

*** APPROVALS ***

CITY OF MEDFORD
(File No. LDP-17-121/E-17-120)
(Validation of Single Parcel per O.R.S. 92.176)

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

[Signature]
Planning Director

APRIL 5, 2018
Date

EXAMINED AND APPROVED as required by ORS 92.100 as of APRIL 2, 2018.

[Signature]
City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of May 14th, 2018.

[Signature]
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of May 14th, 2018.

[Signature]
Tax Collector

*** DECLARATION ***

Know all men by these presents that MEDFORD PARKS AND RECREATION FOUNDATION, INC., an Oregon non-profit corporation, 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 Parcel as shown on Sheet 2.

[Signature]
JOE BRETT, President
Medford Parks and Recreation Foundation, Inc.

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named Joe Brett and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Medford Parks and Recreation Foundation, Inc.

Dated this 21st day of March, 2018.

[Signature]
Notary Public - Oregon

Commission No. 16E061

My Commission Expires November 2, 2021

PARTITION PLAT NO. P-08-2018
In Lot 1 of FAIRVIEW S. CHILDERS EASTERN ADDITION
& in the N.W. 1/4 of Sec. 20, T.37S, R.1W., W.M.
in the City of Medford, Jackson County, Oregon
(File No. LDP-17-121/E-17-120)
(Validation of Single Parcel per O.R.S. 92.176)

SURVEY FOR:
CITY OF MEDFORD PARKS &
RECREATION FOUNDATION, INC.
701 N. COLUMBUS AVE.
MEDFORD, OR 97501

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 OF SURVEY:
MARCH 9, 2018

*** RECORDER'S CERTIFICATE ***

FILED FOR RECORD THIS 14th DAY OF May, 2018
AT 2:34 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-08-2018
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 29, PAGE 08 & DOC. # 2018-014805, ORJCO.

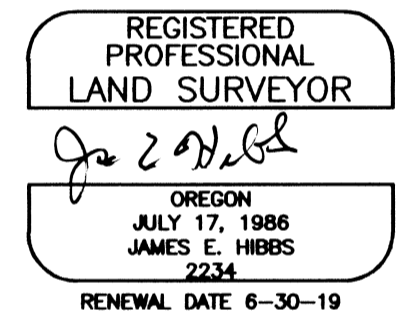
[Signature] COUNTY CLERK
[Signature] DEPUTY

COUNTY SURVEYOR FILE NO. 22543

*** 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 a 5/8" iron pin at the Northwest corner of Lot Three (3) FAIRVIEW S. CHILDERS' EASTERN ADDITION to the City of Medford, according to the official plat thereof, now of record, in Jackson County, Oregon; thence South 89°57'04" East, 622.82 feet (record South 89°57'22" East, 623.00 feet) to a 5/8" iron pin located on the South right of way of McAndrews Road and the East right of way of a 60.00 foot private road; thence along said East line, South 00°14'27" East (record South 00°14'30" East), 330.00 feet to the Northwest corner of that tract described in Document No. 2016-042077, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence continue along said East line, South 00°14'27" East (record South 00°14'30" East), 328.83 feet to a 5/8 inch iron pin on the South line of Lot One (1), said EASTERN ADDITION; thence along said South line, South 89°56'01" East, 177.99 feet to a 5/8" iron pin at the Southeast corner of that tract described in Document No. 2016-042077, said Official Records; thence along the East line thereof, North 00°15'03" West, 328.89 feet to the Northeast corner thereof; thence along the North line thereof, North 89°57'04" West, 177.93 feet to the initial point of beginning.

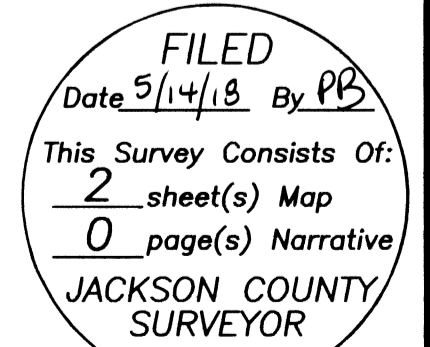


SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument the corners of one parcel validated under ORS 92.176 and created through a Land Partition. See City of Medford File No. LDP-17-121/E-17-120.
PROCEDURE: Using Trimble R8 G.P.S. receivers and Trimble S8 robotic total station, made ties to monuments shown hereon to control the exterior of the Partition. The S.W. & S.E. corners were held as monumented. The North line was held at 330.00 feet South of McAndrews Road per deed. The West line was controlled by the Senior deed (Doc. 80-11586, ORJCO). The East line was held by the found monuments at the S.E. corner and the found monument just North of the N.W. corner. Set monuments at the N.E. & N.W. corners as shown on Sheet 2.

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

[Signature]
SURVEYOR



SURVEY FOR:
CITY OF MEDFORD PARKS
FOUNDATION
701 N. COLUMBUS AVE.
MEDFORD, OR 97501

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

DATE:
MARCH 9, 2018

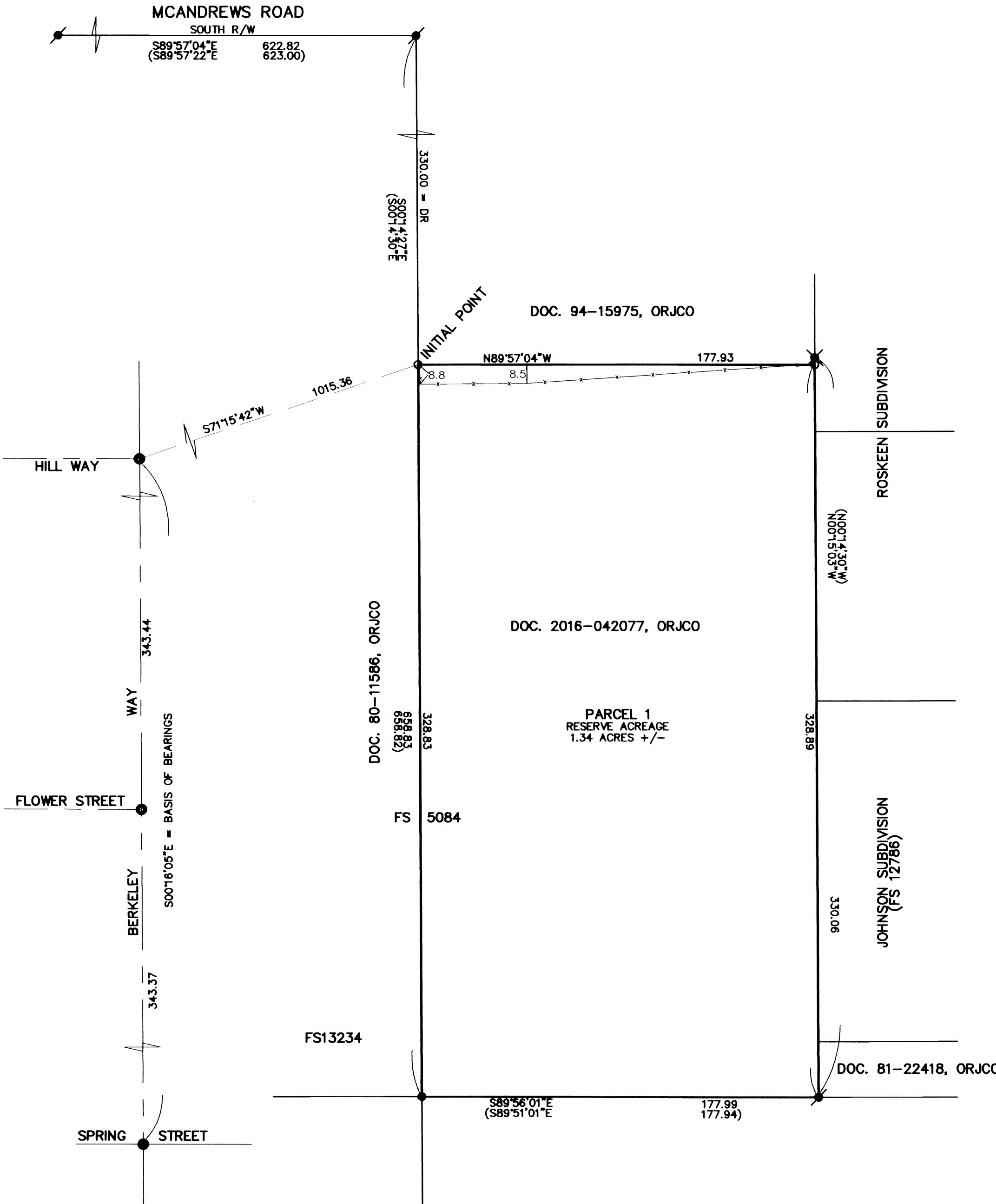
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& in the N.W. 1/4 of Sec. 20, T.37S., R.1W., W.M.
in the City of Medford, Jackson County, Oregon
(File No. LDP-17-121/E-17-120)
(Validation of Single Parcel per O.R.S. 92.176)

LEGEND:

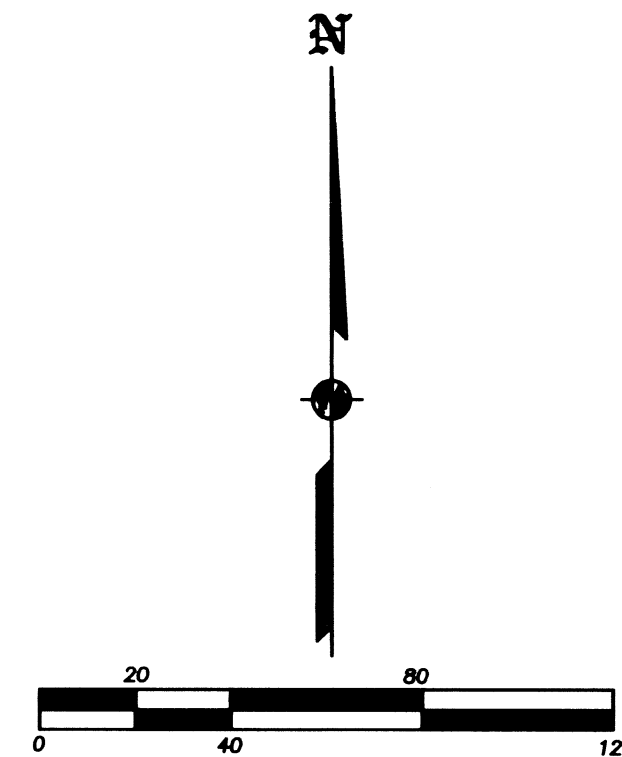
- = FD. 2" ALUM CAP MKD. LS2349 PER FS20287.
 - ⦿ = FD. 5/8" IRON PIN PER FS5084.
 - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MINNECI LS2349 PER FS13234.
 - ⦿ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. PLS961 PER FS12786.
 - = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 () = RECORD DATA PER FS5084.
 JCDR = JACKSON COUNTY DEED RECORDS.
 FS = FILED SURVEY #.
 DR = DEED RECORD DATA PER DOC. 2016-042077, ORJCO.
 R/W = RIGHT OF WAY.
 FSCEA = FAIRVIEW S. CHILDERS EASTERN ADDITION.
 -X- = FENCE LINE.
 MWC = PUBLIC WATER FACILITIES EASEMENT TO MEDFORD WATER COMMISSION
 C1 = SEE COURSE DATA TABLE.

BASIS OF BEARINGS: CENTERLINE OF BERKELEY WAY PER SURVEY NO. 20733.

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



- EXCEPTIONS PER SUBDIVISION GUARANTEE**
- 3) COVENANT FOR UPKEEP & MAINTENANCE OF ROAD PER DOC. 80-11586, ORJCO.
 - 4) CONDITIONS & RESTRICTIONS PER DOC. 2016-042077, ORJCO. BLANKET.
 - 5) APPARENT NO INSURABLE RIGHT OF ACCESS TO AND FROM A PUBLIC RIGHT OF WAY.



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

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

FILED
 Date 5/14/18 By PB
 This Survey Consists Of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR