

*** APPROVALS ***

MEDFORD CITY PLANNING:
(FILE NO. LDP-18-028)

EXAMINED AND APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT THIS
5TH DAY OF NOVEMBER 2018.

[Signature]
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 30 DAY OF OCT. 2018.

[Signature]
CITY SURVEYOR

DECLARATION

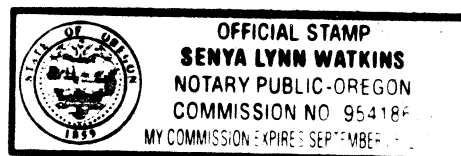
KNOW ALL MEN BY THESE PRESENTS, THAT I, MARK A. REAVES, AM THE OWNER OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON. I HEREBY CREATE FOR THE BENEFIT OF THE OWNER, THEIR HEIRS AND ASSIGNS OF PARCEL 2, A 5-FOOT PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS PARCEL 1 AS SHOWN.

IN WITNESS WHEREOF, SIGNED THIS 26 DAY OF OCT. 2018.

STATE OF Oregon }
COUNTY OF Jackson } ss. *Mark A. Reaves*
MARK A. REAVES

ON THIS 26th DAY OF Oct, 2018, PERSONALLY APPEARED MARK A. REAVES, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

Senya Watkins
NOTARY PUBLIC



NOTARY PUBLIC - OREGON

COMMISSION NO. 95418F

MY COMMISSION EXPIRES: Sept 05, 2020

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR., STE. 201 MEDFORD, OREGON
(541) 779-4641

BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 30' JUNE 4, 2018
BASIS OF BEARING: SURVEY NO. 13877
(CENTER LINE OF LONE PINE ROAD)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- = FOUND BRASS DISC AS NOTED.
- ⊙ = FOUND BRASS DISC STAMPED "LS 1913" PER S/N 13877.
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D.MCMAHAN LS 1913" PER S/N 13877.
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "TEMPLIN LS 2359" PER S/N 15122.
- = FOUND PK NAIL IN PC OF CURB RETURN AT VALLEY VIEW DRIVE INTERSECTION PER CITY OF MEDFORD FIELD BOOK NO. 1449, PAGE 13.

S/N = SURVEY NUMBER

PDE = PRIVATE STORM DRAIN EASEMENT CREATED HEREON.

-x-x- = EXISTING FENCELINE

(NARRATIVE ON SEPERATE PAGE)

LAND PARTITION SURVEY

PARTITION PLAT No. P-33-2018

Located in:

Parcel 2 of Partiton Plat P-82-1996
in the S.E. 1/4 of Section 17 (17D)
Township 37 South, Range 1 West, W.M.,
in the City of Medford, Jackson County, Oregon

For:
Mark Reaves
2815 Lone Pine Road

SURVEYORS CERTIFICATE:

I DAVID M. MINNECI, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON.

PARCEL 2 AS SHOWN ON THE PARTITION PLAT FILED IN THE OFFICE OF THE JACKSON COUNTY, OREGON SURVEYOR AS NO. 15122 AND RECORDED AS PARTITION PLAT NO. P-82-1996 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON.

David M. Minnici
SURVEYOR

RECORDING

FILED FOR RECORD THIS 19th DAY OF November, 2018 AT 10:22 O'CLOCK
A.M. AND RECORDED AS PARTITION PLAT NO. P-33-2018 IN "RECORD OF PARTITION
PLATS" IN JACKSON COUNTY, OREGON. INDEX VOLUME 29, PAGE 33.

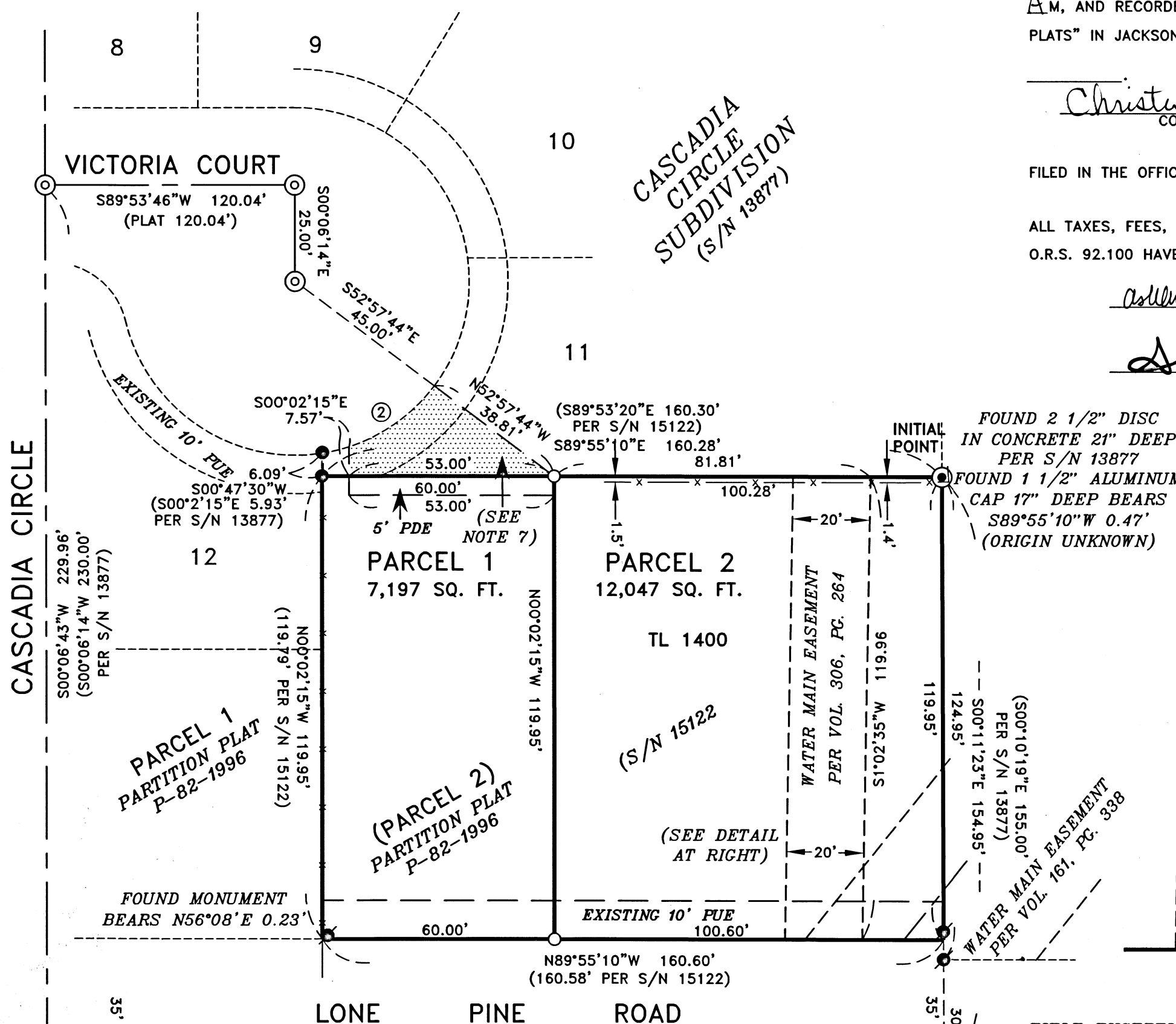
Christie D. Walker COUNTY CLERK *Jean Shigo* DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 22674

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 AND O.R.S. 92.100 HAVE BEEN PAID AS OF Nov 7, 2018.

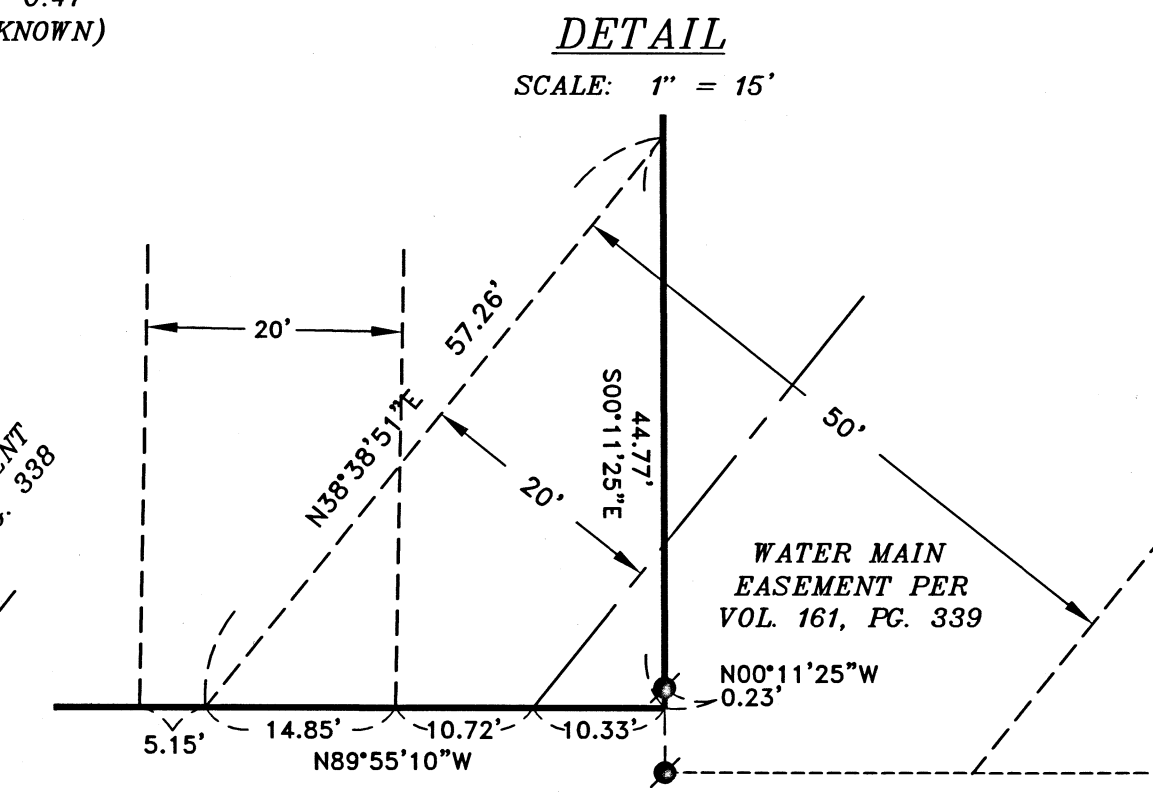
Adley Thompson ASSESSOR 11/7/2018 DATE

Amelia TAX COLLECTOR 11/7/18 DATE



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	29°21'28"	100.00'	51.24'	50.68'	S75°18'18"E
2	34°58'47"	45.00'	27.47'	27.05'	S54°31'39"E



TITLE EXCEPTIONS:

- 1.) THESE PREMISES ARE SITUATED IN THE MEDFORD IRRIGATION DISTRICT AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
- 2.) RESERVATION CONTAINED IN WARRANTY DEED FROM THE MEDFORD IRRIGATION DISTRICT TO C.C. HOOVER, RECORDED MAY 19, 1936 AS VOL. 207, PG. 610.
- 3.) WAIVER FOREVER OF ANY AND ALL CLAIMS AGAINST THE MEDFORD IRRIGATION DISTRICT FOR DAMAGES ARISING FROM LEAKAGE OF SAID DISTRICT'S CANALS, OR LIKE CAUSES, AS SET FORTH IN WARRANTY DEED FROM MEDFORD IRRIGATION DISTRICT TO C.C. HOOVER, RECORDED MAY 18, 1936 AS VOL. 207, PG. 510.
- 4.) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, FOR PIPELINE RECORDED IN VOL. 161, PG. 339, AND AS SHOWN ON THE RECORDED PLAT/PARTITION. (SHOWN)
- 5.) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, FOR WATERMAIN RECORDED IN VOL. 306, PG. 264, AND AS SHOWN ON THE RECORDED PLAT/PARTITION. (SHOWN)
- 6.) EASEMENT AS SHOWN ON THE RECORDED PLAT/PARTITION FOR PUBLIC UTILITIES (SHOWN)
- 7.) CROSS ACCESS AND PRIVATE UTILITY EASEMENT CREATED PER DOC. NO. 2018-035389 (SHOWN HATCHED)

****RECEIVED****
Date 11/19/18 By DM
This survey consists of:
- sheet(s) Map
- pages(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minnici
OREGON
JULY 24, 1988
DAVID M. MINNECI
2349
EXPIRES 12/31/18

I certify this plat to be an exact copy of the original
David M. Minnici
SURVEYOR

SURVEY NO 22674

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: **Mark A. Reaves**
2815 Lone Pine Road
Medford, Oregon 97504

Location: Parcel 2 of Partition Plat P-82-1996 in the Southeast one-quarter (1/4) of Section 17, Township 37 South, Range 1 West, Willamette Meridian, in the City of Medford, Jackson County, Oregon.

Purpose: To survey, monument and record a Map of Survey of the property described in Document No. 2015-014650, Official Records of Jackson County, Oregon.

Procedure: I used the Northwest corner of Donation Land Claim No.63, the centerline monument at Cascadia Circle and reference points from the City of Medford field books for the centerline monument at Valley View Drive to establish the center line of Lone Pine Road and the Southerly line of the subject property. I used monuments from Survey No. 13877 and record bearing for the West and North lines and monuments from Surveys No.13877 and 15122 to establish the East line.

Basis of Bearing: Center line of Lone Pine Road. per Survey No. 13877.

Date: June 4, 2018



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/18
880 Golf View Dr. St., Ste. 201
Medford, Oregon 97504

