

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

CITY OF MEDFORD  
(File No. LDP-17-133)

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

[Signature]  
Planning Director      SEPTEMBER 17, 2018  
Date

EXAMINED AND APPROVED as required by ORS 92.100 as of SEPT 10, 2018.

[Signature]  
City Surveyor

EXAMINED AND APPROVED this 14 day of SEPTEMBER, 2018.

[Signature]  
City Engineer

EXAMINED AND APPROVED this 19 day of SEPTEMBER, 2018.

[Signature]  
Rogue Valley Sewer Services

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

as of September 20th, 2018.

[Signature], Agent  
Assessor, Department of Assessment

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

been paid as of September 20, 2018.

[Signature] - Deputy  
Tax Collector

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

Know all men by these presents that HOUSING AUTHORITY OF JACKSON COUNTY, OREGON, 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 and do hereby dedicate to the City of Medford the Streets, additional Street right of way, Public Utility Easements (PUE) and Public Storm Drainage Easement (SDE2) as shown on Sheets 2 & 3 and do hereby grant to Rogue Valley Sewer Services the Sanitary Sewer Easement (RVSS) as shown on Sheets 2 & 3 and do hereby grant to the City of Medford in fee the 1' Street Plugs as shown on Sheets 2 & 3.

[Signature]  
JASON ELZY, Executive Director  
Housing Authority of Jackson County, Oregon

STATE OF OREGON )  
                          ) ss.  
COUNTY OF JACKSON)

PERSONALLY appeared the above named Jason Elzy and acknowledged the foregoing instrument to be their voluntary act and deed and was signed on behalf of the Housing Authority of Jackson County, Oregon.

Dated this 17<sup>th</sup> day of AUGUST, 2018.

[Signature]  
RYAN DAVID HAWES      Notary Public - Oregon

Commission No. 970143

My Commission Expires JANUARY 17, 2022

**PARTITION PLAT NO. P-28-2018**  
In the N.E. 1/4 of Section 26, T.37S., R.2W., W.M.  
& in the City of Medford, Jackson County, Oregon  
(File No. LDP-17-133)

\*\*\* RECORDER'S CERTIFICATE \*\*\*  
FILED FOR RECORD THIS 20th DAY OF September, 2018  
AT 10:31 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-28-2018  
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.  
INDEX VOLUME 29, PAGE 28 & DOC. # 2018-029372, ORJCO.

[Signature]      [Signature]  
COUNTY CLERK      DEPUTY

COUNTY SURVEYOR FILE NO. 22637

**SURVEY FOR:**  
HAJC  
2251 TABLE ROCK ROAD  
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: ljfriar@charter.net

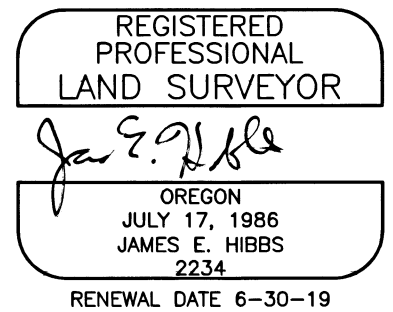
**DATE OF SURVEY:**  
AUGUST 17, 2018

**SHEET INDEX:**  
1 - SIGNATURES  
2 - EASTERLY PORTION  
3 - WESTERLY 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:

Beginning at the North-Northeast corner of Donation Land Claim No. 76, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the South line of Donation Land Claim No. 72, said Township and Range, North 89°53'25" East (record; North 89°57'21" East), 493.54 feet to the Westerly right of way line of Ross Lane North per Document No. 2007-032508, Official Records of Jackson County, Oregon; thence along said Westerly right of way line, North 03°41'58" East, 110.45 feet to an angle point; thence continue along said Westerly line, North 00°05'02" East, 10.09 feet to the Northeast corner of that tract described in Document No. 2008-031449, said Official Records; thence along the exterior of said tract the following five courses: South 89°24'45" West (record South 89°20' West), 411.29 feet to an angle point; thence North 00°05'40" East (record NORTH), 149.00 feet to an angle point; thence South 89°30'29" West, 867.91 feet (record South 89°20' West, 867.4 feet) to an angle point; thence South 00°02'00" East (record South 00°07' East), 261.00 feet to an angle point; thence North 89°49'21" East (record North 89°42' East), 778.07 feet to the initial point of beginning.



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

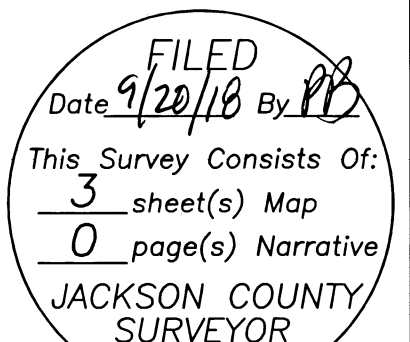
**PURPOSE:** To survey and monument the corners of three parcels created through a Land Partition. See City of Medford File No. LDP-17-133 and monument the offsite street dedication. The parent tract being set forth in Doc. 2008-031449, ORJCO.

**PROCEDURE:** The exterior of the subject tract was surveyed and monumented by this office via survey No. 21935. Computed the parcel corners per the approved tentative plat and set monuments as shown hereon.

As a condition of final plat approval the on-site and off-site street dedications will occur before construction occurs. Therefore this Plat will also serve as a preconstruction survey monument perpetuation map per O.R.S. 209.150 & 209-155. Upon construction of improvements the monuments, or reference monuments as warranted, shown hereon will be reset..

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

[Signature]  
SURVEYOR



**SURVEY FOR:**  
HAJC  
2251 TABLE ROCK ROAD  
MEDFORD, OR 97501

**SURVEY BY:**  
L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
P.O. BOX 1947  
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PHONE: (541) 772-2782  
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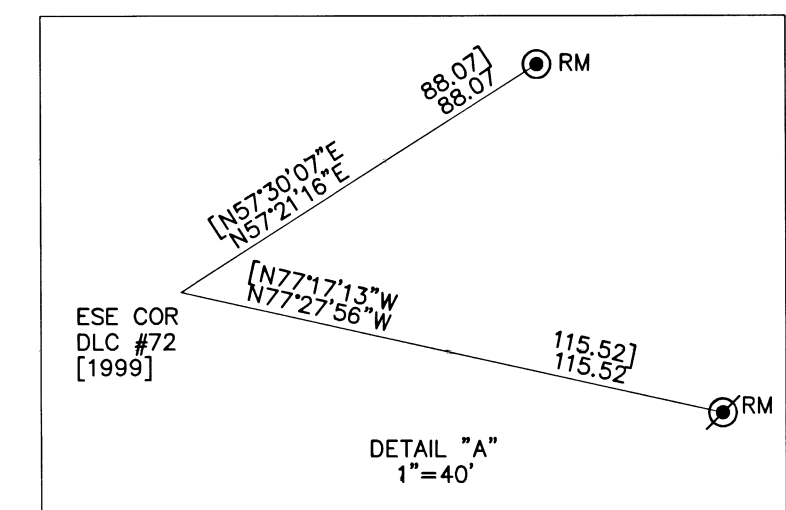
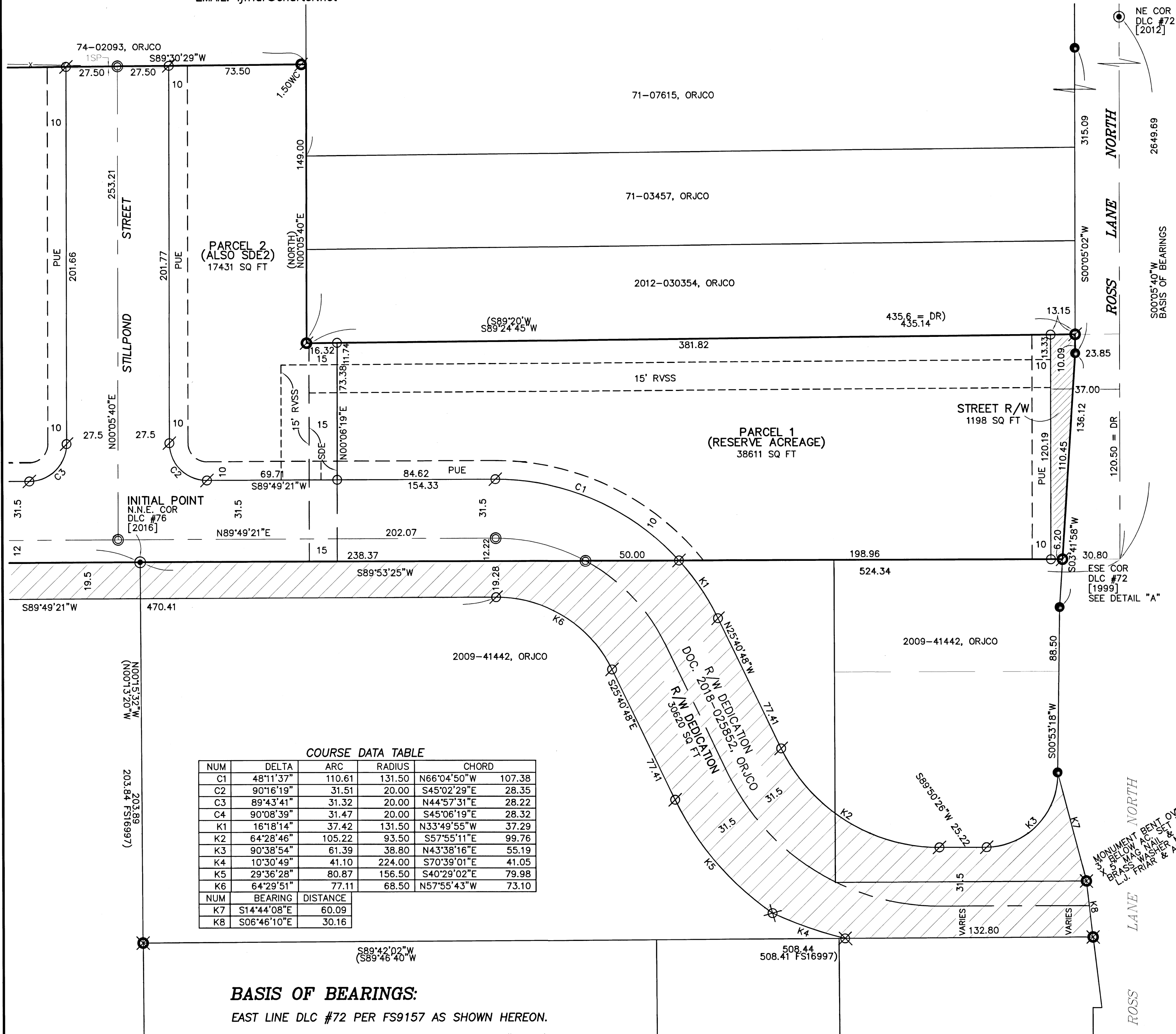
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**PARTITION PLAT NO. P-28-2018**  
In the N.E. 1/4 of Section 26, T.37S., R.2W., W.M.  
& in the City of Medford, Jackson County, Oregon  
(File No. LDP-17-133)

EASEMENTS PER PUBLIC RECORD REPORT FOR NEW  
SUBDIVISION OR LAND PARTITION

- 4) WATER RIGHTS TRANSFERRED OFF OF PROPERTY PER DOC. 2018-007556, ORJCO.
- 6) EASEMENT FOR IRRIGATION PURPOSE PER V.176, P.249, V.210, P.144 & V.427, P.419, JCDR. NO SPECIFIC LOCATION STATED.
- 7) EASEMENT FOR TRANSMISSION OF ELECTRICITY PER V.318, P.210, & V.410, P.308, JCDR. NO SPECIFIC LOCATION STATED.
- 8) EASEMENT FOR STORM DRAIN PURPOSES PER DOC. 2018-004592, ORJCO. SHOWN.
- 9) LAND TRANSFER AND TEMPORARY EASEMENT AGREEMENT PER DOC. 2018-012148, ORJCO. DOES NOT LIE WITHIN SUBJECT TRACT BUT IS BENEFICIAL.

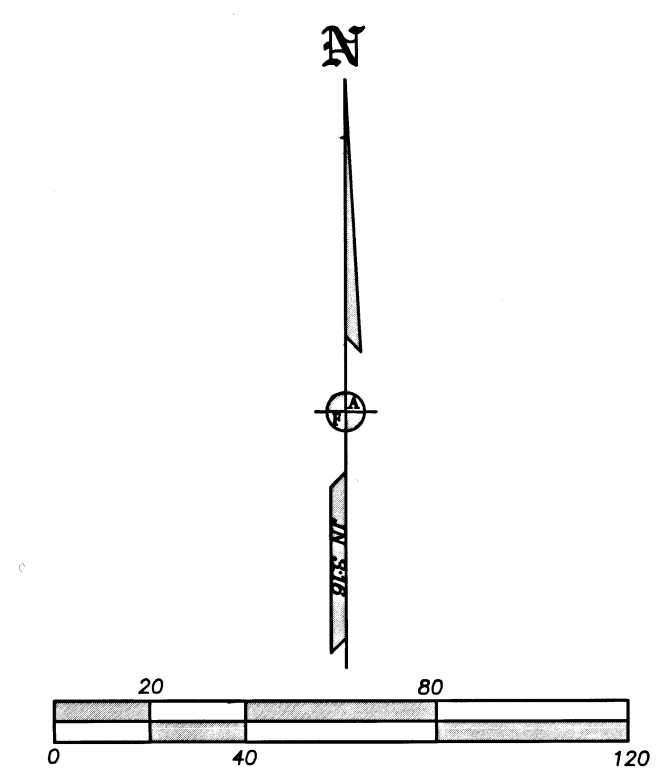
SEE SHEET 3 FOR LEGEND



**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	CHORD
C1	48°11'37"	110.61	131.50	N66°04'50"W 107.38
C2	90°16'19"	31.51	20.00	S45°02'29"E 28.35
C3	89°43'41"	31.32	20.00	N44°57'31"E 28.22
C4	90°08'39"	31.47	20.00	S45°06'19"E 28.32
K1	16°18'14"	37.42	131.50	N33°49'55"W 37.29
K2	64°28'46"	105.22	93.50	S57°55'11"E 99.76
K3	90°38'54"	61.39	38.80	N43°38'16"E 55.19
K4	10°30'49"	41.10	224.00	S70°39'01"E 41.05
K5	29°36'28"	80.87	156.50	S40°29'02"E 79.98
K6	64°29'51"	77.11	68.50	N57°55'43"W 73.10
NUM	BEARING	DISTANCE		
K7	S14°44'08"E	60.09		
K8	S06°46'10"E	30.16		

**BASIS OF BEARINGS:**  
EAST LINE DLC #72 PER FS9157 AS SHOWN HEREON.  
UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'



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SURVEYOR

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

FILED  
Date 9/20/18 By [Signature]  
This Survey Consists Of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

**SURVEY FOR:**

HAJC  
2251 TABLE ROCK ROAD  
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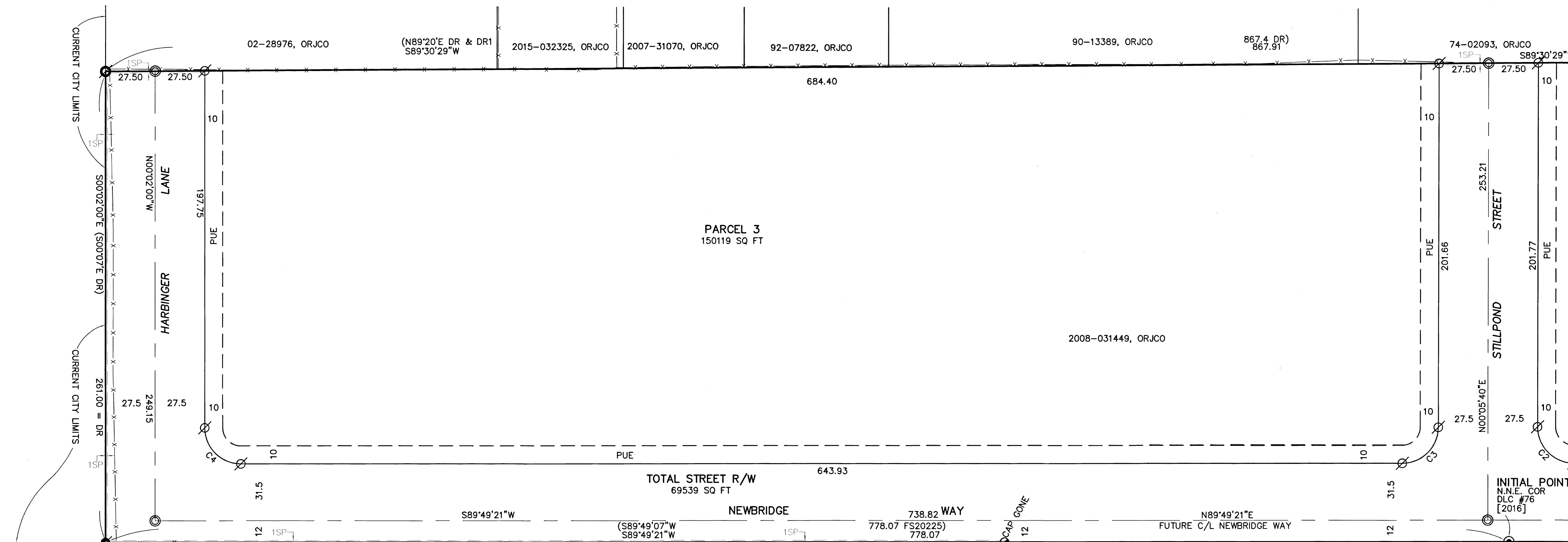
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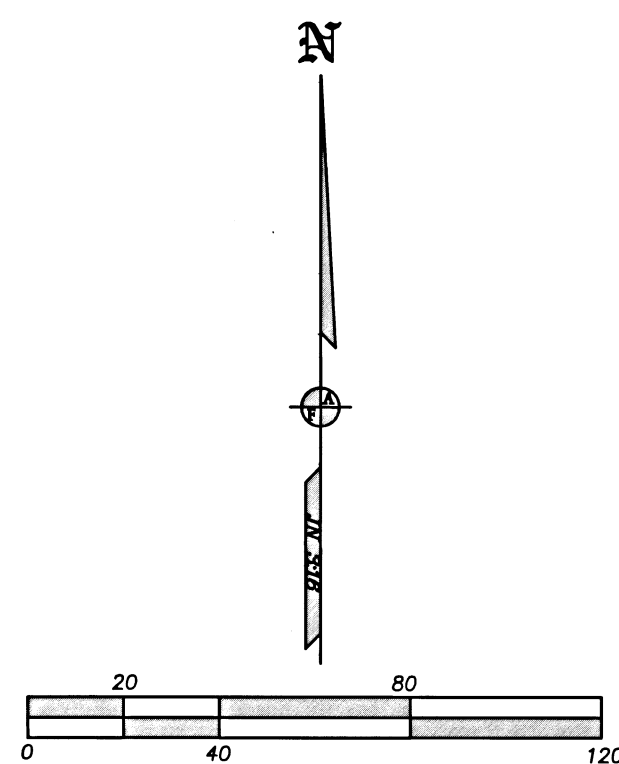
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& in the City of Medford, Jackson County, Oregon  
(File No. LDP-17-133)



**LEGEND:**

- ⊙ = FOUND JCS BRASS CAPPED MONUMENT.
- ⊘ = FOUND JCS ALUMINUM CAPPED MONUMENT.
- ⊙ = FOUND 5/8" IRON PIN & PLASTIC CAP MKD. TEMPLIN LS2359 PER FS17002.
- ⊘ = FOUND 5/8" IRON PIN & PLASTIC CAP MKD. MINNECI LS2349 PER FS16997.
- ⊙ = FOUND 5/8" IRON PIN & PLASTIC CAP MKD. MCMAHON LS1913 PER FS18100.
- ⊘ = FOUND 5/8" IRON PIN & PLASTIC CAP MARKED JACKSON CO ROADS & PARKS PER FS21042.
- ⊙ = FOUND 5/8" IRON PIN PER FS9157.
- ⊘ = FOUND 1/2" IRON PIPE PER FS879.
- ⊙ = FOUND 5/8" IRON PIN & PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER FS21935.
- ⊘ = 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.
- ⊘ = SET 3/8" X 5" MAG NAIL & 1.5" BRASS WASHER MKD. L.J.FRIAR & ASSOC.
- ⊙ = SET 5/8 X 30" IRON PIN & PLASTIC CAP MKD. L.J.FRIAR & ASSOC.
- DR = DEED RECORD DATA PER DOC. 2008-31449, ORJCO.
- ORJCO = RECORD DATA PER JCS RE-ESTAB NOTES.
- FS = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- ( ) = FILED SURVEY #
- C1/L1/K1 = RECORD DATA AS NOTED.
- JCS = SEE COURSE DATA TABLE.
- 1.50WC = JACKSON COUNTY SURVEYOR.
- DLC = SET WITNESS CORNER MONUMENT S89°30'29"W, 1.50 FROM TRUE CORNER.
- RM = DONATION LAND CLAIM.
- SDE = REFERENCE MONUMENT.
- SDE2 = STORM DRAINAGE EASEMENT PER DOC. 2018-004592, ORJCO.
- RVSS = STORM DRAINAGE EASEMENT PER THIS PLAT. (ALL OF PARCEL 2)
- PUE = EASEMENT TO ROGUE VALLEY SEWER SERVICES PER THIS PLAT.
- 1SP = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- R/W = ONE FOOT STREET PLUG PER THIS PLAT.
- STREET R/W = STREET RIGHT OF WAY.



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SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*[Signature]*

OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234

RENEWAL DATE 6-30-19

FILED  
Date 9/20/18 By PB

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

JACKSON COUNTY SURVEYOR

SHEET 3 OF 3