

PARTITION PLAT No. P-02-2015

located in the
NORTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, IN THE CITY OF MEDFORD
JACKSON COUNTY, OREGON

for

REEDER KNOUFF THOMAS LLC.

P.O. BOX 3026
CENTRAL POINT, OREGON 97502

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 Northeast corner of Lot 9, COX ESTATES SUBDIVISION, Phase 1, Recorded in Volume 31 Page 59 of the Plat Records of Jackson County, Oregon, also being the INITIAL POINT; thence North 89°52'59" East, along the South line of the tract described in Instrument No. 93-32657 of the Deed records of said Jackson County, 382.78 feet, to the Westerly Right of Way of Orchard Home Drive; thence North 00°02'43" East, along said Right of Way, 191.28 feet, to the Southwest Corner of the tract described in Instrument No. 93-38152 of said deed records, marked by a 5/8 inch iron pin; Thence South 89°49'05" West, along said tract, 265.09 feet to a 5/8 inch iron pin; thence North 00°03'41" East, along the Westerly boundary of said tract, 70.38 feet to a point on the Southerly boundary of SOUTH ORCHARD ESTATES SUBDIVISION Recorded in Volume 24 Page 23 of said Plat Records; thence South 89°50'58" West, along said Southerly boundary, 180.53 feet, to the Northwest corner of LAYLA ESTATES SUBDIVISION Recorded in Volume 27 Page 47 of said Plat Records marked by a 5/8 inch iron pin; thence South 00°01'06" West, along the Easterly boundary of said Subdivision, 261.16 feet, to the Southerly Boundary of the tract described in Instrument No. 93-32657 of said deed records; thence North 89°57'38" East, along said Southerly boundary, 62.69 feet to the POINT OF BEGINNING.

Herbert A. Farber
Herbert A. Farber, PLS 2189

Easement Notes:

Easement notes are per First American Title Company of Oregon Title Document Order No.: 7161-2198518 Dated November 5, 2014.

- The right-of-way easement Recorded as Volume 176 Page 312 in the Deed Records of Jackson County, Oregon is a blanket easement for the purpose of carrying irrigation water to an adjacent property which is not identifiable by this survey.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber
OREGON
JULY 26, 1985
HERBERT A. FARBER
2189

RENEWAL DATE 12-31-15

** RECEIVED **
DATE 1/8/15 BY PB
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Dolores M. Schwalb is the owner of the lands hereon described, and that she has partitioned the same into parcels as shown hereon and the number and size of the parcels and the courses and lengths of the lines are plainly set forth, and that this plat is a correct representation of the Partition.

Dolores M. Schwalb
Dolores M. Schwalb

State of Oregon)
County of Jackson)

The foregoing instrument was acknowledged before me this 27th day of December, 2014, by Dolores Schwalb.

Notary Public for Oregon Doreen K. Pearson
No. 455710
My commission expires 2/27/2015

Temporary Storm Drain Easement Recorded as Instrument No. 2015-000572

Restrictive Covenant (Parcel 1) Recorded as Instrument No. 2015-000573

Restrictive Covenant (Parcel 2) Recorded as Instrument No. 2015-000574

Note: "Covenants as required by the City of Medford Planning Commission Final Order, dated October 9, 2014, File No LPD-14-068 and its conditions of approval in the Public Works Staff Report noted in Exhibit 'G-1' of said Final Order."

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

Approvals:

I certify that pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

This 6th day of January, 2015
James E. Heber
Planning Director

Examined and approved this 24 day of DECEMBER, 2014.
[Signature]
City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 1/8/15

Parker Udinger, Deputy 1/8/15
Tax Collector Date

Yena Crawford, Deputy 1/8/2015
Assessor Date

Recorder:

Filed for record this 8th day of January, 2015 at 12:30 o'clock P. M. and recorded as Partition Plat No. P-02-2015 of the Records of Jackson County, Oregon, Index Volume 26, Page 2.

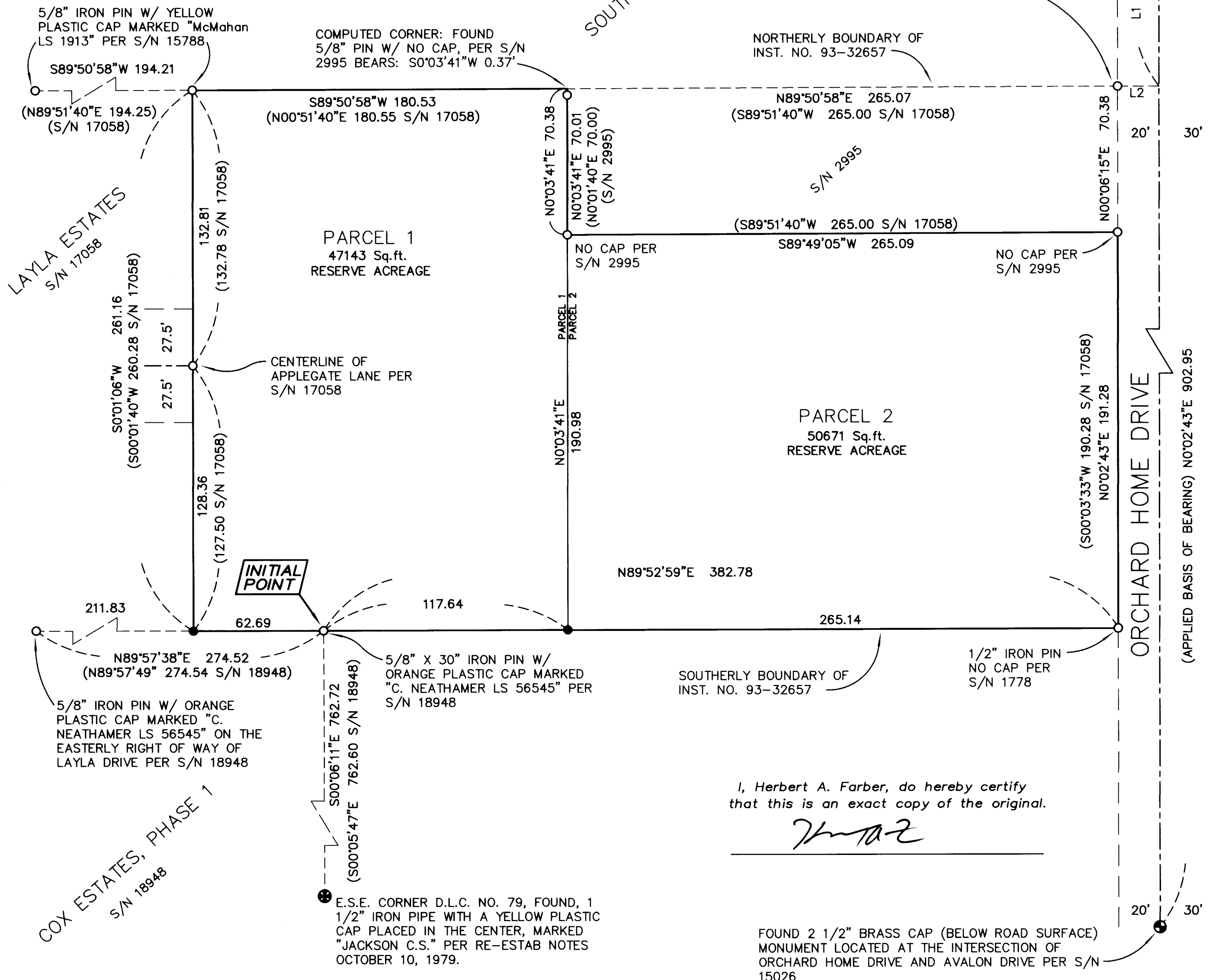
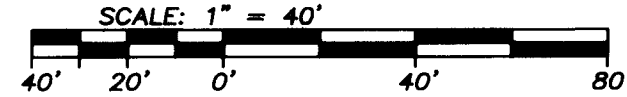
Christine D. Walker Jean Shupe
County Clerk Deputy

County Surveyor's File No. 21636

LEGEND

- ⊙ = FOUND D.L.C. CORNER, 1 1/2" IRON PIPE WITH A YELLOW PLASTIC CAP PLACED IN THE CENTER, MARKED "JACKSON C.S." PER RE-ESTAB NOTES
 - ⊕ = FOUND 2 1/2" BRASS CAP (BELOW ROAD SURFACE) - CENTERLINE
 - = FOUND 5/8" IRON PIN, AS DESCRIBED
 - = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189", OR AS DESCRIBED
 - S/N = RECORD FILED SURVEY NUMBER
 - W.M. = WITNESS MONUMENT
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
- INST. NO. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS AS SHOWN HEREON.



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 TOWNSHIP 37 SOUTH, RANGE 2 WEST,
 WILLAMETTE MERIDIAN, IN THE CITY OF MEDFORD
 JACKSON COUNTY, OREGON
 for

REEDER KNOUFF THOMAS LLC.

P.O. BOX 3026
 CENTRAL POINT, OREGON 97502

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

Purpose: This survey was conducted to fulfill the conditions of approval for this partition as outlined by the City of Medford in File No LDP-14-068 and the laws of the state.

Procedure: The monuments shown as found hereon were tied for this survey by this office with Trimble GPS and Robotic Instruments. The South boundary was established using the three found monuments; two from S/N 18948 and one from S/N 1778. The East boundary was established by using the found centerline monuments of Orchard Home Drive and holding the 20 foot right of way, the found monuments for the easterly boundary are within allowable positional tolerance. The Northerly boundary was established by running between the found monuments per S/N 2995 Westerly a distance of 265.09 feet then Northerly using the found monuments per S/N 2995 for alignment, and a distance of 70.38 feet to the Northerly boundary of the tract described in Inst. No. 93-32657 which was established using monuments found per S/N 15788. The West boundary was established using the found monument at the Northeast corner of Lot 8 of Layla Estates Subdivision (S/N 17058) and the street centerline monument for Applegate lane for alignment and projected that line to the established south line. The new boundaries were established per the approved tentative plan as shown hereon.

NUM	BEARING	DISTANCE
L1	N0°02'43"E	71.79
L2	N89°50'58"E	20.00

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 26, 1985
 HERBERT A. FARBER
 2189
 RENEWAL DATE 12-31-15

** RECEIVED **
 DATE 1/8/15 BY PB
 This survey consists of:
 2 sheet(s) Map
 2 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

Surveyed by:
 FARBER & SONS, INC. dba

FARBER
 SURVEYING
 PO BOX 5286
 431 OAK STREET
 CENTRAL POINT, OREGON 97502
 (541) 664-5599

DATE: OCTOBER 20, 2014
 JOB NO.: 2128-14
 DRAWING FILE: JOBS\Medford_SW\Orchard Home-Schwab\MicroSurvey\
 Final Plats Surveys\Partition 102014.dwg

DRAWN BY: LSH ORIG. DATE: 10/20/2014 REVISED BY: DATE:

I, Herbert A. Farber, do hereby certify
 that this is an exact copy of the original.

FOUND 2 1/2" BRASS CAP (BELOW ROAD SURFACE)
 MONUMENT LOCATED AT THE INTERSECTION OF
 ORCHARD HOME DRIVE AND AVALON DRIVE PER S/N
 15026