

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

MEDFORD CITY PLANNING:  
(FILE NO. LDP-16-096)

EXAMINED AND APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT THIS 30<sup>TH</sup> DAY OF MARCH, 2017.

*[Signature]*  
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 27<sup>TH</sup> DAY OF MARCH, 2017.

*[Signature]*  
CITY ENGINEER

EXAMINED AND APPROVED THIS 23 DAY OF MARCH, 2017.

*[Signature]*  
CITY SURVEYOR

# LAND PARTITION SURVEY

## PARTITION PLAT No. P-09-2017

Located in:

in the Northwest 1/4 of Section 13,  
Township 37 South, Range 2 West, W.M.,  
in the City of Medford, Jackson County, Oregon

For:

### Elizabeth Carlton Investments, LLC

#### SURVEYORS CERTIFICATE:

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

COMMENCING AT A POINT SOUTH 89°55'00" EAST 438.90 FEET AND NORTH 00°01'30" WEST 40.26 FEET (RECORD PER INSTRUMENT NO. 77-00159, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, EAST 6.65 CHAINS AND NORTH 0.61 CHAINS) OF THE SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 59, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF DEBARR AVENUE AND BEING THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN THE AFORESAID INSTRUMENT NO. 77-00159; THENCE, ALONG THE SOUTHERLY LINE OF SAID TRACT, SOUTH 89°55'00" EAST (RECORD EAST) 20.00 FEET TO THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2017-001291, SAID OFFICIAL RECORDS, FOR THE INITIAL POINT OF BEGINNING; THENCE, ALONG THE BOUNDARY OF SAID TRACT AS FOLLOWS: NORTH 00°01'30" WEST (RECORD NORTH) 155.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89°55'00" EAST 134.83 FEET (RECORD EAST 134.45 FEET) TO THE WESTERLY RIGHT-OF-WAY LINE OF SENECA AVENUE; THENCE, ALONG SAID WESTERLY LINE, SOUTH 00°01'30" EAST 145.14 FEET TO THE NORTHWEST-ERLY LINE OF THAT TRACT ACQUIRED BY THE CITY OF MEDFORD PER DOCUMENT NO. 2009-013923, SAID OFFICIAL RECORDS; THENCE, ALONG SAID NORTHWESTERLY LINE, SOUTH 55°00'14" WEST 17.15 FEET TO THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF DEBARR AVENUE; THENCE, ALONG SAID NORTHERLY LINE, NORTH 89°55'00" WEST 120.77 FEET TO THE POINT OF BEGINNING.

*David M. Minnici*  
SURVEYOR

#### DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT ELIZABETH CARLTON INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, HEREAFTER REFERRED TO AS DECLARANT, IS THE OWNER OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON. DECLARANT HEREBY DEDICATES TO THE PUBLIC FOR PUBLIC USE THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS (PUE) SHOWN HEREON. DECLARANT HEREBY CREATES FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCEL 1, A PRIVATE SANITARY SEWER EASEMENT, 5.00 FEET IN WIDTH, OVER AND ACROSS PARCEL 2.

IN WITNESS WHEREOF, SIGNED THIS 20 DAY OF MARCH, 2017.

STATE OF California SS.  
COUNTY OF Los Angeles

*Morris Omata*

ON 3/20/2017 BEFORE ME, Shawn R. Tabatabaie, NOTARY PUBLIC, PERSONALLY APPEARED Morris Omata WHO PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

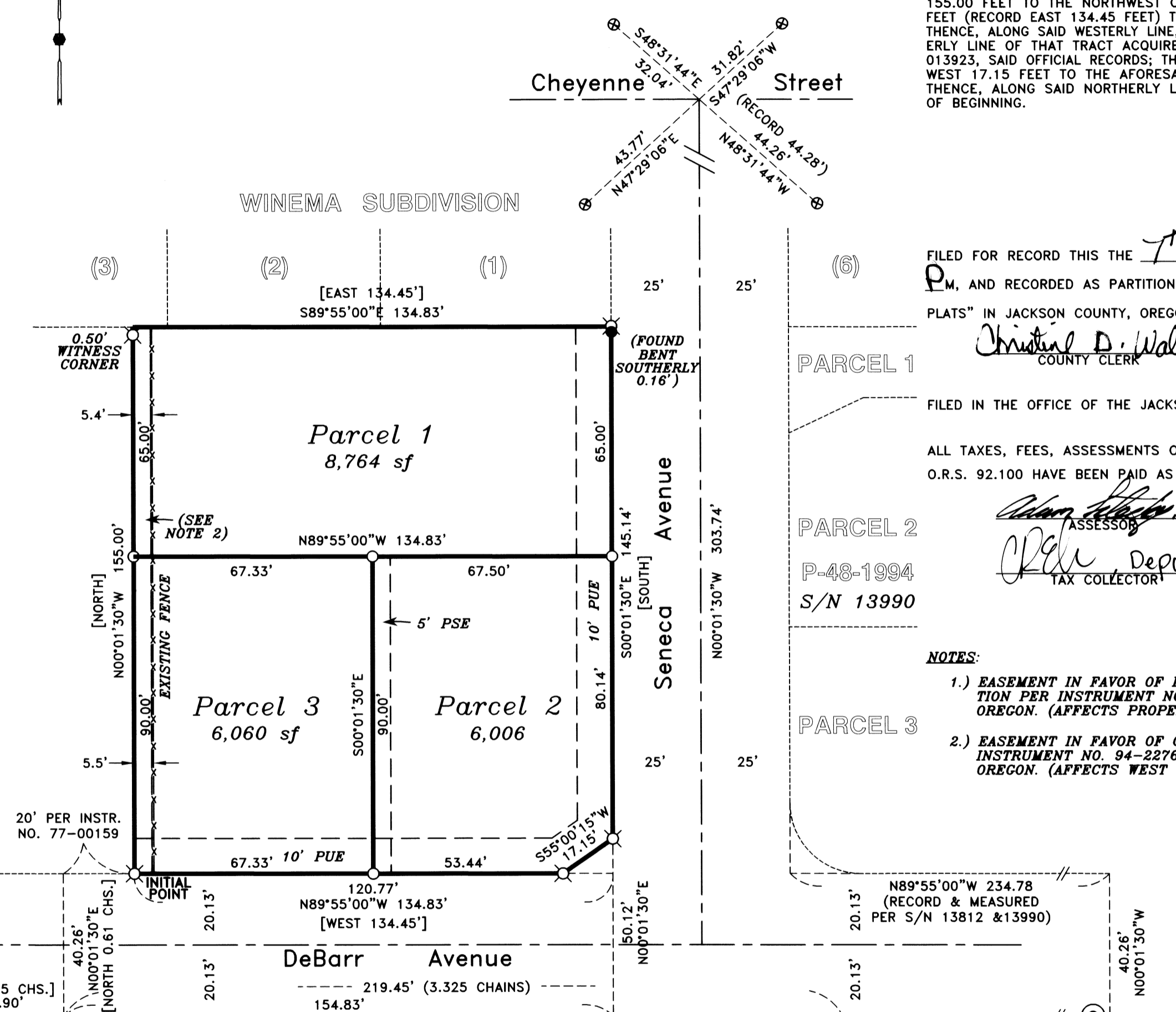
*Shawn R. Tabatabaie*  
NOTARY PUBLIC

My Commission Expires Feb 3, 2021

HOFFBUHR & ASSOCIATES, INC.  
880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON  
(541) 779-4641  
BY: DAVID M. MINNECI RPLS NO. 2349  
SCALE: 1 INCH = 30' JANUARY 26, 2017  
BASIS OF BEARING: SURVEY NUMBER 13990  
(DLC LINE)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- = FOUND 5/8" IRON PIN PER WINEMA SUBDIVISION PLAT.
- ⊙ = FOUND .38 CALIBER SHELL IN CURB - CITY OF MEDFORD FIELD BOOK 1792, PAGE 15.
- ⊛ = FOUND BRASS CAP AS NOTED.
- S/N = SURVEY NUMBER
- [ ] = RECORD PER INSTRUMENT NO. 2017-001291, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- CHS. = CHAINS
- PSE = PRIVATE SANITARY SEWER EASEMENT
- PUE = EASEMENT FOR PUBLIC UTILITIES, GAS, WATER, STORM DRAINAGE, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.

SW COR  
DLC 59  
FOUND PER  
2008 COUNTY  
RE-ESTABLISHMENT  
NOTES



S89°55'00"E 877.20' (BASIS OF BEARING)  
(877.18' PER S/N 13990)  
(877.20' PER S/N 20639)  
(877.10' PER WINEMA SUBDIVISION PLAT)  
SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF PROPERTY DESCRIBED IN DOCUMENT NO. 2017-001291. (CITY OF MEDFORD PLANNING FILE NO. LDP-16-096).

PROCEDURE: THE SOUTH PROPERTY LINE WAS ESTABLISHED AT THE EXISTING RIGHT-OF-WAY LINE OF DEBARR AVENUE. THE NORTH LINE WAS ESTABLISHED PARALLEL TO THE SOUTH LINE AT RECORD DISTANCE. THE SOUTHEAST CORNER WAS ESTABLISHED BY LAND ACQUIRED BY THE CITY OF MEDFORD IN DOCUMENT NO. 2009-013923. THE WEST LINE WAS ESTABLISHED AT RECORD DISTANCE AND AT A BEARING USED EXTENSIVELY BY PREVIOUS SURVEYS IN THE AREA. THE EAST LINE, REPRESENTING THE WESTERLY RIGHT-OF-WAY LINE OF SENECA AVENUE, WAS ESTABLISHED BY THE PLAT OF WINEMA SUBDIVISION AND AFFIRMED BY SURVEY NO. 13990. THE ADDITIONAL 0.38' IN WIDTH CREATED BY THE DIFFERENCE IN RECORD AND MEASURED DISTANCES WAS INCLUDED IN THE PROPERTY BECAUSE IT'S MY BELIEF THAT THE EAST PROPERTY LINE IS INTENDED TO BE COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE. THE INTERIOR LINES WERE ESTABLISHED AT THE OWNER'S REQUEST AND MONUMENTED ACCORDINGLY.

EQUIPMENT USED: TRIMBLE S6 ROBOTIC INSTRUMENT.

#### RECORDING

FILED FOR RECORD THIS THE 7<sup>th</sup> DAY OF April, 2017 AT 3:01 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-09-2017 IN "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. INDEX VOLUME 28, PAGE 09.

*Christine D. Walker* COUNTY CLERK  
*Jeann Shugart* DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 22213

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 AND O.R.S. 92.100 HAVE BEEN PAID AS OF April 7<sup>th</sup>, 2017.

*Adam Walker, Agent* 4/2/17 DATE  
*Debra Deputy* 4/7/17 DATE  
ASSESSOR TAX COLLECTOR

#### NOTES:

- 1.) EASEMENT IN FAVOR OF ROY F. HEWITT AND BERNICE I. HEWITT FOR IRRIGATION PER INSTRUMENT NO. 77-00159, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. (AFFECTS PROPERTY TO THE WEST)
- 2.) EASEMENT IN FAVOR OF CORINA L. BUTTS FOR INGRESS AND EGRESS PER INSTRUMENT NO. 94-22766, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. (AFFECTS WEST 5.0 FEET - SHOWN)

FILED  
Date 4/7/17 By RB  
This Survey Consists Of:  
1 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*David M. Minnici*  
OREGON  
JULY 24, 1988  
DAVID M. MINNECI  
2349  
EXPIRES 12/31/18

I certify this plat to be an exact  
photocopy of the original.  
*David M. Minnici*  
SURVEYOR