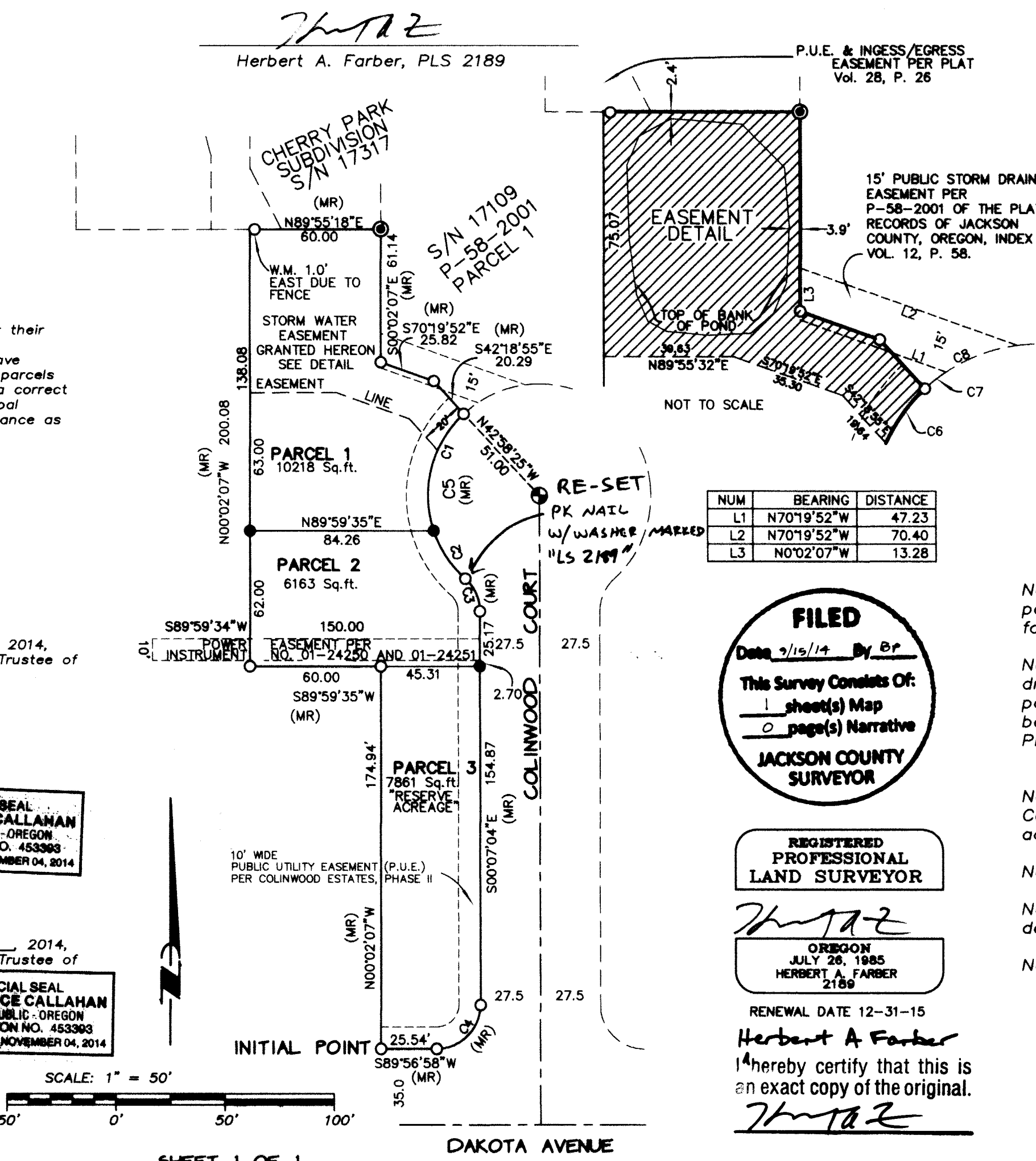
Notary Public - Oregon Commission No. 453393
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Surveyor's Certificate:

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.

Beginning at a 5/8 inch iron pin marking the Southwest corner of Parcel 2 of Partition Plat No. P-58-2001, recorded in the records of Jackson County, Oregon, Index Volume 12, Page 58, Jackson County Surveyor File Number 17109 and the INITIAL POINT; thence North 00°02'07" West, along the West boundary of said parcel, 174.94 feet; thence South 89°59'35" West, along the boundary of the tract described in Instrument No. 2002-30013 of the Official Records of said County and State, 60.00 feet; thence North 00°02'07" West along said boundary, 200.08 feet to the south boundary of Cherry Park a subdivision recorded in the Volume 28, Page 26 of Plat Records of said County and State; thence North 89°55'18" East, along said south boundary, 60.00 feet, to a point on the West line of Parcel 1 of said Partition; thence continuing along said West line, South 00°02'07" East, 61.14 feet; thence South 70°19'52" East, along the Southwesterly boundary of said parcel, 25.82 feet; thence South 42°18'55" East, along said Southwesterly boundary, 20.29 feet to the Westerly right-of-way line of Colinwood Court; thence along said right-of-way line, along the arc of a curve to the left, having a radius of 51.00 feet, an internal angle of 95°09'08" and an arc length of 84.70 feet (the long chord of which bears South 00°32'59" East, 75.29 feet); thence continuing along said right-of-way line, along the arc of a curve to the right, having a radius of 20.00 feet, an internal angle of 48°00'29" and an arc length of 16.76 feet (the long chord of which bears South 24°07'19" East, 16.27 feet); thence continuing along said right-of-way line, South 00°07'04" East, 180.05 feet; thence along the arc of a curve to the right, having a radius of 20.00 feet, an internal angle of 90°04'02" and an arc length of 31.44 feet (the long chord of which bears South 44°54'57" West, 28.30 feet) to a point on the North right-of-way line of Dakota Avenue; thence along said North right-of-way line, South 89°56'58" West, 25.54 feet to THE POINT OF BEGINNING.



PARTITION PLAT No. P-25-2014

located in SOUTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

for AMERICAN BUILDING COMPANY, INC.

1588 UPLAND PLACE MEDFORD, OREGON 97504

LEGEND

- FOUND 5/8" IRON PIN W/ YELLOW CAP MARKED "FARBER PLS 2189" PER S/N 16538 - STREET CENTERLINE
FOUND 5/8" IRON PIN, L.S. 2189, PER S/N 16538, 17109 and 21388. OR AS DESCRIBED
SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
FOUND 5/8" IRON PIN, MARKED "D MCMAHAN LS 1913" PER S/N 15366
S/N = RECORD FILED SURVEY NUMBER
W.M. = WITNESS MONUMENT
(MR) = MEASURED AND RECORD

- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE MR = Measured and Record S/N 21388.
- INST. No. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

CURVE TABLE

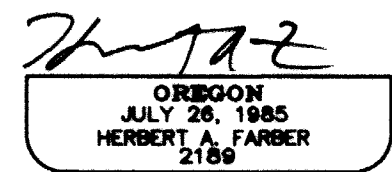
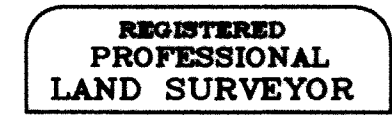
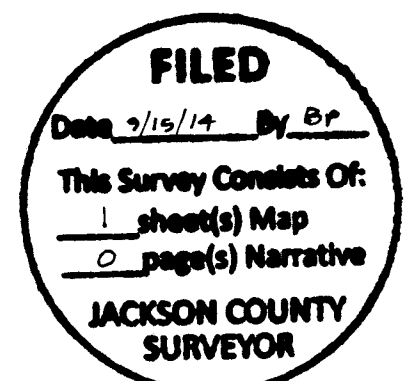
Table with columns: NUM, DELTA, ARC, RADIUS, BEARING, DISTANCE. Contains 8 rows of curve data.

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

Purpose: This survey has been conducted to monument the partition as approved by City of Medford File No LDS14-022.
Procedure: The boundary of this partition plat was completed and filed as S/N 21388 or as amended by Affidavits of Corrections. The deviation of that survey was the discovery that the northwest corner of this tract is a witness corner and not at the title as shown hereon. The new lot lines were established per approval by the City.

NOTES PER THE CITY OF MEDFORD:

- Note 1; Parcels 1 and 2 shall have only one driveway per parcel. (Final Order of City of Medford Planning Commission for LDS-14-022 dated May 22, 2014.)
Note 2; Developer shall construct a standard shared driveway approach to serve the access road to the detention pond and the home on Parcel 1. Shared driveway width shall be no greater than 24 feet. (Final Order of City of Medford Planning Commission for LDS-14-022 dated May 22, 2014.)
Note 3; Deed Declaration pertaining to the withholding of Certificate of Occupancy for Parcel One until completion and acceptance of the sidewalk and driveway. Recorded as Inst. No. 2014-024348.
Note 4; Restrictive Covenant pertaining to prohibiting development of Parcel 3, Reserve Acreage, Recorded as Inst. No. 2014-024349.



RENEWAL DATE 12-31-15
Herbert A. Farber
I hereby certify that this is an exact copy of the original.