

\*\*\* APPROVALS \*\*\*

CITY OF MEDFORD PLANNING  
(File No. LDP-14-063/E-14-090)

James E. Heber  
Planning Director  
June 25, 2015  
Date

Examined and approved this 12 day of JUNE, 20 15.

[Signature]  
City Surveyor

Examined and approved this 16 day of JUNE, 20 15.

[Signature]  
City Engineer

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have  
been paid as of June 26<sup>th</sup>, 20 15.

[Signature] Deputy 6/26/15 Date  
Assessor, Dept. of Assessment Tax Collector Deputy Date

\*\*\* DECLARATION \*\*\*

Know all men by these presents that LEGACY DEVELOPMENT, 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 Street Right of Way and the Public Utility Easement (PUE) and does hereby make and establish the Private Utility Easement for Parcel 2 (UE2), Private Shared Driveway Easement for Parcels 1 & 2 (PSDE) and the Cross Access Easement benefitting Parcel 1 and that tract set forth in Document No. 2011-39789, Official Records of Jackson County, Oregon (CAE) as shown on Sheet 2.

[Signature]  
MARK T. SNYDER, MEMBER  
LEGACY DEVELOPMENT, LLC

STATE OF OREGON )  
                          ) ss.  
COUNTY OF JACKSON)

PERSONALLY appeared the above named Mark T. Snyder and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Legacy Development, LLC.

Dated this 22 day of April, 20 15.

Kristin Whisman  
Kristin Whisman Notary Public - Oregon

Commission No. 465592  
My Commission Expires 2/25/2016

\*\*\* AFFIDAVIT OF CONSENT \*\*\*

From George J. Dalmon, Trustee of the George J. Dalmon Living Trust of 12/04/1996  
recorded as Document No. 2015-21072, ORJCO.

**PARTITION PLAT NO. P-26-2015**

In Lot 1, BANDY ESTATES SUBDIVISION &  
located in the N.W. 1/4 of Sec. 13, T.37S., R.2W., W.M.  
in the City of Medford Jackson County, Oregon  
(File No. LDP-14-063/E-14-090)

**SURVEY FOR:**

MARK SNYDER  
P.O. BOX 3071  
ASHLAND, OR 97520

**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:**

APRIL 26, 2015

\*\*\* RECORDER'S CERTIFICATE \*\*\*

FILED FOR RECORD THIS 26<sup>th</sup> DAY OF June, 20 15  
AT 1:42 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-26-2015  
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.  
INDEX VOLUME 26, PAGE 26 & DOC. #2015-021073 ORJCO.

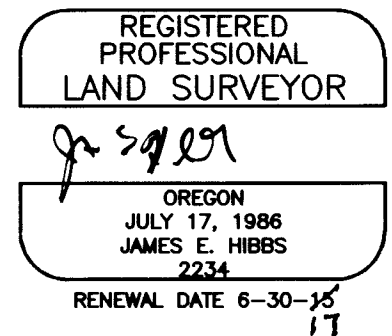
Christine D. Walker COUNTY CLERK  
Jean Shugart DEPUTY

COUNTY SURVEYOR FILE NO. 21750

\*\*\* 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:

Lot 1 of BANDY ESTATES SUBDIVISION, according to the official plat thereof, now of record, in Volume 27, Page 56 of the Plat Records of Jackson County, Oregon.



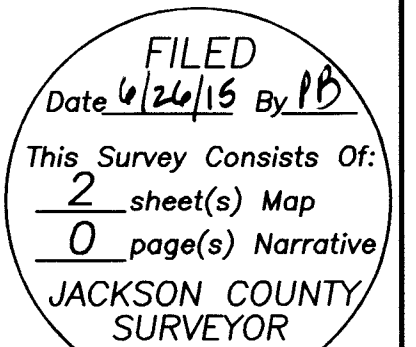
**SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250**

PURPOSE: To survey and monument the corners of two parcels created through a Land Partition. See City of Medford File No. LDP-14-063/E-14-090.

PROCEDURE: Using Trimble R6 G.P.S. receivers and Topcon GPT-6003C total station, I made ties to monuments established by or shown on BANDY ESTATES SUBDIVISION to control this survey. Many of the monuments per BES apparently have been destroyed by fence construction. The SE corner of the subject Lot was positioned at plat record distance along the South line of the Subdivision. Held plat record bearing for the North line of the subject Lot from the found witness corner monument near the NW corner. From the SE corner held the bearing through the found monument between Lots 2 & 4 and then intersected the North line previously computed. With the boundary resolved, I computed the interior parcel corner locations per the approved tentative plat and set monuments as shown on Sheet 2.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

[Signature]  
SURVEYOR



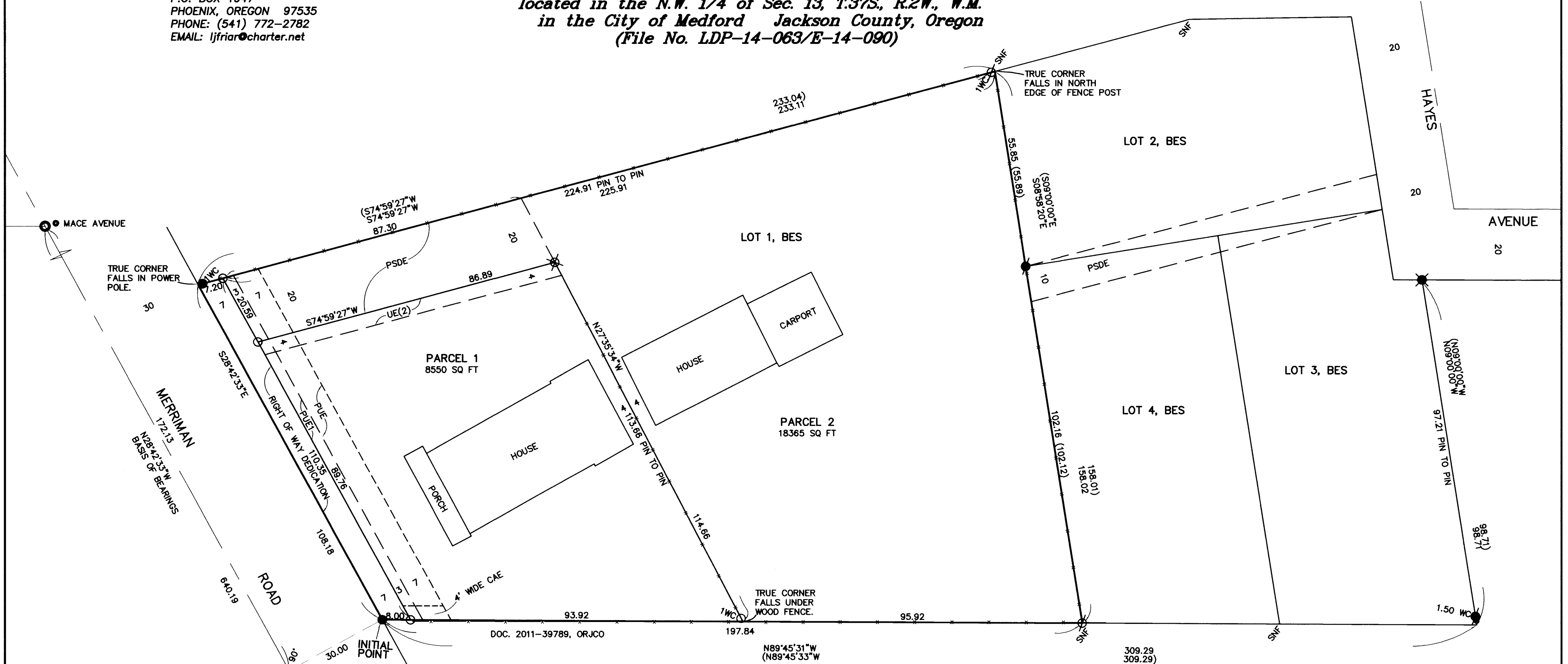
**SURVEY FOR:**  
MARK SNYDER  
P.O. BOX 3071  
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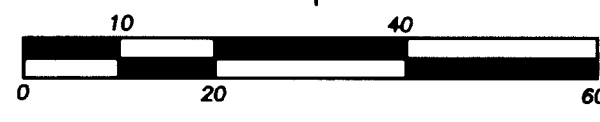
**DATE:**  
APRIL 26, 2015

# PARTITION PLAT NO. P-26-2015

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in the City of Medford Jackson County, Oregon  
(File No. LDP-14-063/E-14-090)



MERRIMAN  
ROAD  
BASIS OF BEARINGS  
N28°42'33\"W  
172.13  
640.19



**LEGEND:**

- = FD. 2.5" BRASS DISK MKD. CITY OF MEDFORD SURVEYOR IN MONUMENT CASE PER FS14942.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD CITY OF MEDFORD SURVEYOR PER FS14579.
- ⦿ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MINNECI LS2340 PER BES.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MCMAHON LS1913 PER FS13788.
- ⊘ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET MAG NAIL & BRASS WASHER MKD. L.J. FRIAR & ASSOC. IN PAVEMENT.
- CAE = CROSS ACCESS EASEMENT FOR PARCEL 1 AND DOC. 2011-39789, ORJCO PER THIS PLAT.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- BES = BANDY ESTATES SUBDIVISION (FS17116).
- 1WC = 1.00 FOOT WITNESS CORNER MONUMENT.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- FS = FILED SURVEY #.
- PUE1 = PUBLIC UTILITY EASEMENT PER BES.
- X- = FENCE LINE.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT PER BES.
- 1.50WC = 1.50 FOOT WITNESS CORNER MONUMENT.
- SNF = MONUMENT SEARCHED FOR, NOT FOUND.
- UE(2) = PRIVATE UTILITY EASEMENT FOR PARCEL 2 PER THIS PLAT.
- FD = FOUND.
- MKD = MARKED.
- ( ) = RECORD DATA PER BES.
- SQ FT = SQUARE FEET.
- CC&R'S = COVENANTS, CONDITIONS & RESTRICTIONS.
- PSDE = PRIVATE SHARED DRIVEWAY EASEMENT FOR PARCELS 1 & 2 PER THIS PLAT.

EASEMENTS PER TITLE REPORT.  
7) PROPERTY SUBJECT TO CC&R'S PER DOC. 92-00488, ORJCO.

**BASIS OF BEARINGS:**  
CENTERLINE OF MERRIMAN ROAD PER BES AS SHOWN HEREON.  
UNIT OF MEASUREMENT = FEET SCALE: 1" = 20'

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

*[Signature]*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*[Signature]*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-16  
17

FILED  
Date 6/26/15 By PB  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR