

*** APPROVALS ***

File No. LDP-16-015

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

Active Planning Director Oct. 27, 2017 Date

EXAMINED AND APPROVED as required by ORS 92.100 & MLDC 10.297 as of OCT. 6, 2017

City Surveyor

EXAMINED AND APPROVED this 10 day of OCTOBER, 2017

City Engineer

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

as of November 3, 2017

Assessor, Department of Assessment

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

been paid as of NOV. 3rd, 2017

Tax Collector

*** DECLARATION ***

Know all men by these presents that C.A. GALPIN, VIRGIL PARKS, KATHY PARKS, JOSEPH PARKS, JOSHUA PARKS, JEREMIAH ROBERSON and HEATHER ROBERSON, are the owners in fee of the land shown hereon, more particularly described in the Surveyor's Certificate and have partitioned the same into the Parcels as shown on Sheet 2 and do hereby dedicate to the public for public use under the jurisdiction of the City of Medford, the Street Right of Way (R/W) together with the Public Utility Easements (PUE) and Public Sanitary Sewer Easement (SSE1) and do hereby make and establish (1) the Private Storm Drain Easement for Parcels 1, 2 & 3 (PSDE), (2) the Private Sanitary Sewer Easement for Parcels 1, 2 & 3 (PSSE) and (3) the Shared Access Easement for Parcels 1, 2 & 3 (SAE) as shown on Sheet 2.

C.A. GALPIN, VIRGIL PARKS, JOSHUA PARKS, KATHY PARKS, JOSEPH PARKS, JEREMIAH ROBERSON, HEATHER ROBERSON

STATE OF OREGON) COUNTY OF JACKSON) PERSONALLY APPEARED THE ABOVE NAMED C.A. GALPIN AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 13 DAY OF September, 2017

Jerry Spudis, Terry Speedling NOTARY PUBLIC - OREGON

COMMISSION NO. 962811 MY COMMISSION EXPIRES June 5, 2021

STATE OF OREGON) COUNTY OF JACKSON) PERSONALLY APPEARED THE ABOVE NAMED VIRGIL PARKS, KATHY PARKS, JOSEPH PARKS AND JOSHUA PARKS AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 15 DAY OF September, 2017

Jerry Spudis, Terry Speedling NOTARY PUBLIC - OREGON

COMMISSION NO. 962811 MY COMMISSION EXPIRES June 5, 2021

PARTITION PLAT NO. P-31-2017 LAND PARTITION In the N.E. 1/4 of Sec. 16, T.37S., R.1W., W.M. & in the City of Medford Jackson County, Oregon (File No. LDP-16-015)

SURVEY FOR: GALPIN, LLC 744 CARDLEY, SUITE 100 MEDFORD, OR 97504

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

DATE: AUGUST 22, 2017

*** RECORDER'S CERTIFICATE ***

FILED FOR RECORD THIS 3rd DAY OF November, 2017 AT 1:51 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-31-2017 OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON. INDEX VOLUME 28, PAGE 31 & DOC. # 2017-037707, ORJCO.

Christine D. Walker COUNTY CLERK Naomi DEPUTY

COUNTY SURVEYOR FILE NO. 22400

CCR'S = DOC. 2017-037708, ORJCO

*** 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:

Beginning at the most Easterly corner of Lot 29 of CEDAR VALE SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the Southeasterly line of said SUBDIVISION, South 48°03'51" West, 252.70 feet (record South 48°00'22" West, 253.09 feet) to the most Westerly corner of that first tract described in Document No. 2015-015981, Official Records of Jackson County, Oregon; thence along the Southwesterly line thereof, South 47°31'47" East, 177.45 feet (record South 47°35'50" East, 178.12 feet) to the Northwesterly line of Cedar Links Drive; thence along said Northwesterly line, North 44°23'48" East, 283.14 feet (record North 44°24'12" East, 283.20 feet) to the most Southerly corner of Lot 15 of LAUREL WOODS P.U.D., A PLANNED COMMUNITY, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the Southwesterly line of said LAUREL WOODS, P.U.D., North 58°30'21" West, 165.36 feet (record North 58°23'46" West, 166.21 feet) to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR James E. Hibbs OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-19

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF THREE PARCELS CREATED THROUGH A LAND PARTITION. SEE CITY OF MEDFORD FILED LDP-16-015. THE PARENT TRACT IS SET FORTH IN DOC. #2015-015981, ORJCO.

PROCEDURE: USING TRIMBLE R6 & R8 G.P.S. RECEIVERS, MADE TIES TO MONUMENTS OF RECORD AS SHOWN ON SHEET 2 TO CONTROL THE R/W AND THE EXTERIOR OF THE SUBJECT TRACT. THE MOST SOUTHERLY CORNER OF THE SUBJECT TRACT, WHICH APPEARS TO HAVE BEEN DESTROYED BY STREET CONSTRUCTION, WAS HELD AT MAP RECORD DISTANCE PER FS21125 FROM THE MOST EASTERLY CORNER OF THE SUBJECT TRACT. THE LOCATION OF ENGINEER'S CENTERLINE WAS DETERMINED FROM DATA PROVIDED BY THE PROJECT ENGINEER AND THE ADDITIONAL STREET RIGHT OF WAY WAS HELD 37' FROM THIS CENTERLINE. COMPUTED THE POSITION OF THE NEW PARCEL CORNERS AND SET MONUMENTS AS SHOWN ON SHEET 2.

STATE OF OREGON) COUNTY OF JACKSON) PERSONALLY APPEARED THE ABOVE NAMED JEREMIAH ROBERSON AND HEATHER ROBERSON AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. DATED THIS 13 DAY OF September, 2017. Jerry Spudis, Terry Speedling NOTARY PUBLIC - OREGON. COMMISSION NO. 962811 MY COMMISSION EXPIRES June 5, 2021

FILED Date 11/3/17 By PB This Survey Consists Of: 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

SURVEY FOR:
 GALPIN, LLC
 744 CARDLEY, SUITE 100
 MEDFORD, OR 97504

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:
 AUGUST 22, 2017

PARTITION PLAT NO. P-31-2017
LAND PARTITION
 In the N.E. 1/4 of Sec. 16, T.37S., R.1W., W.M. & in
 the City of Medford Jackson County, Oregon
 (File No. LDP-16-015)

LEGEND:

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. TEMPLIN LS2359 PER FS21125.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MINNECI PLS281 PER CVS.
- ⊗ = FD. 3/4" IRON PIPE PER FS520.
- ⊘ = 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.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- CVS = CEDAR VALE SUBDIVISION (FS19338).
- () = RECORD DATA AS SHOWN.
- DR = DEED RECORD DATA PER DOC. 2015-015981, ORJCO.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- X- = FENCE LINE.
- SSE = PUBLIC SANITARY SEWER EASEMENT PER CVS.
- SDE = PUBLIC STORM DRAINAGE EASEMENT PER CVS.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT FOR PARCELS 1, 2 & 3 PER THIS PLAT.
- PSSE = PRIVATE SANITARY SEWER EASEMENT FOR PARCELS 1, 2 & 3 PER THIS PLAT.
- PSDE1 = PRIVATE STORM DRAINAGE EASEMENT PER DOC. 2016-028138, ORJCO.
- PSSE1 = PRIVATE SANITARY SEWER EASEMENT PER DOC. 2016-028137, ORJCO.
- RSE = ROAD SLOPE EASEMENT PER DOC. 2014-027103, ORJCO.
- IEE1 = INGRESS-EGRESS EASEMENT BENEFITTING SUBJECT PROPERTY PER DOC. 2016-028136, ORJCO.
- MWC = MEDFORD WATER COMMISSION EASEMENT. POSSIBLY PER VOL.131, PG.514, VOL.161, PGS.255, 341 & 343 AND/OR VOL.337, PG.56, JCDR.
- SAE = SHARED ACCESS EASEMENT PER THIS PLAT.
- C1/L1 = SEE COURSE DATA TABLE.
- R/W = STREET RIGHT OF WAY DEDICATED BY THIS PLAT.
- SSE1 = PUBLIC SANITARY SEWER EASEMENT PER THIS PLAT.

BASIS OF BEARINGS:

GEODETIC NORTH BASED ON WGS84 (G1762 REFERENCE EPOCH 2005.0) DATUM PER G.P.S. OBSERVATIONS APPLIED TO THE FOUND MONUMENTS ALONG THE NORTHWESTERLY LINE AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

COURSE DATA TABLE

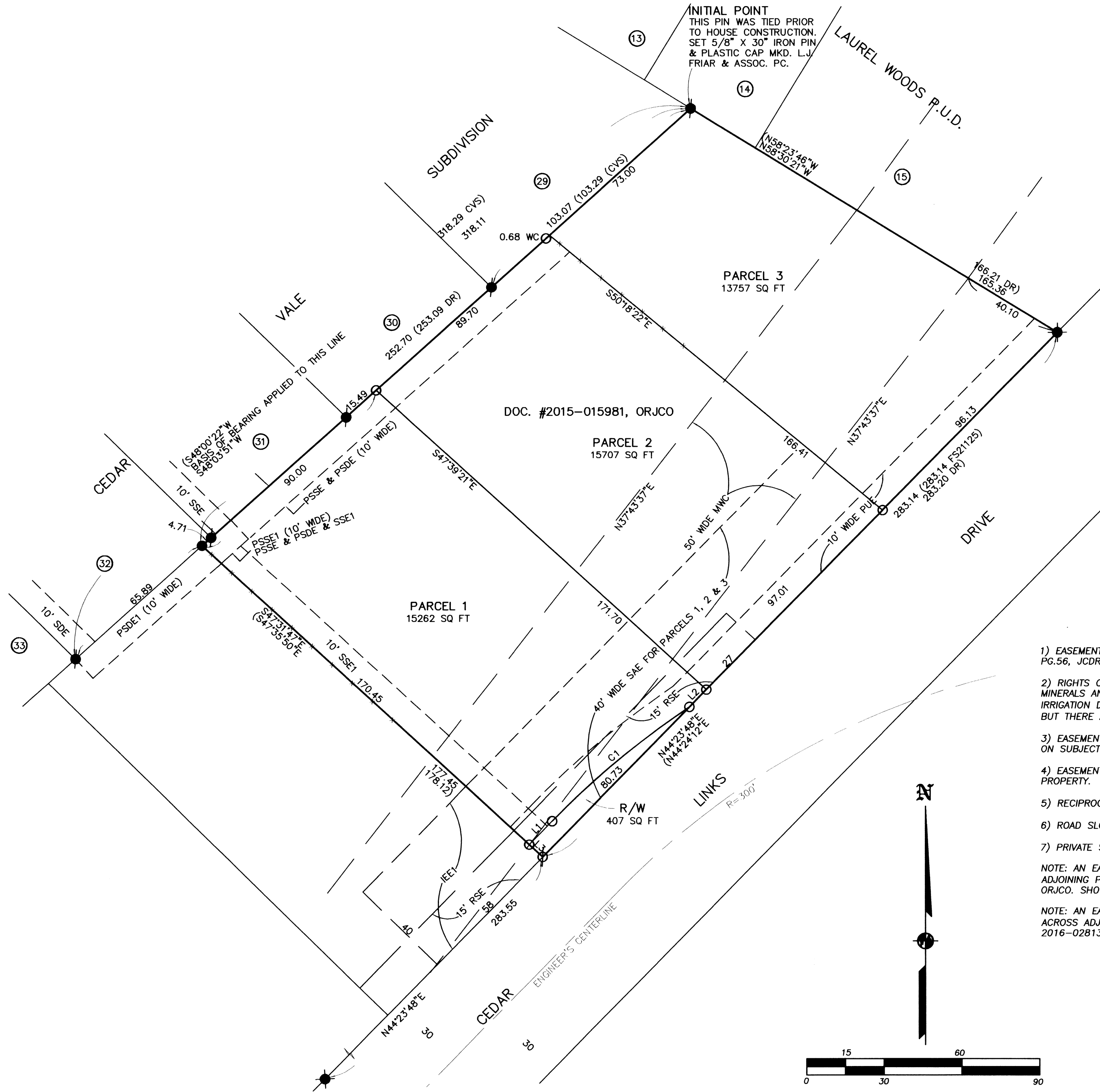
NUM	DELTA	ARC	RADIUS	CHORD
C1	11°41'54"	68.81	337.00	S50°14'45"W 68.69
NUM	BEARING	DISTANCE		
L1	N44°23'48"E	12.63		
L2	S44°23'48"W	9.27		
L3	N47°31'47"W	7.00		

ENCUMBRANCES PER FIRST AMERICAN REPORT #7169-2276540

- 1) EASEMENTS FOR WATER MAINS AND WATER PIPELINES PER VOL. 31, PG.514, VOL.161, PGS. 255, 341 & 343 AND VOL.337, PG.56, JCDR. APPARENT LOCATION SHOWN.
- 2) RIGHTS OF WAY FOR IRRIGATION LATERAL DITCHES NOW LAID OUT OR CONSTRUCTED ON SAID LAND, TOGETHER WITH ALL MINERALS AND MINERAL RIGHTS, AND RIGHTS IN CONNECTION THEREWITH AND WAIVER OF ALL DAMAGES FROM LEAKAGE OF MEDFORD IRRIGATION DISTRICT CANALS OR LIKE CAUSES PER VOL.183, PG.498, AND VOL.192, PG.160, JCDR. (SPECIFIC LOCATION NOT GIVEN BUT THERE ARE NO IRRIGATION LATERALS VISIBLE ON THE SUBJECT PROPERTY.)
- 3) EASEMENT FOR ONE DOWN GUY PER VOL.358, PG.29, JCDR. SPECIFIC LOCATION NOT DISCLOSED BUT NO DOWN GUY IS VISIBLE ON SUBJECT PROPERTY.
- 4) EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER DOC. 89-23185, ORJCO IS NOT LOCATED ON SUBJECT PROPERTY.
- 5) RECIPROCAL STORM DRAIN EASEMENT PER DOC. 99-61464, ORJCO IS NOT LOCATED ON SUBJECT PROPERTY.
- 6) ROAD SLOPE EASEMENT PER DOC. 2014-027103, ORJCO. SHOWN
- 7) PRIVATE SANITARY SEWER EASEMENT PER DOC. 2016-028137, ORJCO. SHOWN.

NOTE: AN EASEMENT APPURTENANT TO THE HEREIN DESCRIBED PROPERTY FOR INGRESS AND EGRESS, 40 FEET IN WIDTH ACROSS ADJOINING PARCEL TO THE SOUTHWEST (TL 1003), INCLUDING THE TERMS AND PROVISIONS THEREOF, PER DOC. 2016-028136, ORJCO. SHOWN.

NOTE: AN EASEMENT APPURTENANT TO THE HEREIN DESCRIBED PROPERTY FOR PRIVATE STORM DRAIN FACILITIES, 10 FEET IN WIDTH ACROSS ADJOINING PARCEL TO THE SOUTHWEST (TL 1003), INCLUDING THE TERMS AND PROVISIONS THEREOF, PER DOC. 2016-028138, ORJCO. SHOWN.



REGISTERED PROFESSIONAL LAND SURVEYOR
 James E. Hibbs
 OREGON JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-19

FILED
 Date 11/3/17 By PB
 This Survey Consists Of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR