

APPROVALS:

EXAMINED AND APPROVED THIS 15 DAY OF October, 2017

[Signature]
MEDFORD PLANNING DEPARTMENT DATE
PLANNING FILE NO. LDP-16-107

EXAMINED AND APPROVED THIS 7 DAY OF Sept., 2017

[Signature]
CITY SURVEYOR

EXAMINED AND APPROVED THIS 20 DAY OF OCTOBER, 2017

[Signature]
CITY ENGINEER - ACTING

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT ANNE M. ADDERSON AND CHRIS ADDERSON, CO TRUSTEES OF THE ANNE M. ADDERSON TRUST U.T.A.D. OCTOBER 14, 2014, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE PARTITIONED THE LAND AS SHOWN HEREON, AND THAT THE SIZE OF THE PARCELS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PARTITION. WE HEREBY DEDICATE TO THE CITY OF MEDFORD FOR PUBLIC USE, THE 10.00 FOOT WIDE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON BY THIS PLAT. WE HEREBY CREATE THE TWENTY (20.00) FOOT WIDE MINIMUM ACCESS EASEMENT, OVER AND ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2, AS SHOWN HEREON.

[Signature], Trustee
ANNE M. ADDERSON, TRUSTEE

[Signature], Trustee
CHRIS ADDERSON, TRUSTEE

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } ss

PERSONALLY APPEARED THE ABOVE NAMED ANNE M. ADDERSON, CO TRUSTEE OF THE ANNE M. ADDERSON TRUST U.T.A.D. OCTOBER 14, 2014, ON THIS 31 DAY OF August, 2017, AND ACKNOWLEDGED THE FOREGOING TO BE HER VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE [Signature]
NOTARY PUBLIC - OREGON Laurie A. Miller
COMMISSION NO. 941242
MY COMMISSION EXPIRES: July 26, 2019

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } ss

PERSONALLY APPEARED THE ABOVE NAMED CHRIS ADDERSON, CO TRUSTEE OF THE ANNE M. ADDERSON TRUST U.T.A.D. OCTOBER 14, 2014, ON THIS 1 DAY OF September, 2017, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE [Signature]
NOTARY PUBLIC - OREGON Laurie A. Miller
COMMISSION NO. 941242
MY COMMISSION EXPIRES: July 26, 2019

LAND PARTITION
PARTITION PLAT NO. P - 30 - 2017

LYING SITUATE WITHIN
SOUTHEAST QUARTER OF SECTION 29
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR
Chris Adderson
300 Modoc Avenue
Medford, Oregon 97504

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2015-010910 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

LOT 13 IN BLOCK 1 OF VERDE HILLS UNIT NO. 3 TO THE CITY OF MEDFORD, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 6, PAGE 71 OF PLAT RECORDS.

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2015-010910 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRP 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS AND A LEICA 1200 SMART ROVER GNSS RECEIVER, I SURVEY AND MONUMENT THE LAND PARTITION SHOWN HEREON AS APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT. ORIGINAL MONUMENTS WERE RECOVERED FROM VERDE HILLS UNIT NO. 3 AT THE NORTHWEST AND SOUTHWEST CORNERS OF LOT 13, BLOCK 1, AS WELL AS AT A RIGHT-OF-WAY POINT OF CURVATURE ON LOT 12 WHICH FIT VERY WELL WITH THE PLAT RECORD AND HELD FOR POSITION. MONUMENTS THAT RE-ESTABLISHED THE RIGHT-OF-WAY CORNERS OF LOT 10 WERE RECOVERED FROM SURVEY NO. 20521 ALSO FIT WELL WITH THE PLAT RECORD AND HELD FOR POSITION FOR THE NORTHEAST CORNER OF THE SUBJECT PROPERTY. ORIGINAL ONE INCH IRON PIPES ESTABLISHING THE RIGHT-OF-WAY FOR MODOC AVENUE BY THE "EXTENSION OF SISKIYOU HEIGHTS ADDITION TO THE CITY OF MEDFORD" DATED JUNE 1911, WERE RECOVERED ALONG THE EASTERLY RIGHT-OF-WAY WHICH VERIFIED THE STREET WIDTH OF 80.00 FEET. THE SOUTHEASTERLY CORNER OF THE SUBJECT PROPERTY WAS RE-ESTABLISHED BY THIS SURVEY AT PLAT RECORD POSITION.

** RECEIVED **
Date 10/26/17 By [Signature]
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

RECORDING:

FILED FOR RECORD THIS 26th OF October, 2017 AT
1:48 O'CLOCK P.M. AND RECORDED IN VOLUME 28, PAGE 30,
OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

[Signature] COUNTY CLERK
[Signature] DEPUTY

COUNTY SURVEYOR FILE NO. 22391

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 10/26, 2017.

[Signature], Deputy 10/26/17
TAX COLLECTOR DATE
[Signature], Assessor 10/26/17
ASSESSOR DATE

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE COMPANY OF OREGON, ORDER NO. 7169-2681659 EFFECTIVE DATE AUGUST 25, 2017, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- 1 COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS DESCRIBED IN VOLUME 362, PAGE 48 OF THE DEED RECORDS IN JACKSON COUNTY, OREGON; MODIFICATIONS AND/OR AMENDMENT DESCRIBED IN VOLUME 373, PAGE 216 OF THE DEED RECORDS IN SAID COUNTY.
- 2 DEFERRED IMPROVEMENT AGREEMENT DESCRIBED WITHIN INSTRUMENT NO. 2017-14148 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

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

[Signature]
SURVEYOR

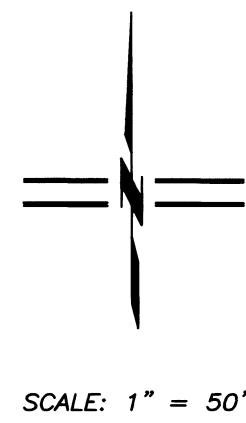
REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

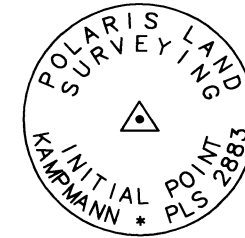
RENEWAL DATE: 6/30/2019

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: AUGUST 1, 2017
PROJECT NO. 1036-16



SCALE: 1" = 50'



MONUMENT DETAIL
2" ALUMINUM CAP ON
5/8" x 30" IRON PIN

LAND PARTITION
PARTITION PLAT NO. P - 30 - 2017

LYING SITUATE WITHIN
SOUTHEAST QUARTER OF SECTION 29
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR
Chris Adderson
300 Modoc Avenue
Medford, Oregon 97504

LEGEND

- ⊙ 1" IRON PIPE w/ NO OTHER MARKINGS PER EXTENSION OF SISKIYOU HEIGHTS ADDITION (RECOVERED)
- 3/4" IRON PIN w/ NO OTHER MARKINGS PER VERDE HILLS UNIT NO. 3 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "D. HUCK LS 2023" PER S/N 20521 (RECOVERED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- ⊙ 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "POLARIS PLS 2883" PER MONUMENT DETAIL (ESTABLISHED)
- ⊙ 1" BERTSEN BRASS DISC IN CONCRETE STAMPED "POLARIS PLS 2883" (ESTABLISHED)
- SUBJECT PROPERTY LINE
- - - PARTITION LINE
- - - BOUNDARY LINE
- - - PREVIOUS DEED LINE
- - - CENTERLINE
- - - EASEMENT LINE
- SQ. FT. SQUARE FEET
- D.R. DEED RECORDS, VOLUME / PAGE, JACKSON COUNTY CLERK
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK
- P.U.E. PUBLIC UTILITY EASEMENT
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- () SURVEY RECORD DATA PER S/N 20521
- [] SURVEY RECORD DATA PER VERDE HILLS UNIT NO. 3

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE EASTERLY LINE OF LOTS 12 AND 13, BLOCK 1 OF VERDE HILLS UNIT NO. 3, HAVING A RECORD PLAT BEARING OF NORTH 4°50'50" EAST, AS REFERENCED ON SAID VERDE HILLS UNIT NO. 3, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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

Shawn Kampmann
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2019

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: AUGUST 1, 2017
PROJECT NO. 1036-16

MONUMENT BEARS
S 38°16' W - 0.37'
FROM CORNER

** RECEIVED **
Date 10/26/17 By RB
This survey consists of
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

FLAG	Δ	R	A	T	CHORD
①	18°50'17"	455.97'	149.92'	75.64'	N 04°34'18" W - 149.24'
	(18°50'55")	(455.97')	(150.00')		(N 04°32'57" W - 149.325')
②	22°40'27"	495.97'	196.28'	99.44'	N 06°29'23" W - 195.00'
③	22°40'27"	535.97'	212.10'	107.46'	N 06°29'23" W - 210.72'
	(22°40'38")	(535.97')	(212.13')		(N 06°27'49" W - 210.75')