

PARTITION PLAT NO. P-33-2014

Located in the Northeast One-quarter of the Northeast One-quarter of Section 14, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

FRED WALLACE
1970 Leslie 3966
Pahrump, NV 89060

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that Fred Wallace and Patricia Wallace (husband and wife, or their survivor thereof, as to an undivided 64.67% interest), Duane H. Peterson (aka Duane H. Petersen, as to an undivided 9.03% interest), Carol Fiddler (Trustee or Successor in Trust under the Fiddler Family Trust dated September 26, 2005, and any amendments thereto, as to an undivided 20.00% interest), Michelle J. Hillen (as to an undivided 1.30% interest), hereinafter referred to as DECLARANTS, are the owners in fee simple of the lands as described in the "Surveyor's Certificate" herewith and have caused this tract of land to be surveyed and platted into parcels, as depicted hereon. Declarants hereby: Dedicate to the City of Medford, for public use, a 150 foot wide strip of land (to result in a total right-of-way width of 31.50 feet), and a 10.00 foot wide Public Utility Easement; Creates a Private Storm Drain Easement being over, through, under and across Parcels 1, 2 and 3 hereof, and being for the use and benefit of said parcels, as depicted hereon.

AFFIDAVITS OF DECLARATION

Declaration for this partition by Fred Wallace and Patricia Wallace, husband and wife, or their survivor thereof as to an undivided 64.67% interest, via Instrument Number 2014-033383, of the Official Records of Jackson County, Oregon.

Declaration for this partition by Duane H. Peterson (aka Duane H. Petersen), as to an undivided 9.03% interest, via Instrument Number 2014-033386, of the Official Records of Jackson County, Oregon.

Declaration for this partition by Carol Fiddler, Trustee or Successor in Trust under the Fiddler Family Trust dated September 26, 2005 and any amendments thereto as to an undivided 20.00% interest, via Instrument Number 2014-033389, of the Official Records of Jackson County, Oregon.

Declaration for this partition by Michelle J. Hillen, as to an undivided 1.30% interest, via Instrument Number 2014-033389, of the Official Records of Jackson County, Oregon.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: To survey and monument Client's property pursuant to the Tentative Partition Plat as conditionally approved by the City of Medford Planning Commission per the Final Order dated May 10, 2012 (File No. LDP-12-010 and E-12-011).

PROCEDURE: Utilizing a Trimble S6 robotic instrument, Trimble 5700 GPS equipment and Trimble Data Collectors with Trimble Survey Controller Software, all found monuments were tied via closed traverses or by redundant ties.

Records utilized for this survey: Instruments Numbered 2010-033408, 2013-035086, 2014-002077 through 2014-002081 and 2014-007158, all of the Official Records of Jackson County, Oregon; Surveys Numbered 4497 and 2017B, as filed in the office of the Jackson County Surveyor; Valley Center Subdivision, recorded on January 8, 1948, in Volume 6 of Plats at Page 33 of the Records of Jackson County, Oregon; a Minor Land Partition filed for record on November 20, 1981 and recorded in Volume 4 at Page 83 of "Minor Land Partitions" in Jackson County, Oregon (also filed as Survey Number 9099 in the office of the Jackson County Surveyor); Partition Plat No. P-4-1997 recorded on January 28, 1997, in Volume 8 at Page 4 of the Records of Partition Plats, Jackson County, Oregon (and filed as Survey Number 15261 in the office of the Jackson County Surveyor); Sunset Glen Subdivision, recorded April 30, 1948, in Volume 24 of Plats at Page 16 of the Records of Jackson County, Oregon (and filed as Survey Number 15721 in the office of the Jackson County Surveyor); Partition Plat No. P-37-1948 recorded on June 8, 1948, in Volume 9 at Page 37 of the Records of Partition Plats, Jackson County, Oregon (and filed as Survey Number 15766 in the office of the Jackson County Surveyor); Bradley Court, Phase 1, recorded on May 4, 2006, in Volume 32 of Plats at Page 38 of the Records of Jackson County, Oregon (and filed as Survey Number 19164 in the office of the Jackson County Surveyor); Morian Park Homes Phases 1 & 2 recorded on May 9, 2006, in Volume 32 of Plats at Page 39, of the Records of Jackson County, Oregon (and filed as Survey Number 19177 in the office of the Jackson County Surveyor); and, Bradley Court, Phase 2 recorded on October 11, 2010, in Volume 36 of Plats at Page 9 of the Records of Jackson County, Oregon (and filed as Survey Number 20762 in the office of the Jackson County Surveyor).

Resolved the location of the centerline and rights-of-way of Cornell Avenue, Mace Road and Wyatt Drive utilizing Surveys Numbered 2017B and 20762 and said Instrument Number 2010-033408. From which, held found monuments and previous boundary resolutions per Survey Number 20762 to resolve the location of Block 7 and the lots therein of the Valley Center Subdivision. A search for the northeast corner of Lot 5 of Valley Center Subdivision resulted in finding an iron pipe lying on its side in close proximity to the calculated position of said corner. Utilizing said resolution, found monuments and Surveys Numbered 4497, 9099, 15766 and 20762, and said Instruments Numbered 2010-033408, 2013-035086, 2014-002077 through 2014-002081 and 2014-007158, computed the exterior boundary of the parent tract.

It should be noted that the resolution of the northerly boundary of the parent tract does not coincide with the plat record or the found monuments per said Morian Park Homes, Phases 1 and 2. Contact has been made by this office to notify the surveyor who filed Morian Park Homes, Phases 1 & 2 of said discrepancy.

Utilizing said exterior boundary resolution and said City of Medford File Number LDP-12-010 and E-12-011, computed the boundary lines of Parcels 1, 2 and 3 as depicted on Sheet 2 hereof.

Monuments were established on June 25, 2014.

Jackson County Assessor's Map: 37 2N 14AA, Tax Lot 2801

SURVEYOR'S CERTIFICATE

I, Robert V. Neathamer, a 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 depicted hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

That certain real property described in Instruments Numbered 2013-035086, 2014-002077 through 2014-002081 and 2014-007158, all of the Official Records of Jackson County, Oregon, being located in the Northeast One-quarter of the Northeast One-quarter of Section 14, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, said tract is more particularly described as follows:

Commencing at the Northwest corner of SUNSET GLEN SUBDIVISION, filed for record on April 30, 1948 in Volume 24 of Plats at Page 16, of the Records of Jackson County, Oregon (and filed as Survey Number 15721 in the office of the Jackson County Surveyor); thence along the West Line of Section 13, North 00°06'23" West, 1.63 feet to the southeast corner of that tract described in Instrument Number 2005-033053, of the Official Records of Jackson County, Oregon; thence along the south line of said tract, North 89°59'09" West, 19.40 feet to the right-of-way of Wyatt Drive, a public street, as dedicated per Instrument Number 2010-033408, of the Official Records of Jackson County, Oregon, the INITIAL POINT and the TRUE POINT OF BEGINNING; thence continue along said south line the following five courses: North 89°59'09" West, 116.93 feet; thence North 00°00'02" West, 21.78 feet; thence North 89°59'09" West, 120.00 feet; thence North 00°00'02" West, 70.00 feet; thence North 89°59'09" West, 130.00 feet to the easterly right-of-way of Cornell Avenue, a public street; thence along said right-of-way, North 00°00'02" West, 10.00 feet to the northwest corner of said tract; thence along said north line, South 89°59'09" East, 386.13 to the northeast corner of said tract; thence along the east line of said tract, South 00°06'23" East, 13.67 feet to the right-of-way of said Wyatt Drive and the beginning of a curve to the left having a radius of 50.50 feet and a central angle of 13°41'47" (the long chord of which bears South 78°15'25" West, 12.04 feet); thence along the right-of-way and arc of said curve, 12.07 feet to said right-of-way dedication and the beginning of a curve to the left having a radius of 50.50 feet and a central angle of 128°14'55" (the long chord of which bears South 07°14'35" West, 90.91 feet); thence along the right-of-way and arc of said curve 113.11 feet to a reverse curve having a radius of 20.00 feet and a central angle of 15°15'42" (the long chord of which bears South 49°17'32" East, 5.31 feet); thence along the right-of-way and arc of said curve, 5.33 feet to the Initial Point and True Point of Beginning.

Robert V. Neathamer PLS
Surveyor

NOTES:

Pursuant to a Public Records Report with an Order Number of 7169-1822883, with an effective date of June 26, 2014, prepared by First American Title Company of Oregon, the property depicted hereon is subject to the following exceptions:

City liens, if any, of the City of Medford.

These premises are situated in the Rogue River Valley Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.

An Easement as shown on the recorded plat of Valley Center Subdivision regarding a building line set back on the west 30 feet adjoining Cornell Ave (depicted hereon).

A Public Utility Easement as shown on the recorded plat/partition (depicted hereon).

A Drainage Easement, including terms and provisions thereof, recorded as Volume 367 at Page 145 of the Deed Records of Jackson County, Oregon (depicted hereon).

Restrictive Covenant set forth in deed, including the terms and provisions thereof, recorded as Volume 367 at Page 145 in the Deed Records of Jackson County, Oregon.

Right-of-way Dedication, including terms and conditions thereof, recorded as Instrument Number 2010-033408, of the Official Records of Jackson County, Oregon (depicted hereon).

Required recording of the "Power of Attorney" granted by Michael Fiddler to Carol Fiddler.

I hereby certify that this is an exact copy of the original.

Robert V. Neathamer PLS
Surveyor

**** RECEIVED ****
DATE 12/19/14 BY PB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675
Renewal Date 12/31/14

APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBERS: LDP-12-010 & E-12-011

I certify that, pursuant to the authority granted in Ordinance No. 5785, of the City of Medford Municipal Code, that this plat is hereby approved.

James E. Haber 12/4/14
Planning Director Date

Examined and approved this 3 day of DECEMBER, 2014.
[Signature] City Engineer *[Signature]* City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.045 have been paid as of 12-15-14, 2014.
Shannon Bell Tax Collector *Tally Dr* Deputy

Examined and approved as required by O.R.S. 92.100 this 15TH day of DECEMBER, 2014.
JOSHUA GIBSON Assessor *William Johnson* Deputy

RECORDING

FILED FOR RECORD THIS THE 17 DAY OF December, 2014, AT 3 O'CLOCK PM, AND RECORDED AS PARTITION PLAT NO. P-33-2014, OF THE RECORDS OF PARTITION PLATS, JACKSON COUNTY, OREGON. INDEX VOLUME 15, PAGE 33.

Christine D. Walker County Clerk *Walter J* Deputy

21616
Jackson County Surveyor File Number

PREPARED BY: *Neathamer Surveying, Inc.*
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: November 24, 2014 PROJECT NUMBER: 07005-B

Sheet 1 of 2

PARTITION PLAT NO. P-33-2014

Located in the Northeast One-quarter of the Northeast One-quarter of Section 14, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

FRED WALLACE
1970 Leslie 3966
Pahrump, NV 89060

LEGEND:

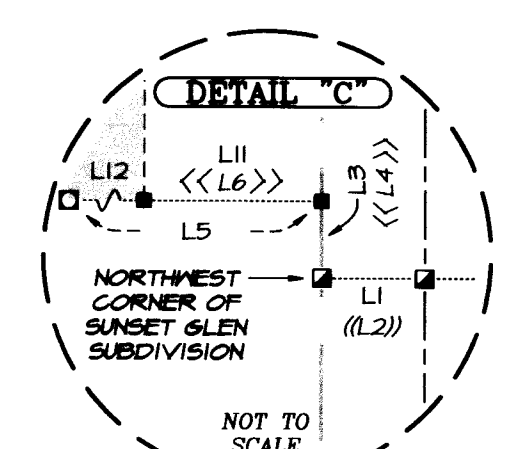
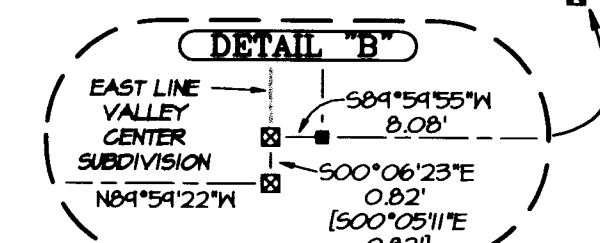
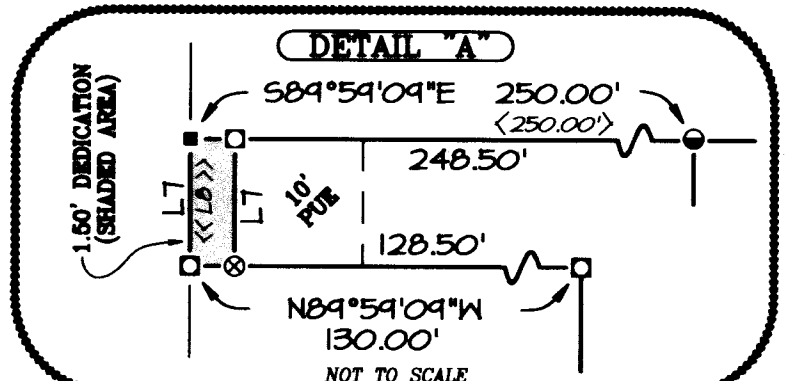
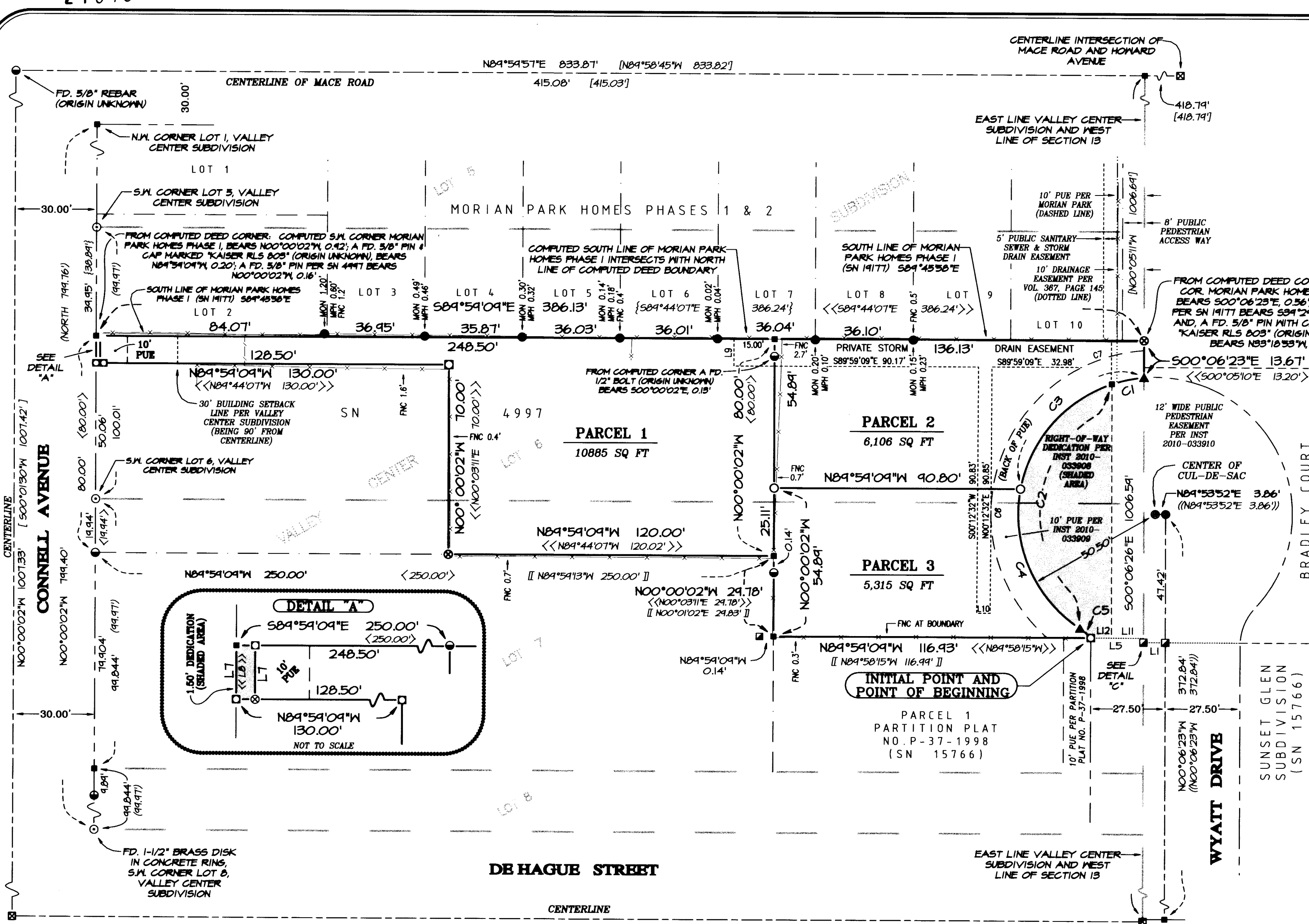
- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a set 0.38 shell casing in concrete with a tack and brass washer marked "NEATHAMER SURVEYING".
- Indicates a found 3/4-inch pipe per Valley Center Subdivision, unless noted otherwise.
- Indicates a found 5/8-inch diameter iron pin per SN 4497, SN 9049, or as otherwise noted hereon.
- Indicates a found 5/8-inch diameter iron pin with plastic cap marked "D. McMahan, L5 1913", per SN 15261, 15721 and/or 15766.
- Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "L.J. FRIAR AND ASSOC.", per SN 19177.
- ⊠ Indicates a found aluminum cap with center punch marked "City of Medford", per SN 20178.
- Indicates a found aluminum cap marked "NEATHAMER SURVEYING", per SN 20762.
- ▲ Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "NEATHAMER SURVEYING", per SN 20762.
- Indicates a computed position, nothing found or set.
- () Indicates record information per the Valley Center Subdivision.
- < > Indicates record information per SN 4497.
- [] Indicates record information per SN 15766.
- { } Indicates record information per SN 19177.
- [] Indicates record information per SN 20178.
- { } Indicates record information per SN 20762.
- << >> Indicates record information per deed records.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- PUE Indicates a Public Utility Easement (refer to Declaration).
- Indicates the centerline of an existing fence.
- MON 1.0- Indicates the distance and which side from the computed deed line that a found monument (MON) or fence (FNC) is located.
- MPH 1.0- Indicates the distance and which side from the computed deed line that the south line of Morian Park Homes, Phases 1 and 2 (SN 19177) is located.

BASIS OF BEARINGS:

Geodetic North based on the NAD83 (GORS 96) (Epoch 2002) datum, utilizing GPS equipment and the ORGN (Oregon Real-time GPS Network). Bearing basis applied to the centerline of De Hague Street (between the found monuments per Survey Number 20178, as filed in the office of the Jackson County Surveyor, as depicted hereon).

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P.O. Box 1584
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Phone (541) 732-2869
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PLOT DATE: November 24, 2014 **PROJECT NUMBER:** 07005-B

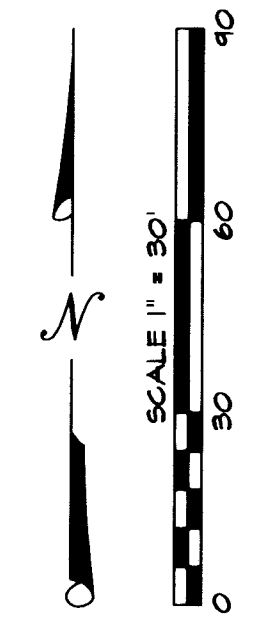


LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N84°54'45"W	8.08'	L7	N00°00'02"W	10.00'
L2	N84°54'45"W	8.08'	L8	N00°03'11"E	10.00'
L3	N00°06'23"W	1.63'	L9	S00°00'51"W	10.00'
L4	N00°05'10"W	1.63'	L10	S89°47'28"E	5.00'
L5	N84°54'09"W	19.40'	L11	N84°54'08"W	11.80'
L6	N84°58'15"W	11.80'	L12	N84°54'09"W	7.60'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	13°41'47"	50.50'	12.07'	S78°15'25"W	12.04'
C2	128°19'55"	50.50'	113.11'	S07°14'35"W	40.91'
C3	74°42'30"	50.50'	65.85'	S47°45'04"W	61.28'
C4	67°19'12"	50.50'	54.34'	S23°15'46"E	55.98'
C5	15°15'42"	20.00'	5.33'	S44°17'32"E	5.31'
C6	135°06'16"	60.50'	142.66'	S18°23'21"W	111.83'
C7	22°44'49"	60.50'	24.02'	N74°34'04"E	23.86'



I hereby certify that this is an exact copy of the original.
Robert V. Neathamer, PLS
Surveyor

**** RECEIVED ****
DATE 12/11/14 BY PB
This survey consists of:
2 sheet(s) Map
8 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert V. Neathamer
OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675
Renewal Date 12/31/14