

**PARTITION PLAT NO. P-04-2017**

**LAND PARTITION (LDP-15-138)  
In Block 9 of the EXTENSION OF SISKIYOU HEIGHTS  
ADDITION & in the N.W. 1/4 of Sec. 29, T.37S., R.1W., W.M.  
in the City of Medford Jackson County, Oregon**

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

File No. LDP-15-138

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

*[Signature]*  
Planning Director

1-27-2017  
Date

**SURVEY FOR:**

JOSEPH & ALICE HOPPE  
601 KEENE DR.  
MEDFORD, OR 97504

**SURVEY BY:**

L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
PO BOX 1947  
PHOENIX, OR 97535  
PHONE: (541) 772-2782  
LJFRIAR@CHARTER.NET  
WWW.FRIARANDASSOCIATES.COM

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

FILED FOR RECORD THIS 1<sup>st</sup> DAY OF February, 2017 AT

2:04 O'CLOCK P. M., AND RECORDED AS PARTITION PLAT NO. P-04-2017  
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 28, PAGE 04. DOCUMENT NO. 2017-3633, ORJCO.

Christina D. Walker COUNTY CLERK J. Morgan DEPUTY

COUNTY SURVEYOR FILE NO. 22166

EXAMINED AND APPROVED as required by ORS 92.100 as of JANUARY 18<sup>th</sup>, 2017.

Sean P. Metzger  
ACTING City Surveyor

**DATE:**  
JANUARY 11, 2017

EXAMINED AND APPROVED this 18 day of JANUARY, 2017.

[Signature]  
City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96

as of February 1<sup>st</sup>, 2017.

[Signature] Agent  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have

been paid as of Feb 1<sup>st</sup>, 2017.

[Signature] Deputy  
Tax Collector

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

Know all men by these presents that, JOSEPH HOPPE and ALICE WHITE-HOPPE, Trustees of the Hoppe Joint Trust Agreement dated March 11, 2010, are the owners in fee of the land shown on this Partition Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be Partitioned into the Parcels as shown hereon. We do hereby dedicate to the public for public use under the jurisdiction of the City of Medford, the Street Right of Way, together with the Public Utility Easements as shown on Sheet 2.

Joseph Hoppe, Trustee Alice White-Hoppe, Trustee  
JOSEPH HOPPE, Trustee ALICE WHITE-HOPPE, Trustee  
Hoppe Joint Trust Agreement dated March 11, 2010

STATE OF OREGON )  
COUNTY OF JACKSON ) ss.

PERSONALLY appeared the above named Joseph Hoppe and Alice White-Hoppe and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 13 day of January, 2017.

Kristin Whisman  
Notary Public - Oregon

Commission No. 946386  
My Commission Expires 01/24/2020

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

From Bank of America, N.A. recorded as Document No. 2016-          , ORJCO

**\*\*\* SURVEYOR'S CERTIFICATE \*\*\***

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY 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 Southwest corner of Block 10 of the EXTENSION OF SISKIYOU HEIGHTS ADDITION, to the City of Medford, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the North line of Keene Drive, North 89°32'09" West, 178.61 feet to the Southeast corner of that tract described in Document No. 2010-008401, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence continue along said North line, North 89°32'09" West, 99.60 feet to a 5/8 inch iron pin at the Southwest corner of said tract; thence along the West line thereof, North 00°42'09" West, 321.31 feet to the South line of Woodlawn Drive; thence along said North line along the arc of a 410.76 foot radius curve to the left having a central angle of 14°21'35", a distance of 102.95 feet (the long chord of which South 76°35'43" East, 102.68 feet) to the Northeast corner of said tract; thence along the East line thereof, South 00°42'09" East, 298.31 feet to the initial point of beginning.

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

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

**PURPOSE:** TO SURVEY AND MONUMENT THE CORNERS OF OF TWO PARCELS CREATED THROUGH A LAND PARTITION OF THE PARENT TRACT SET FORTH IN DOC. #2010-008401, ORJCO. SEE CITY OF MEDFORD FILE LDP-15-138.

**PROCEDURE:** USING TRIMBLE R6 & R8 G.P.S. RECEIVERS, MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE R/W AND THE SUBJECT TRACT. THE WEST LINE WAS HELD AS MONUMENTED AND THE SOUTHERLY LINE OF WOODLAWN DRIVE WAS HELD AS SHOWN BY THIS OFFICE ON FS17245. HELD DEED RECORD DISTANCE WESTERLY FROM THE S.E. CORNER OF BLOCK 9 OF THE EXTENSION OF SISKIYOU HEIGHTS ADDITION TO POSITION THE S.E. CORNER OF THE SUBJECT TRACT. HELD THE EAST LINE PARALLEL TO THE WEST LINE PER DEED. COMPUTED THE POSITION OF THE PARCEL CORNERS AND STREET R/W DEDICATION PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AS SHOWN ON SHEET 2.

FILED  
Date 2/1/17 By [Signature]  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

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

[Signature]  
SURVEYOR

SHEET 1 OF 2

**SURVEY FOR:**  
 JOSEPH & ALICE HOPPE  
 601 KEENE DR.  
 MEDFORD, OR 97504

**SURVEY BY:**  
 L.J. FRIAR & ASSOCIATES, P.C.  
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**DATE:**  
 JANUARY 11, 2017

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 ADDITION & in the N.W. 1/4 of Sec. 29, T.37S., R.1W., W.M.  
 in the City of Medford Jackson County, Oregon

**LEGEND:**

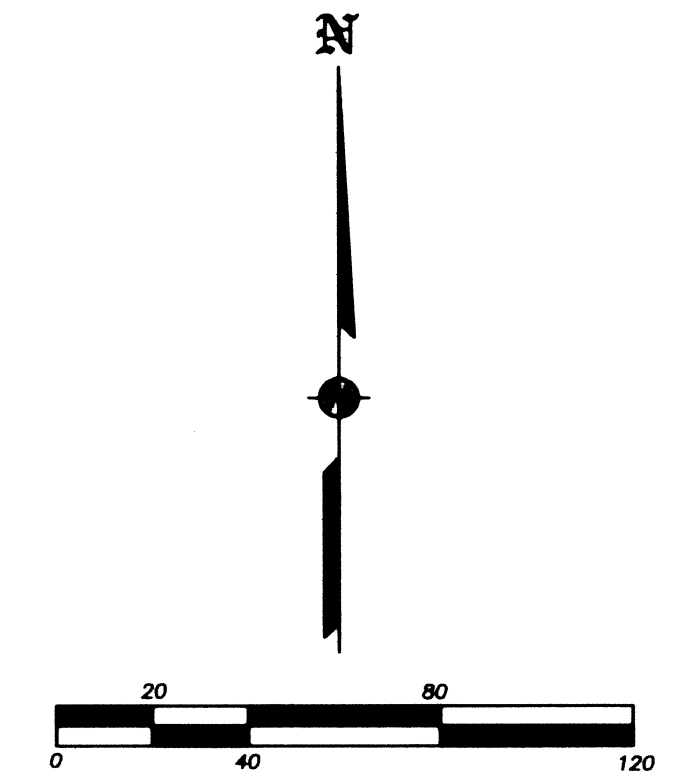
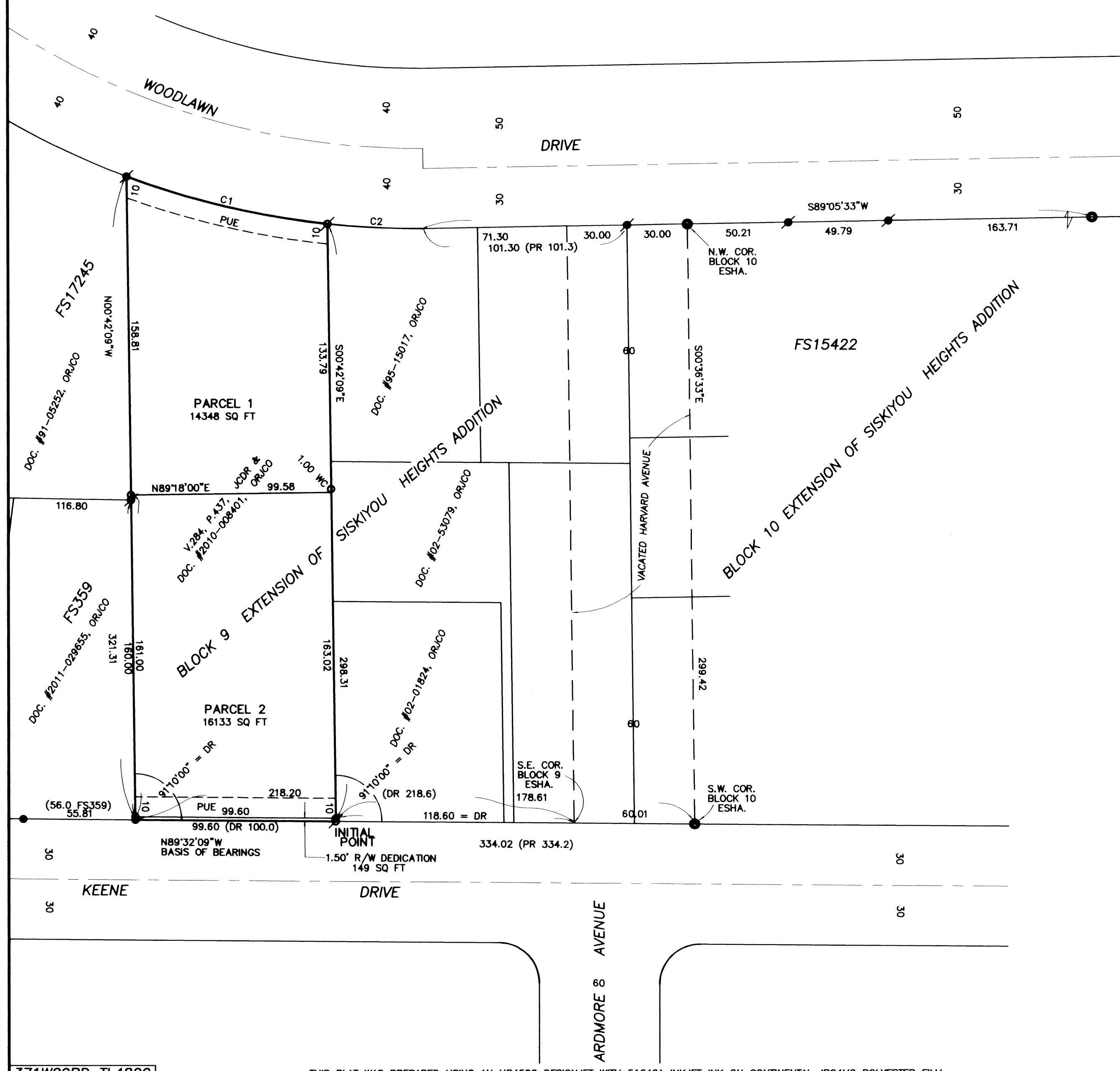
- = FOUND 1/2" IRON PIPE PER THE EXTENSION OF SISKIYOU HEIGHTS ADDITION.
  - = FOUND 5/8" IRON PIN PER FS359.
  - = FOUND 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS15422 OR FS17245.
  - = SET 5/8" x 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
  - ⊗ = SET 5/8" x 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ( ) = RECORD DATA AS SHOWN.  
 ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.  
 JCDR = JACKSON COUNTY DEED RECORDS.  
 PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.  
 C1 = SEE COURSE DATA TABLE  
 FS = FILED SURVEY #  
 DR = DEED RECORD DATA PER V.284, P.437, JCDR & DOC. #2010-008401, ORJCO  
 R/W = ADDITIONAL STREET RIGHT OF WAY PER THIS PLAT.  
 ESHA = EXTENSION OF SISKIYOU HEIGHTS ADDITION.  
 WC = WITNESS CORNER MONUMENT.

BASIS OF BEARINGS: FS17245 AS SHOWN HEREON.

UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'

**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	CHORD
C1	14°21'35"	102.95	410.76	S76°35'43"E 102.68
C2	06°40'44"	47.88	410.76	S87°06'53"E 47.85



371W29BD TL4800

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
 JAMES E. HIBBS  
 JULY 17, 1986  
 RENEWAL DATE 6-30-17

FILED  
 Date 2/1/17 By PB  
 This Survey Consists Of:  
 2 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

SHEET 2 OF 2