

*** APPROVALS ***

File No. LDP-13-071

I certify that pursuant to authority granted in MLDC 10.297 this plat is hereby approved.

[Signature]
Planning Director

December 7, 2016
Date

EXAMINED AND APPROVED as required by ORS 92.100 & MLDC 10.297 as of Nov. 30, 2016.

[Signature]
City Surveyor

EXAMINED AND APPROVED this 30 day of NOVEMBER, 2016.

[Signature]
City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of Dec. 8, 2016.

[Signature]
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of December 8th, 2016.

[Signature]
Tax Collector

*** DECLARATION ***

Know all men by these presents that LINDA MARIE BEVARD, Trustee of the Linda Marie Bevard Revocable Living Trust dated February 26, 2015, 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 additional Street Right of Way (R/W) together with the Public Utility Easements (PUE) and does hereby make and establish the Private Storm Drain Easement for Parcel 1 (PSDE(1)) as shown on Sheet 2.

[Signature]
LINDA MARIE BEVARD, Trustee

Linda Marie Bevard Revocable Living Trust dated February 26, 2015

STATE OF OREGON)
) ss.
COUNTY OF JACKSON

PERSONALLY appeared the above named Linda Bevard and acknowledged the foregoing instrument to be her voluntary act and deed and was signed on behalf of said Trust.

Dated this 14th day of November, 2016.

[Signature]
Notary Public - Oregon

Commission No. November 19, 2011

My Commission Expires 11/19/2015

* LENDER RELEASE OF DEDICATED PROPERTY *

Recorded as Document Nos. 2014-027808 & 2015-028511, ORJCO.

PARTITION PLAT NO. P-42-2016
Land Partition & Property Line Adjustment
In the S.E. 1/4 of Sec. 35, T.37S., R.2W., W.M. & in
the City of Medford Jackson County, Oregon
(File No. LDP-13-071 & PLA-16-122)

SURVEY FOR:

LINDA BEVARD
P.O. BOX 7
EAGLE POINT, OR 97524

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OREGON 97535
PHONE: (541) 772-2782
EMAIL: ljfrior@charter.net

DATE OF SURVEY:

NOVEMBER 21, 2016

*** RECORDER'S CERTIFICATE ***

FILED FOR RECORD THIS 8th DAY OF December, 2016

AT 1:51 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-42-2016

OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 27, PAGE 42 & DOC. # 2016-040440, ORJCO.

[Signature]
COUNTY CLERK

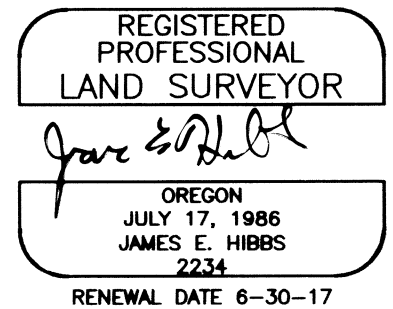
[Signature]
DEPUTY

COUNTY SURVEYOR FILE NO. 22129

*** 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:

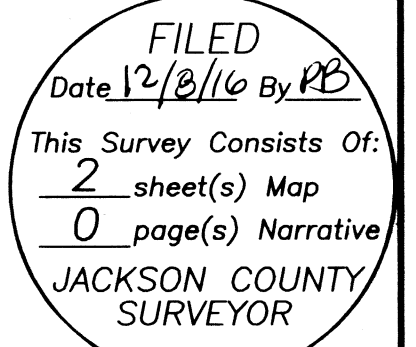
Commencing at the Northeast corner of Government Lot 1, Section 2, Township 38 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence EAST, 1077.78 feet; thence NORTH, 421.57 feet to the South line of Sunset Drive; thence along said South line, North 89°56'01" East, 633.30 feet to the centerline of the Medford Irrigation District lateral (also being the Northwest corner of that tract set forth in Document No. 2015-005783, Official Records of Jackson County, Oregon) and the INITIAL POINT OF BEGINNING; thence along said centerline, South 00°54'11" East (record SOUTH), 115.25 feet; thence North 89°48'52" East, 23.87 feet; thence South 00°35'22" East, 85.98 feet; thence South 89°24'38" West, 4.70 feet; thence South 00°35'22" East, 57.80 feet; thence North 89°24'38" East, 4.70 feet; thence South 00°35'22" East, 196.73 feet to the North line of Willow Brook Drive; thence along said North line, North 89°48'52" East, 111.00 feet to the Southeast corner of that tract set forth in Document No. 2015-005783, said Official Records; thence along the East line thereof, North 00°16'33" West (record Northerly), 455.46 feet to the South line of Sunset Drive; thence along said South line, South 89°56'01" West, 138.00 feet (record 138.0 feet) to the initial point of beginning. Containing 53973 square feet (1.24 acres), more or less.



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 AND TO MONUMENT THE ADJUSTED PROPERTY LINE CREATED THROUGH A PROPERTY LINE ADJUSTMENT. SEE CITY OF MEDFORD FILED LDP-13-071 & PLA-16-122. THE PARENT TRACTS PRIOR TO THE ADJUSTMENT ARE SET FORTH IN DOC. #02-19862 & 2015-005783, ORJCO.

PROCEDURE: USING TRIMBLE R6 & R8 G.P.S. RECEIVERS AND TOPCON GPT-6003C TOTAL STATION, MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE R/W AND THE SUBJECT TRACT. THE EXISTING PROPERTY LINE BETWEEN TWO PARENT TRACTS IS THE CENTER OF THE M.I.D. LATERAL. THIS LATERAL WAS LOCATED IN THE FIELD. DEED RECORD DISTANCE WESTERLY ALONG SUNSET DRIVE PER DOC. #02 19862, ORJCO WAS HELD TO POSITION THE N.W. CORNER OF THE TRACT AND THE WEST LINE WAS HELD PARALLEL TO THE LATERAL PER DEED. HELD DEED RECORD DISTANCE EASTERLY ALONG SUNSET DRIVE AND ALONG WILLOW BROOK DRIVE PER DOC. 2015-005783, ORJCO TO POSITION THE N.E. AND S.E. CORNERS, RESPECTIVELY, OF THIS TRACT. WITH THE EXTERIOR BOUNDARY RESOLVED SET MONUMENTS AT THE COMPUTED PARCEL CORNER AND ADJUSTED PROPERTY LINE LOCATIONS AS SHOWN ON SHEET 2.



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

[Signature]
SURVEYOR

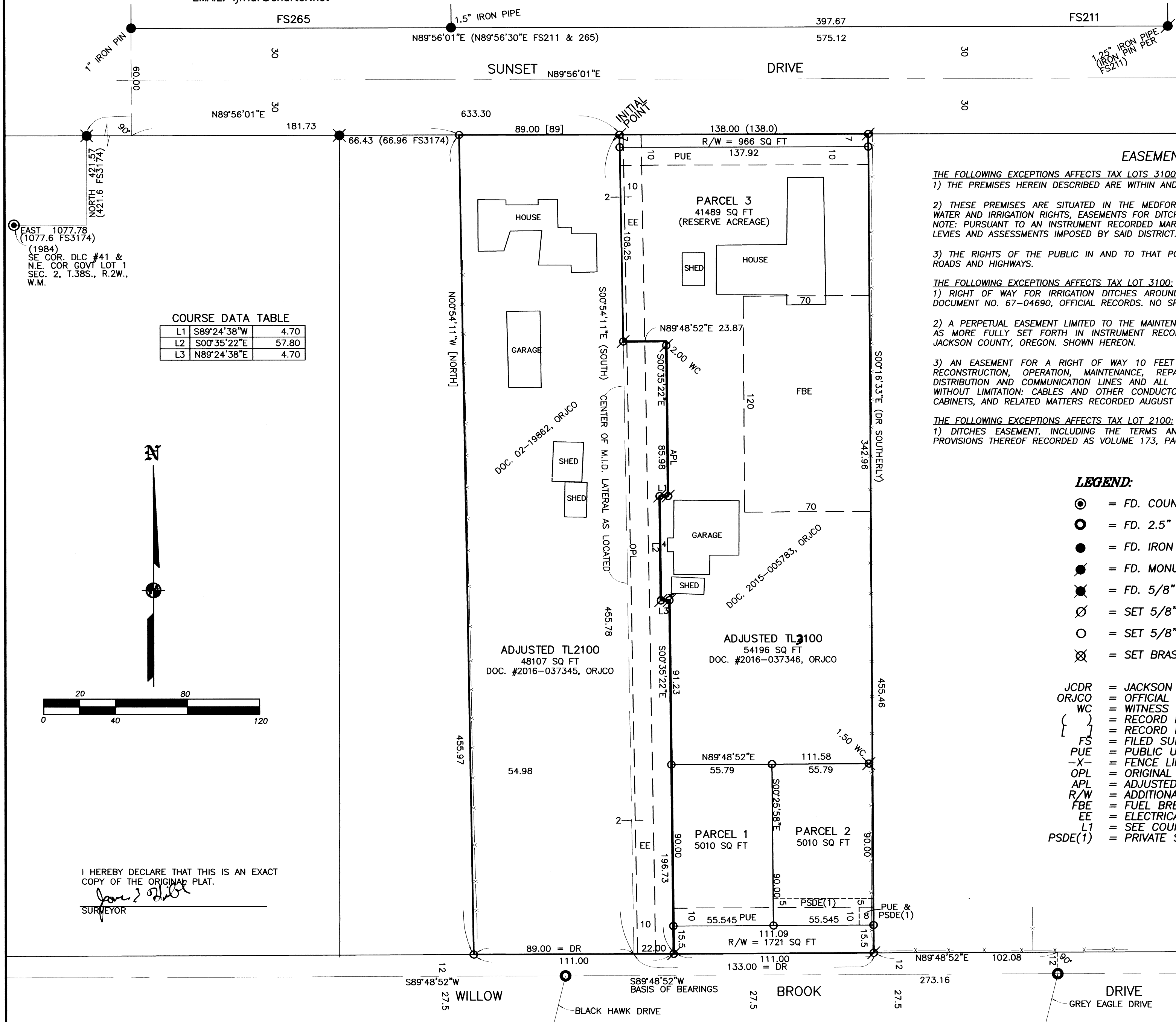
SURVEY FOR:
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NOVEMBER 21, 2016

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the City of Medford Jackson County, Oregon
(File No. LDP-13-071 & PLA-16-122)

BASIS OF BEARINGS:
SURVEY NO. 16476 AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'



COURSE DATA TABLE

L1	S89°24'38"W	4.70
L2	S00°35'22"E	57.80
L3	N89°24'38"E	4.70

EASEMENTS PER SUBDIVISION GUARANTEE

THE FOLLOWING EXCEPTIONS AFFECTS TAX LOTS 3100 & 2100:

- 1) THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
- 2) 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. NOTE: PURSUANT TO AN INSTRUMENT RECORDED MARCH 26, 2015 AS DOCUMENT NO. 2015-008698 TL3100 IS NO LONGER SUBJECT TO LEVIES AND ASSESSMENTS IMPOSED BY SAID DISTRICT.
- 3) THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.

THE FOLLOWING EXCEPTIONS AFFECTS TAX LOT 3100:

- 1) RIGHT OF WAY FOR IRRIGATION DITCHES AROUND THE BOUNDARY THEREOF, AS RESERVED IN DEED RECORDED MAY 17, 1967 AS DOCUMENT NO. 67-04690, OFFICIAL RECORDS. NO SPECIFIC LOCATION GIVEN IN DEED.

- 2) A PERPETUAL EASEMENT LIMITED TO THE MAINTENANCE OF A REQUIRED FUELBREAK, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS MORE FULLY SET FORTH IN INSTRUMENT RECORDED NOVEMBER 19, 1998 AS DOCUMENT NO. 98-54085, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. SHOWN HEREON.

- 3) AN EASEMENT FOR A RIGHT OF WAY 10 FEET IN WIDTH AND 487 FEET IN LENGTH, MORE OR LESS, FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, ENLARGEMENT AND REMOVAL OF UNDERGROUND ELECTRIC, DISTRIBUTION AND COMMUNICATION LINES AND ALL NECESSARY OR DESIRABLE ACCESSORIES AND APPURTENANCES THERETO, INCLUDING WITHOUT LIMITATION: CABLES AND OTHER CONDUCTORS AND CONDUITS THEREFOR; AND PADS, TRANSFORMERS, SWITCHES, VAULTS AND CABINETS, AND RELATED MATTERS RECORDED AUGUST 17, 2016 AS DOCUMENT NO. 2016-026815, OFFICIAL RECORDS. SHOWN HEREON.

THE FOLLOWING EXCEPTIONS AFFECTS TAX LOT 2100:

- 1) DITCHES EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS DISCLOSED IN INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF RECORDED AS VOLUME 173, PAGE 391, DEED RECORDS. NO SPECIFIC LOCATION GIVEN IN DEED.

LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER RE-ESTAB'S. (YEAR)
- = FD. 2.5" ALUMINUM CAP MKD. L.J. FRIAR & ASSOC PER FS16476.
- = FD. IRON MONUMENT PER FS265. TYPE & SIZE AS NOTED.
- = FD. MONUMENT PER FS211. TYPE & SIZE NOTED.
- ⊗ = FD. 5/8" IRON PIN PER FS3174.
- ⊘ = 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 BRASS WASHER MKD. L.J. FRIAR & ASSOC. & MAG NAIL IN CONCRETE.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER MONUMENT.
- { } = RECORD DATA PER DOC. 2015-005783, ORJCO.
- [] = RECORD DATA PER DOC. 02-19862, ORJCO.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT DEDICATED BY THIS PLAT.
- X- = FENCE LINE.
- OPL = ORIGINAL PROPERTY LINE.
- APL = ADJUSTED PROPERTY LINE.
- R/W = ADDITIONAL STREET RIGHT OF WAY DEDICATED BY THIS PLAT.
- FBE = FUEL BREAK EASEMENT PER DOC. 98-54085, ORJCO.
- EE = ELECTRICAL EASEMENT PER DOC. 2016-026815, ORJCO.
- L1 = SEE COURSE DATA TABLE.
- PSDE(1) = PRIVATE STORM DRAINAGE EASEMENT FOR PARCEL 1 PER THIS PLAT.

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

SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

JAMES E. HIBBS
OREGON
JULY 17, 1986
2234
RENEWAL DATE 6-30-17

FILED
Date 12/8/16 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR