

APPROVALS:

EXAMINED AND APPROVED THIS 14th DAY OF DECEMBER, 2018

KSANs. 12/14/2018
MEDFORD PLANNING DEPARTMENT
PLANNING FILE NO. LDP-17-165

EXAMINED AND APPROVED THIS 4th DAY OF DECEMBER, 2018

MEDFORD CITY SURVEYOR

EXAMINED AND APPROVED THIS 5 DAY OF DECEMBER, 2018

MEDFORD CITY ENGINEER

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT HAMLIN PROPERTIES I, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND THAT I HAVE PARTITIONED THE SAME INTO PARCELS AS SHOWN HEREON, AND THAT THE SIZE OF THE PARCELS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION. WE HEREBY DEDICATE TO THE CITY OF MEDFORD, A TWO (2.00') FOOT WIDE STRIP OF LAND FOR STREET PURPOSES AND A FIFTEEN (15.00) FOOT WIDE PUBLIC UTILITY EASEMENT, AS SHOWN HEREON. WE ALSO HEREBY CREATE THE 20.00 FOOT WIDE MUTUAL ACCESS AND PRIVATE UTILITY EASEMENTS FOR THE SHARED BENEFIT BETWEEN ALL THREE PARCELS, AS SHOWN HEREON. WE ALSO HEREBY CREATE A FIVE (5.00) FOOT WIDE PRIVATE SEWER EASEMENT OVER AND ACROSS PARCEL 1 AND PARCEL 2 FOR THE BENEFIT OF PARCEL 2 AND PARCEL 3, AS SHOWN HEREON.

JOHN HAMLIN, MANAGER
HAMLIN PROPERTIES I, LLC

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY }

PERSONALLY APPEARED THE ABOVE NAMED JOHN HAMLIN, ON THIS 19 DAY OF November, 2018, ON AUTHORITY OF HAMLIN PROPERTIES I, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laurie A. Miller
NOTARY PUBLIC - OREGON
COMMISSION NO. 941242
MY COMMISSION EXPIRES: July 26, 2019

AFFIDAVIT OF CONSENT:

FOR U.S. BANK N.A., AS BENEFICIARY OF THAT LINE OF THAT TRUST DEED RECORDED MARCH 9, 2007, AS INSTRUMENT NO. 2007-011616 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2018 - 038248 OF SAID DESCRIBED OFFICIAL RECORDS.

** RECEIVED **
Date 12/17/18 By PB
This survey consists of
2 sheet(s) Map
6 page(s) Narrative
JACKSON COUNTY SURVEYOR

LAND PARTITION
PARTITION PLAT NO. P - 37 - 2018

LYING SITUATE WITHIN

SOUTHEAST QUARTER OF SECTION 30
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR
Hamlin Properties I LLC

P.O. Box 43
Medford, Oregon 97501

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2007-43792 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

COMMENCING AT THE SOUTHWESTERLY CORNER OF FIRST EXTENSION OF SOUTHSEA ADDITION TO THE CITY OF MEDFORD, JACKSON COUNTY, OREGON, BEING THE INTERSECTION OF SOUTH RIVERSIDE AVENUE AND EARHART STREET; THENCE NORTH 72°16'50" EAST, ALONG THE CENTERLINE OF EARHART STREET, 60.20 FEET; THENCE SOUTH 17°43'10" EAST, 30.00 FEET TO A 5/8 INCH IRON PIN ON THE SOUTHERLY LINE OF EARHART STREET, BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 72°16'50" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 189.73 FEET TO A 5/8 INCH IRON PIN ON THE SOUTHWESTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN VOLUME 499, PAGE 347 OF THE DEED RECORDS IN JACKSON COUNTY, OREGON; THENCE SOUTH 26°22'00" EAST, 351.39 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 69°10'00" WEST, 191.55 FEET TO A 5/8 INCH IRON PIN AT A POINT OF CURVATURE; THENCE 33.35 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 95°32'00" (CHORD BEARING SOUTH 21°24'00" WEST, 29.62 FEET) TO A TACK & BRASS WASHER IN A .38 CALIBER SHELL CASING; THENCE NORTH 26°22'00" WEST, PARALLEL WITH AND 30.00 FEET EASTERLY FROM THE CENTERLINE OF SOUTH RIVERSIDE AVENUE, 72.53 FEET, TO A ONE INCH BRASS DISC IN CONCRETE; THENCE NORTH 69°10'00" EAST, 2.01 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHWESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 1997-022016 OF THE OFFICIAL RECORDS IN SAID COUNTY; THENCE NORTH 26°22'00" WEST, BEING PARALLEL WITH AND 32.00 FEET NORTHEASTERLY SAID CENTERLINE OF SOUTH RIVERSIDE AVENUE, A DISTANCE OF 289.24 FEET TO A 5/8 INCH IRON PIN; THENCE 34.43 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 98°38'50" (CHORD BEARING NORTH 22°57'25" EAST, 30.34 FEET) TO THE INITIAL POINT OF BEGINNING.

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

Shawn Kampmann
SURVEYOR

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE COMPANY OF OREGON ORDER NO.7169-2933585, DATED NOVEMBER 19, 2018, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

RIGHT-OF-WAY EASEMENT TO CALIFORNIA OREGON POWER COMPANY, RECORDED IN VOLUME 168, PAGE 158; VOLUME 334, PAGE 105; VOLUME 374, PAGE 379; VOLUME 484, PAGE 302 AND VOLUME 484, PAGE 302 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

STORM SEWER EASEMENT TO THE CITY OF MEDFORD, RECORDED IN VOLUME 302, PAGE 291 AND VOLUME 335, PAGE 441 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.

RECORDING:

FILED FOR RECORD THIS 17th OF December, 2018 AT 3:24 O'CLOCK P.M. AND RECORDED IN VOLUME 29, PAGE 37 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker
COUNTY CLERK
Sonya J. Morgan
DEPUTY

COUNTY SURVEYOR FILE NO. 22698

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF Dec. 17, 2018.

Carol Elkins - Deputy
TAX COLLECTOR
DATE 12/17/18
SBorna, Agent
ASSESSOR
DATE 12/17/18

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2007-43792 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON.
PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRP 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, I SURVEYED AND MONUMENTED THE LAND PARTITION AS SHOWN HEREON, AS APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT. THE RIGHT-OF-WAYS OF BOTH SOUTH RIVERSIDE AVENUE AND EARHART STREET WERE DETERMINED BY UTILIZING RECOVERED CITY OF MEDFORD SURVEYOR STREET CENTERLINE REFERENCE MONUMENTS PER FIELD BOOK NOTES AS DENOTED HEREON, AS WELL AS PER SURVEY NO. 14947. THE PROPERTY DEED BOUNDARIES WERE DETERMINED FROM RECOVERED MONUMENTS PER SURVEY NO. 15630 & 19785, WHICH FIT WELL WITH THE SURVEY RECORD AND HELD FOR POSITION AS SHOWN. I ESTABLISH MONUMENTS AT THE PARCEL CORNERS AS SHOWN HEREON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

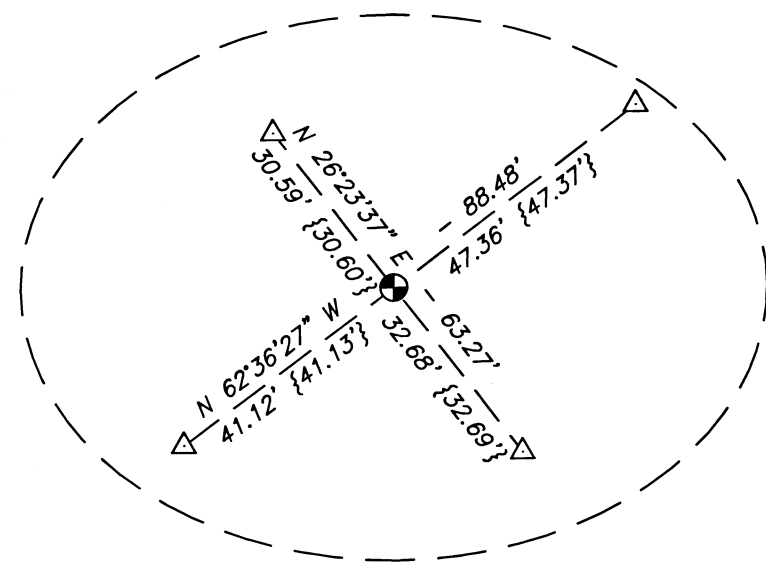
RENEWAL DATE: 6/30/2019

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: AUGUST 16, 2018
PROJECT NO. 1162-17

FLAG	Δ	R	A	T	CHORD
①	98°38'50"	20.00'	34.43'	23.27'	N 22°57'25" E - 30.34'
②	95°32'00"	20.00'	33.35'	22.03'	S 21°24'00" W - 29.62'
③	69°41'29"	20.00'	24.33'	13.92'	S 34°19'15" W - 22.85'

FLAG	BEARING	DISTANCE
①	N 69°10'00" E	2.01'
②	N 58°18'50" W	63.17' {63.13'}
③	N 29°49'29" E	39.83' {39.91'}
④	S 58°18'50" E	46.51' {46.55'}
⑤	S 29°49'29" W	32.20' {32.18'}
⑥	N 67°35'36" W	42.09' {42.07'}
⑦	N 21°43'47" E	36.39' {36.36'}
⑧	S 26°29'31" E	24.99' {25.05'}
⑨	S 26°22'00" E	30.34'



SCALE: 1" = 40'

FILED
 Date 12/17/18 By PB
 This Survey Consists Of:
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 8 page(s) Narrative
JACKSON COUNTY SURVEYOR

LAND PARTITION
PARTITION PLAT NO. P-37-2018

LYING SITUATE WITHIN
 SOUTHEAST QUARTER OF SECTION 30
 TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
 IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON
 FOR

Hamlin Properties I, LLC

P.O. Box 43
 Medford, Oregon 97501

LEGEND

- ⊙ 2" ALUMINUM CAP IN ASPHALT STAMPED "NEATHAMER SURVEYING" PER S/N 20324 (RECOVERED)
- △ .38 CALIBER SHELL IN CONCRETE PER CITY OF MEDFORD SURVEYOR FIELD NOTES AND S/N 14947 (RECOVERED)
- 5/8" PIN w/ ORANGE PLASTIC CAP STAMPED "NEATHAMER SURVEYING" PER S/N 19785 & 20324 (RECOVERED)
- ⊕ TACK & BRASS WASHER IN .38 CALIBER SHELL STAMPED NEATHAMER SURVEYING" PER S/N 20324 (RECOVERED)
- ◇ 5/8" IRON PIN w/ NO CAP PER S/N 1408 (RECOVERED)
- 5/8" IRON PIN PER S/N 15630 (RECOVERED)
- ⊕ 1" BRASS BERTSEN DISK DRILLED AND SET FLUSH IN CONCRETE STAMPED "POLARIS PLS 2883" (ESTABLISHED)
- 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- ⊕ CENTERLINE MONUMENT PER CITY OF MEDFORD FIELD BOOK REFERENCE NOTES, AS DESCRIBED
- PROPERTY BOUNDARY LINE
- - - PARTITION BOUNDARY LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- P.U.E. PUBLIC UTILITY EASEMENT
- C.O.M. CITY OF MEDFORD SURVEYOR FIELD BOOK REFERENCES
- () SURVEY RECORD DATA PER S/N 19785
- [] SURVEY RECORD DATA PER S/N 20324
- { } SURVEY RECORD DATA PER S/N 14947 & C.O.M. NOTES
- [] STREET DEDICATION TO CITY OF MEDFORD, AS DEPICTED
- 15.00' WIDE P.U.E. BY THIS PLAT
- 20.00' WIDE MUTUAL ACCESS EASEMENT, AS DEPICTED
- PUBLIC UTILITY EASEMENT

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF SOUTH RIVERSIDE AVENUE, HAVING A RECORD BEARING OF NORTH 26°22'00" WEST, AS REFERENCED ON SURVEY NO. 19785, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

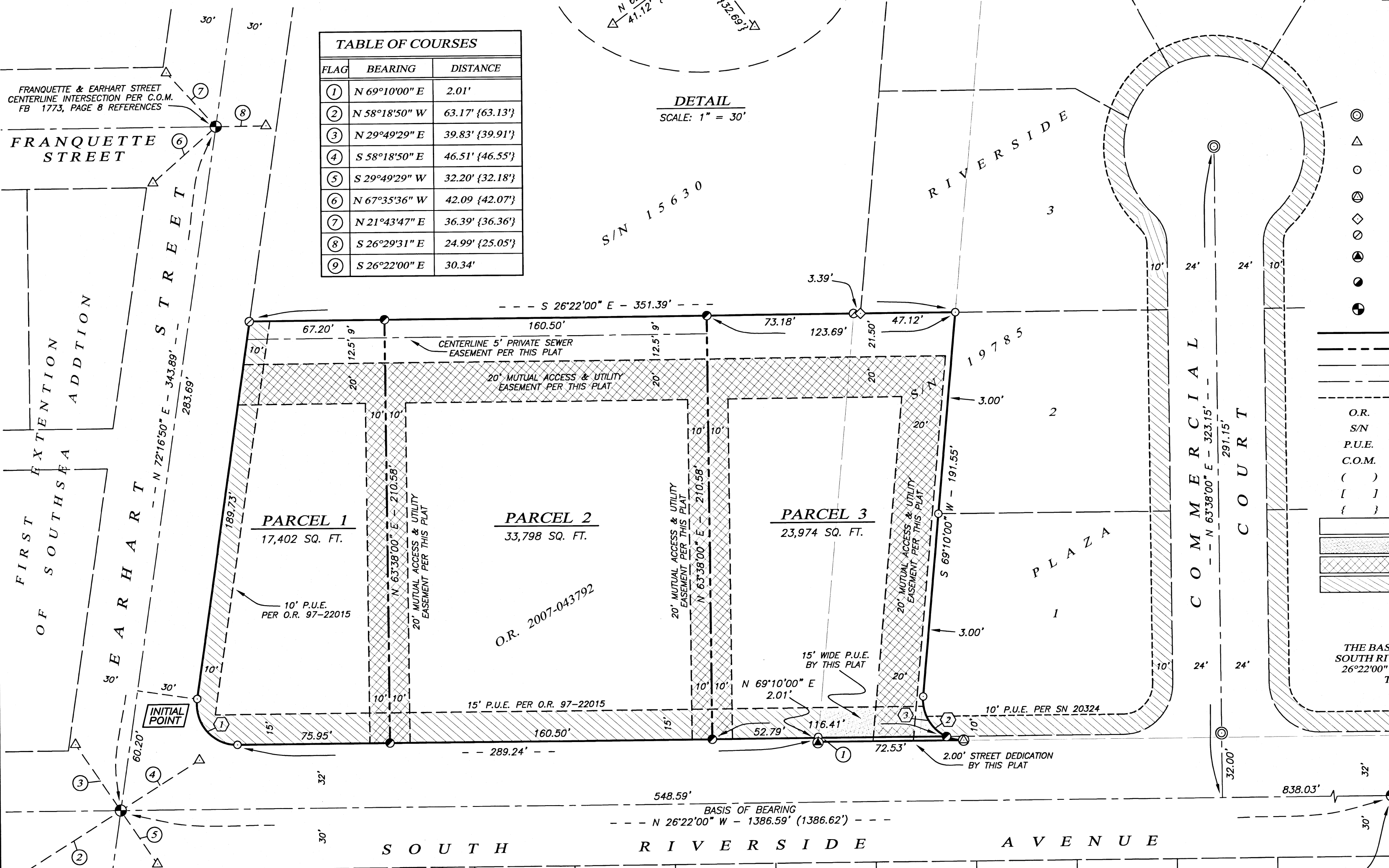
Shawn Kampmann
 OREGON
 JULY 14, 1998
 SHAWN KAMPMANN
 2883 LS

RENEWAL DATE: 6/30/2019

SURVEYED BY:
POLARIS LAND SURVEYING LLC
 P.O. BOX 459
 ASHLAND, OREGON 97520
 (541) 482-5009

DATE: AUGUST 16, 2018
 PROJECT NO. 1162-17

FILE: SURVEYS\1162-17\HAMLIN PARTITION PLAT.DWG SHEET 2 of 2



FRANQUETTE & EARHART STREET
 CENTERLINE INTERSECTION PER C.O.M.
 FB 1773, PAGE 8 REFERENCES

FIRST EXTENSION
 OF SOUTHSA
 STREET

INITIAL POINT

SOUTH RIVERSIDE AVENUE & EARHART
 STREET CENTERLINE INTERSECTION PER
 C.O.M. FB 1672, PAGE 2 REFERENCES

CENTERLINE INTERSECTION OF BOYD STREET
 AND SOUTH RIVERSIDE PER S/N 14947 AND
 C.O.M. FB 1672, PAGE 1 REFERENCES
 (SEE DETAIL)

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

Shawn Kampmann
 SURVEYOR