

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

CITY OF MEDFORD  
(File No. LDP-17-094)

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

*[Signature]*  
Planning Director

6-19-18  
Date

EXAMINED AND APPROVED as required by ORS 92.100 as of June 13, 20 18.

*[Signature]*  
City Surveyor

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

as of June 21, 20 18.

*[Signature]*  
Assessor, Department of Assessment

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

been paid as of June 21, 20 18.

*[Signature]*  
Tax Collector

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

Know all men by these presents that WILKSHIRE TERRACE, LLC, an Oregon limited liability company 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 Parcels as shown on Sheets 2 and 3.

*[Signature]*  
WILLIAM BARCHET, Member of Alltek, LLC  
Member of Wilkshire Terrace, LLC

STATE OF OREGON )  
                          ) ss.  
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED WILLIAM BARCHET AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF ALLTEK, LLC AS MEMBER OF WILKSHIRE TERRACE, LLC.

DATED THIS 11<sup>TH</sup> DAY OF June, 20 18.

*[Signature]*  
STACY CONDELLO NOTARY PUBLIC - OREGON

COMMISSION NO. 965816

MY COMMISSION EXPIRES August 27, 2021

**PARTITION PLAT NO. P-17-2018**  
Located in the S.E. 1/4 of Sec. 17, T.37S., R.1W., W.M.  
and in the City of Medford Jackson County, Oregon  
(File No. LDP-17-094)

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

FILED FOR RECORD THIS 21<sup>st</sup> DAY OF June, 20 18

AT 3:31 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-17-2018

OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 29, PAGE 17 & DOC. # 2018-019654, ORJCO.

*[Signature]*  
COUNTY CLERK

*[Signature]*  
DEPUTY

COUNTY SURVEYOR FILE NO. 22570

**SURVEY FOR:**

WILLIAM BARCHET  
1221 PARK STREET  
ASHLAND, OR 97520

**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 OF SURVEY:**

MAY 31, 2018

**SHEET INDEX:**

- 1 - SIGNATURES
- 2 - SOUTHERLY PORTION
- 3 - NORTHERLY PORTION

\*\*\* 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:

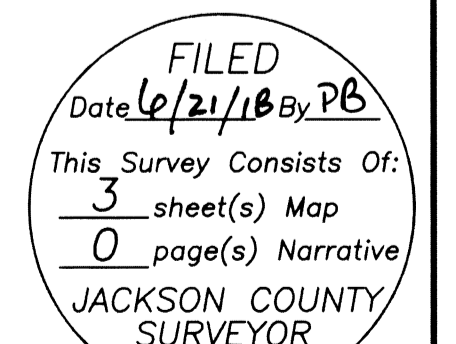
Commencing at the Northeast corner of Parcel 1 per Partition Plat No. P-34-1997 according to the official plat thereof, in Volume 8, Page 34 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 15346 in the Office of the Jackson County Surveyor; thence along the exterior boundary of Parcel 3 of said Partition Plat the following two (2) courses: North 89°55'10" West, 138.68 feet; thence North 03°23'42" East, 286.21 feet (record North 03°23'26" East) to the Southeast corner of Canyon Avenue; thence continue along said exterior boundary, North 03°23'42" East, 13.025 feet (record North 03°23'26" East) to a 5/8 inch iron pin and the INITIAL POINT OF BEGINNING; thence continue along said exterior boundary, North 03°23'42" East, 216.41 feet (record North 03°23'26" East) to the Northeast corner of Lot 2 of OPAL HEIGHTS SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the North line thereof, North 89°59'20" West, 84.87 feet to the Southeast corner of Lot 113 of LAWNVIEW SUBDIVISION, UNIT II, according to the official plat thereof, now of record, in Jackson County, Oregon; thence North 00°05'18" West, 205.87 feet to the Northeast corner thereof; thence along the East line of said SUBDIVISION, North 00°05'18" West, 255.83 feet to the Northwest corner of Parcel 3 per said Partition Plat No. P-34-1997; thence along the exterior boundary of said Parcel 3 the following two (2) courses: North 83°06'46" East, 287.23 feet (record North 83°05'06" East, 287.20 feet); thence South 73°53'23" East, 425.46 feet (record South 73°52'07" East, 425.74 feet); thence along the East line of said Parcel 3 and the East line of that tract described in Document No. 2013-015881, Official Records of Jackson County, Oregon, South 00°07'50" East, 536.22 feet to the East-Southeast corner of said tract; thence along the South line of said tract, North 89°37'56" West, 365.39 feet (record North 89°49' West, 367.50 feet) to the interior ell corner thereof; thence North 51°10'00" West, 8.78 feet to a 5/8 inch iron pin; thence South 38°50'00" West, 43.37 feet to a 5/8 inch iron pin; thence North 51°10'00" West, 15.50 feet to a 5/8 inch iron pin; thence along the arc of a 112.00 foot radius curve to the right having a central angle of 51°12'04", a distance of 100.09 feet (the long chord of which bears South 64°26'02" West, 96.79 feet) to a 5/8 inch iron pin; thence North 89°57'56" West, 123.56 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 three reserve acreage parcels created through a Land Partition. See City of Medford File No. LDP-17-094. The parent tract is set forth in Doc. 2015-001600, ORJCO.

**PROCEDURE:** From monuments tied and set by this office during Survey No. 21659, et. al., computed the positions of the new parcel corners per the approved Tentative Plat. Using Trimble RB G.P.S. receivers and Trimble S8 robotic total station, set monuments at the locations shown hereon.



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

*[Signature]*  
SURVEYOR

**SURVEY FOR:**  
WILLIAM BARCHET  
1221 PARK STREET  
ASHLAND, OR 97520

**DATE:**  
MAY 31, 2018

# PARTITION PLAT NO. P-17-2018

Located in the S.E. 1/4 of Sec. 17, T.37S., R.1W., W.M.  
and in the City of Medford Jackson County, Oregon  
(File No. LDP-17-094)

**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

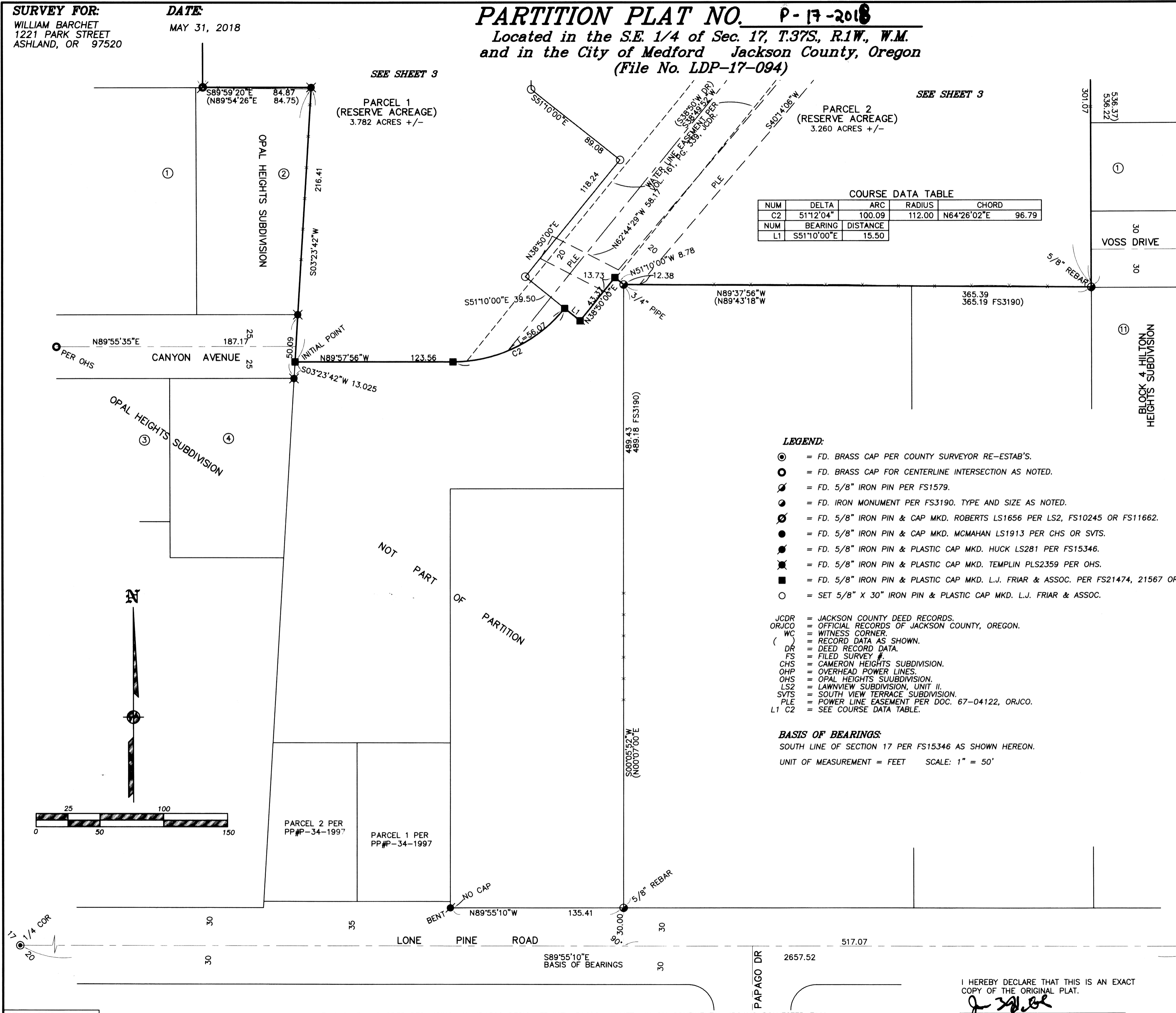
SEE SHEET 3

PARCEL 1  
(RESERVE ACREAGE)  
3.782 ACRES +/-

PARCEL 2  
(RESERVE ACREAGE)  
3.260 ACRES +/-

SEE SHEET 3

NUM	DELTA	ARC	RADIUS	CHORD
C2	51°12'04"	100.09	112.00	N64°26'02"E 96.79
NUM	BEARING	DISTANCE		
L1	S51°10'00"E	15.50		

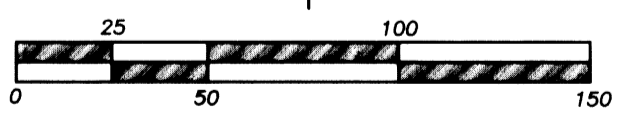


**LEGEND:**

- ⊙ = FD. BRASS CAP PER COUNTY SURVEYOR RE-ESTAB'S.
- ⊙ = FD. BRASS CAP FOR CENTERLINE INTERSECTION AS NOTED.
- ⊙ = FD. 5/8" IRON PIN PER FS1579.
- ⊙ = FD. IRON MONUMENT PER FS3190. TYPE AND SIZE AS NOTED.
- ⊙ = FD. 5/8" IRON PIN & CAP MKD. ROBERTS LS1656 PER LS2, FS10245 OR FS11662.
- ⊙ = FD. 5/8" IRON PIN & CAP MKD. MCMAHAN LS1913 PER CHS OR SVTS.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HUCK LS281 PER FS15346.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. TEMPLIN PLS2359 PER OHS.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS21474, 21567 OR 21659.
- = 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.
- WC = WITNESS CORNER.
- ( ) = RECORD DATA AS SHOWN.
- DR = DEED RECORD DATA.
- FS = FILED SURVEY #.
- CHS = CAMERON HEIGHTS SUBDIVISION.
- OHP = OVERHEAD POWER LINES.
- OHS = OPAL HEIGHTS SUBDIVISION.
- LS2 = LAWVIEW SUBDIVISION, UNIT II.
- SVTS = SOUTH VIEW TERRACE SUBDIVISION.
- PLE = POWER LINE EASEMENT PER DOC. 67-04122, ORJCO.
- L1 C2 = SEE COURSE DATA TABLE.

**BASIS OF BEARINGS:**  
SOUTH LINE OF SECTION 17 PER FS15346 AS SHOWN HEREON.  
UNIT OF MEASUREMENT = FEET SCALE: 1" = 50'



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*J. Friar*

OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-19

FILED  
Date 6/21/18 By PE

This Survey Consists Of:  
3 sheet(s) Map  
0 page(s) Narrative

JACKSON COUNTY  
SURVEYOR

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

**SURVEY FOR:**  
WILLIAM BARCHET  
1221 PARK STREET  
ASHLAND, OR 97520

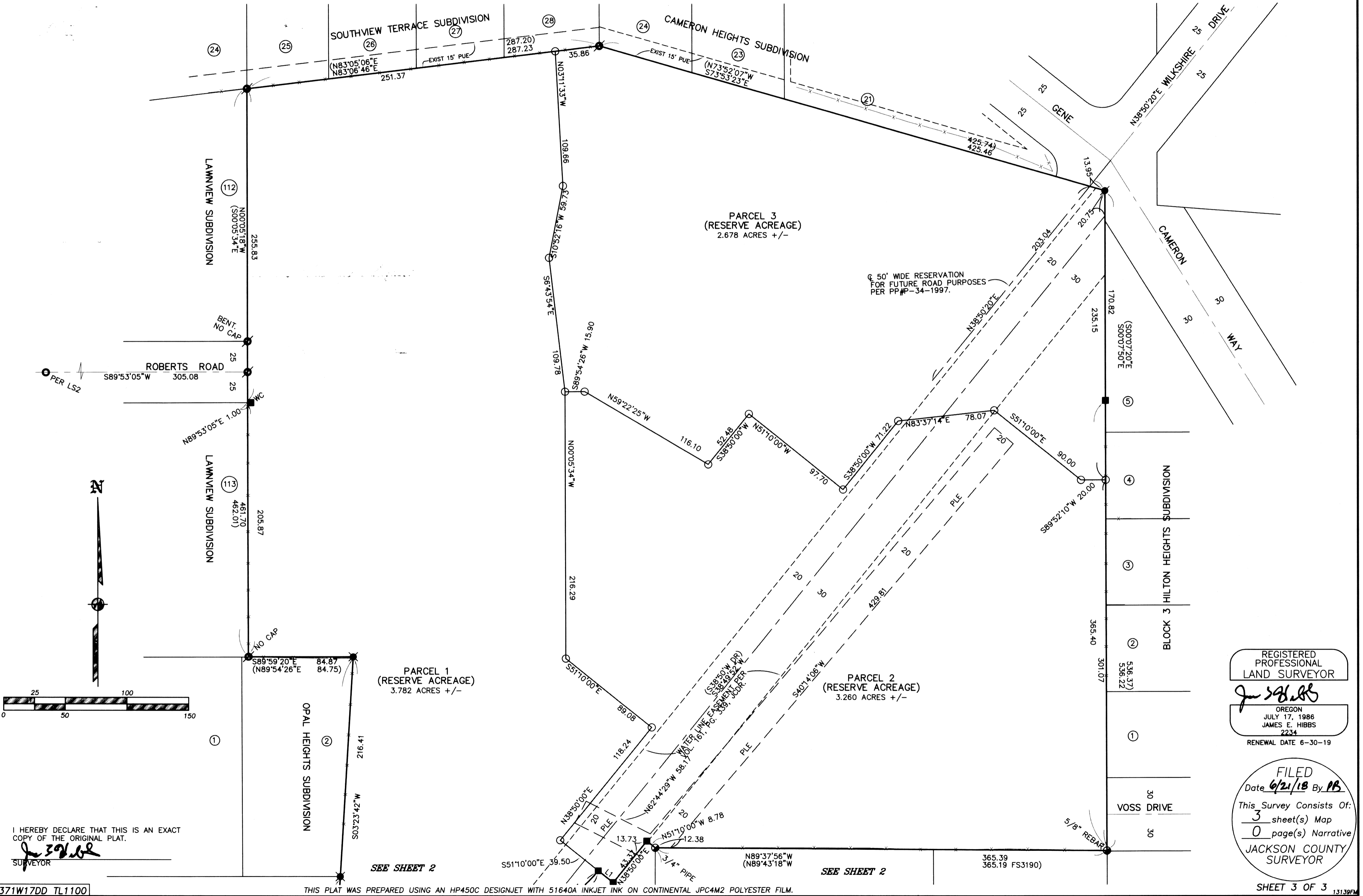
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**EASEMENTS PER TITLE REPORT:**  
RIGHT OF WAY FOR PIPELINE PER V.204, P.250, JCDR CANNOT BE LOCATED.  
RIGHT OF WAY FOR ELECTRICAL FACILITIES PER V.382, P.169, JCDR CANNOT BE LOCATED.

SEE LEGEND & COURSE DATA TABLE ON SHEET 2



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*[Signature]*  
SURVEYOR

SEE SHEET 2

SEE SHEET 2

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
*[Signature]*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-19

FILED  
Date 6/21/18 By PB  
This Survey Consists Of:  
3 sheet(s) Map  
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JACKSON COUNTY SURVEYOR

SHEET 3 OF 3