

Partition Plat No. 9-23-2015
(LAND PARTITION LDP-14-058)

Located In:
A Portion of Lots 17 & 18 of
STEWART ACRES
in the Southeast 1/4 of Section 16,
Township 37 South, Range 1 West, W.M.,
in the City of Medford,
Jackson County, Oregon

*** DECLARATION ***

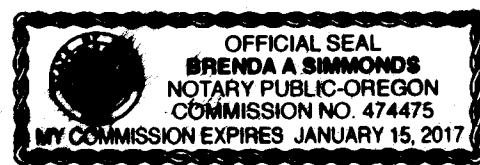
KNOW ALL MEN BY THESE PRESENTS, THAT JOHN KURTIS FORDYCE, CHRISTINE FORDYCE AND DEBRA KAY JOHNSON, TRUSTEES OF THE ELWIN J. FORDYCE REVOCABLE LIVING TRUST DATED AUGUST 20, 1998 ARE THE OWNERS OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION. DEBRA K. JOHNSON, AS CO-TRUSTEE AND SOLE REQUIRED SIGNER, ON BEHALF OF SAID TRUST HEREBY DEDICATES TO THE PUBLIC FOR PUBLIC USE THAT AREA OF STREET SHOWN HEREON, TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS (PUE). THE UNDERSIGNED HEREBY GRANTS TO THE CITY OF MEDFORD IN FEE SIMPLE THAT AREA PORTRAYED AND DESIGNATED AS A 1-FOOT STREET PLUG. BY ITS APPROVAL OF THIS PLAT, THE CITY OF MEDFORD DECLARES THAT UPON DEDICATION OF THE EXTENSION OF THE AFFECTED STREET, IT THEREBY DEDICATES THE STREET PLUG FOR PUBLIC STREET PURPOSES. THE UNDERSIGNED HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCEL 1, A 5-FOOT PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS PARCEL 2.

DEBRA KAY JOHNSON, CO-TRUSTEE OF THE ELWIN J. FORDYCE REVOCABLE LIVING TRUST DATED AUGUST 20, 1998.

IN WITNESS WHEREOF, SIGNED THIS 5th DAY OF June, 2015.
STATE OF OREGON }
COUNTY OF Linn } SS. BY: Debra Kay Johnson
TITLE: Trustee

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF June, 2015 BY DEBRA KAY JOHNSON, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS CO-TRUSTEE OF THE ELWIN J. FORDYCE REVOCABLE LIVING TRUST DATED AUGUST 20, 1998.

BEFORE ME: Brenda A. Simmons
NOTARY



APPROVALS

EXAMINED AND APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT THIS 22nd DAY OF June, 2015.
James E. Heiber
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 18 DAY OF June, 2015.
[Signature]
CITY ENGINEER

EXAMINED AND APPROVED THIS 16 DAY OF June, 2015.
[Signature]
CITY SURVEYOR

RECORDER'S CERTIFICATE:
FILED FOR RECORD THIS 24th DAY OF June, 2015, AT 10:04 O'CLOCK, A.M. AND RECORDED AS PARTITION PLAT NO. 9-23-2015 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 26 PAGE 23)
Christine D. Walker COUNTY CLERK
Carmen D. Helman DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 21744

SURVEYOR'S CERTIFICATE:

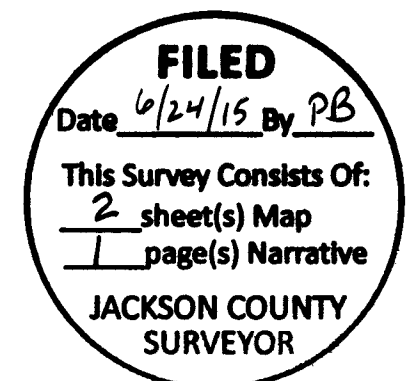
I, DARRELL L. HUCK, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND COMPLIES WITH REGULATIONS FOR LAND PARTITIONS, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 18 OF STEWART ACRES IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE WEST 1067.23 FEET AND NORTH 384.29 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF THAMES AND FORDYCE SUBDIVISION EXTENSION NO. 1 FOR THE INITIAL POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID SUBDIVISION, NORTH 00°02'56" WEST 416.88 FEET (PLAT NORTH 00°05'00" WEST 416.65 FEET) TO THE NORTHWEST CORNER THEREOF, SAID POINT BEING ON THE NORTHERLY LINE OF THAT TRACT DESCRIBED IN VOLUME 555, PAGE 270 OF THE DEED RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG SAID TRACT BOUNDARY AS FOLLOWS: NORTH 89°50'31" WEST (RECORD NORTH 89°46'25" WEST) 253.61 FEET; THENCE SOUTH 00°04'14" EAST (RECORD SOUTH 00°02'10" EAST) 2.21 FEET; THENCE SOUTH 89°32'07" WEST 253.71 FEET (RECORD NORTH 89°46'25" WEST 257.10 FEET; THENCE SOUTH 00°00'04" EAST 279.81 FEET (RECORD SOUTH 0°01' WEST 276.56 FEET) TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NORMIL TERRACE; THENCE, ALONG SAID NORTHEASTERLY LINE, SOUTH 40°50'23" EAST 96.17 FEET (RECORD SOUTH 40°39' EAST 102.73 FEET); THENCE, ALONG THE ARC OF A 984.93 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 38°37'07" EAST 76.34 FEET), AN ARC DISTANCE OF 76.36 FEET ((RECORD SOUTH 38°24'18" EAST 77.17 FEET)), AN ARC DISTANCE OF 77.19 FEET); THENCE, LEAVING SAID NORTHEASTERLY LINE, SOUTH 89°50'31" EAST (RECORD SOUTH 89°46'25" EAST) 397.12 FEET TO THE INITIAL POINT OF BEGINNING.

Darrell L. Huck
SURVEYOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 24 DAY OF June, 2015.

Adam [Signature] Deputy
ASSESSOR 6/24/2015 DATE
[Signature] Deputy
TAX COLLECTOR 06-24-15 DATE



TITLE EXCEPTION NOTES:

- 1.) THESE PREMISES ARE SITUATED IN THE MEDFORD IRRIGATION DISTRICT AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
- 2.) EASEMENT FOR INSTALLATION, USE, REPAIR AND MAINTENANCE OF PIPE LINES FOR DISTRIBUTION OF WATER FOR DOMESTIC PURPOSES TO ADJOINING LANDS, AND OTHER RIGHTS AND PRIVILEGES IN CONNECTION THEREWITH PER VOLUME 572, PAGES 109-111. (NOT LOCATED ON THIS PROPERTY)
- 3.) COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; BUT DELETING ANY COVENANT CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C) OF THE UNITED STATES CODES RECORDED SEPTEMBER 14, 1964 AS VOLUME 573, PAGE 430.
- 4.) EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY IN FAVOR OF PACIFICORP RECORDED OCTOBER 18, 1995 AS INSTRUMENT NO. 95-29728 (SPECIFIC LOCATION NOT GIVEN.)
- 5.) TEMPORARY EASEMENT FOR STORM DRAINAGE IN FAVOR OF THE CITY OF MEDFORD RECORDED APRIL 22, 2008 AS INSTRUMENT NO. 2008-015116. (SHOWN)
- 6.) TEMPORARY EASEMENT FOR STORM DRAINAGE IN FAVOR OF THE CITY OF MEDFORD RECORDED MAY 15, 2008 AS INSTRUMENT NO. 2008-018518. (SHOWN).



Darrell L. Huck
OREGON
FEBRUARY 6, 1983
DARRELL L. HUCK
2023
Expires 6/30/2015

I certify this map to be an exact photocopy of the original.
Darrell L. Huck
SURVEYOR

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: **Elwin J. Fordyce**
3298 Annapolis Drive
Medford, Oregon 97504

Location: A portion of Lots 17 & 18 of **STEWART ACRES** in the Southeast one-quarter (1/4) of Section 16, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

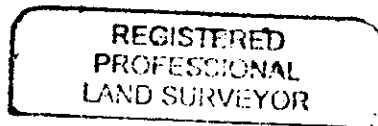
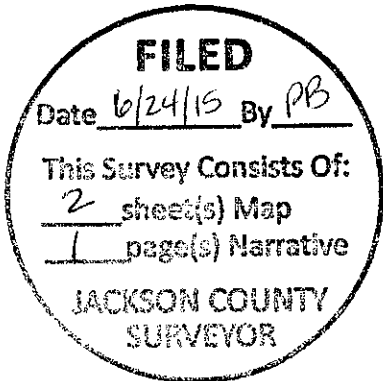
Purpose: To survey, monument and record a Partition Plat. (City of Medford Planning File No. LDP-14-058).

Procedure: The East line of the partitioned property was established by original found monuments from the **THAMES & FORDYCE SUBDIVISION, EXTENSION NO. 1**. Annapolis Drive is an extension of the centerline of Annapolis Drive established by **EAST TERRACE ESTATES** using record bearings and distances and found monuments. The North line was established by found monuments from Surveys No. 2829 & 14305. The Northwest corner was found as set on Survey No. 14035 which was a retrace-ment of Survey No. 416. This creates an inconsistency with the Deed bearing and distance on the North line but was held as the best evidence of the Northwest corner. The most Westerly, Southwest corner was established at record distance from the Point of Curve as shown on Survey No. 14305. The South line was established parallel to the Easterly portion of the North line as per Survey No. 2307. Regarding the Normil Terrace right-of-way, I have researched files in our office and have found notes in 1996 file that make reference to monuments found along the Normil Terrace right-of-way and at that time, the monuments were determined to be in correct position. I also found notes in a 2006 file that refers to monuments that were bent, were out of position, and also reference to open utility trench and construction activity along the Normil Terrace right-of-way. As part of this current survey, we have located and show monuments to be out of position, and we have previous history that indicates that, at one time, the monuments were determined to be in correct position. We have spent a considerable amount of time reviewing and analyzing the data, as it is available today, and we feel that the survey, as shown, represents the most reasonable resolution as far as determining the Normil Terrace right-of-way line, as it pertains to the property that we are now surveying. The Northeasterly right-of-way line of Normil Terrace was recreated with record angles and distances using the two found monuments from Survey No. 13508 that fit record distance.

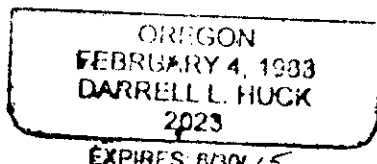
This property is a portion of the tract described in Volume 555, Page 270 of the Deed Records of Jackson County, Oregon.

Basis of Bearing: North line of Survey No. 20462.

Date: January 15, 2015



Darrell L. Huck



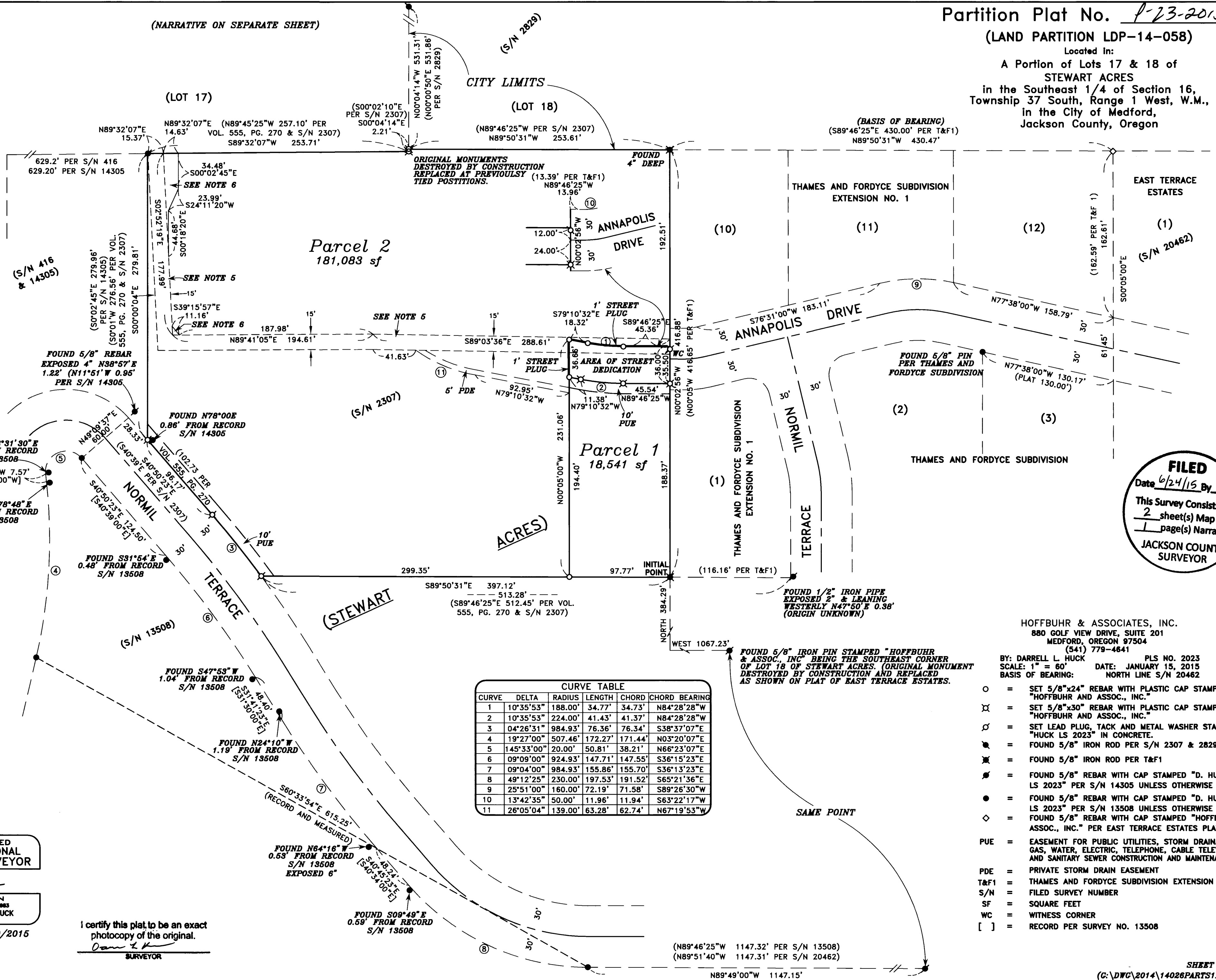
Darrell L. Huck
L.S. 2023 - Oregon
Expires 06/30/15
880 Golf View Dr. St., Ste. 201
Medford, Oregon 97504

(14026nar.doc)

Located In:
A Portion of Lots 17 & 18 of
STEWART ACRES
in the Southeast 1/4 of Section 16,
Township 37 South, Range 1 West, W.M.,
in the City of Medford,
Jackson County, Oregon

(NARRATIVE ON SEPARATE SHEET)

CITY LIMITS



Parcel 2
181,083 sf

Parcel 1
18,541 sf

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	10°35'53"	188.00'	34.77'	34.73'	N84°28'28"W
2	10°35'53"	224.00'	41.43'	41.37'	N84°28'28"W
3	04°26'31"	984.93'	76.36'	76.34'	S38°37'07"E
4	19°27'00"	507.46'	172.27'	171.44'	N03°20'07"E
5	145°33'00"	20.00'	50.81'	38.21'	N66°23'07"E
6	09°09'00"	924.93'	147.71'	147.55'	S36°15'23"E
7	09°04'00"	984.93'	155.86'	155.70'	S36°13'23"E
8	49°12'25"	230.00'	197.53'	191.52'	S65°21'36"E
9	25°51'00"	160.00'	72.19'	71.58'	S89°26'30"W
10	13°42'35"	50.00'	11.96'	11.94'	S63°22'17"W
11	26°05'04"	139.00'	63.28'	62.74'	N67°19'53"W

FILED
Date 6/24/15 By PB
This Survey Consists Of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541) 779-4641

BY: DARRELL L. HUCK PLS NO. 2023
SCALE: 1" = 60' DATE: JANUARY 15, 2015
BASIS OF BEARING: NORTH LINE S/N 20462

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊙ = SET LEAD PLUG, TACK AND METAL WASHER STAMPED "HUCK LS 2023" IN CONCRETE.
- ⊕ = FOUND 5/8" IRON ROD PER S/N 2307 & 2829
- ⊖ = FOUND 5/8" IRON ROD PER T&F1
- ⊗ = FOUND 5/8" REBAR WITH CAP STAMPED "D. HUCK LS 2023" PER S/N 14305 UNLESS OTHERWISE NOTED.
- = FOUND 5/8" REBAR WITH CAP STAMPED "D. HUCK LS 2023" PER S/N 13508 UNLESS OTHERWISE NOTED.
- ◇ = FOUND 5/8" REBAR WITH CAP STAMPED "HOFFBUHR & ASSOC., INC." PER EAST TERRACE ESTATES PLAT.
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- PDE = PRIVATE STORM DRAIN EASEMENT
- T&F1 = THAMES AND FORDYCE SUBDIVISION EXTENSION NO.1
- S/N = FILED SURVEY NUMBER
- SF = SQUARE FEET
- WC = WITNESS CORNER
- [] = RECORD PER SURVEY NO. 13508

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1963
DARRELL L. HUCK
2023
Expires 6/30/2015

I certify this plat to be an exact
photocopy of the original.
Darrell L. Huck
SURVEYOR