

*** APPROVALS ***

MEDFORD CITY PLANNING:
(FILE NO. LDP-18-100)

EXAMINED AND APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT THIS
3rd DAY OF APRIL 2019

[Signature]
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 21 DAY OF MARCH 2019.

[Signature]
CITY ENGINEER

EXAMINED AND APPROVED THIS 20 DAY OF MARCH 2019.

[Signature]
CITY SURVEYOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that Christian P. Nelson and Yumiko Nelson, husband and wife, are the owners 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 on the Partition Plat. We hereby dedicate to the public for public use that area designated as additional street right-of-way together with the Public Utility Easement (PUE) shown hereon. We hereby grant to the City of Medford a 20-foot wide easement for Storm Drainage maintenance, said easement being 10.00 feet on each side of the centerline of Crooked Creek. We hereby create for the benefit of the owners, their heirs and assigns, of Parcels 1 and 2, a shared access easement over and across Parcels 1 and 2 as shown hereon.

In witness hereof, signed this 18th day of March 2019.

State of Oregon } Christian P. Nelson

County of Jackson } ss.

The foregoing instrument was acknowledged before me this 18 day of March 2019 by Christian P. Nelson, known to me as the person who executed the foregoing instrument as his voluntary act and deed.

[Signature]
Notary Public



Notary Public - Oregon

Commission No. 954625

My Commission Expires: Sept 20, 2020

In witness hereof, signed this 18th day of March 2019.

State of Oregon } Yumiko Nelson

County of Jackson } ss.

The foregoing instrument was acknowledged before me this 18 day of March 2019 by Yumiko Nelson, known to me as the person who executed the foregoing instrument as her voluntary act and deed.

[Signature]
Notary Public



Notary Public - Oregon

Commission No. 954625

My Commission Expires: Sept 20, 2020

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

LAND PARTITION SURVEY

PARTITION PLAT No. P-16-2019

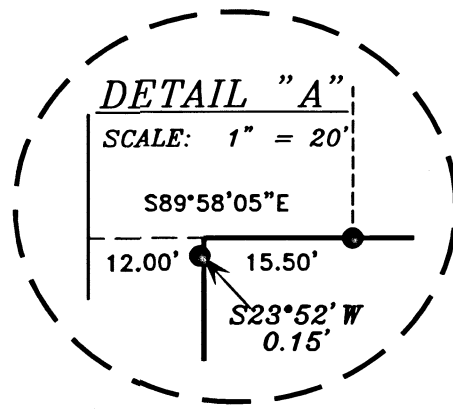
Located in:

Lots 3 & 4 of Block 24 of OAKDALE PARK ADDITION
in the Northeast 1/4 of Section 1 (01AA),
Township 38 S., R2W., W.M.,
in the City of Medford,
Jackson County, Oregon
Tax Lot 3800

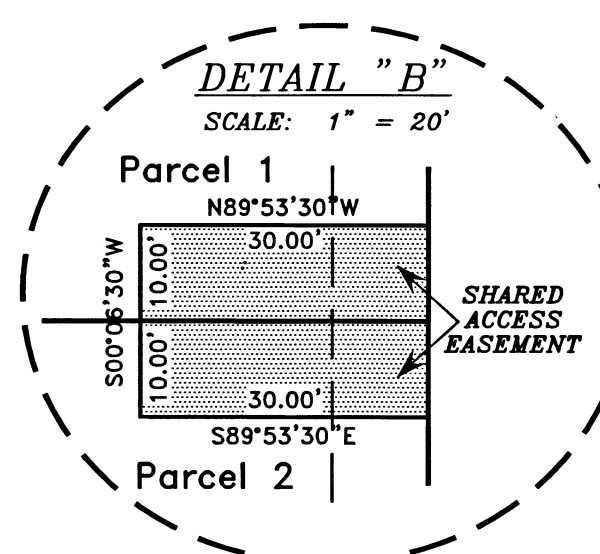
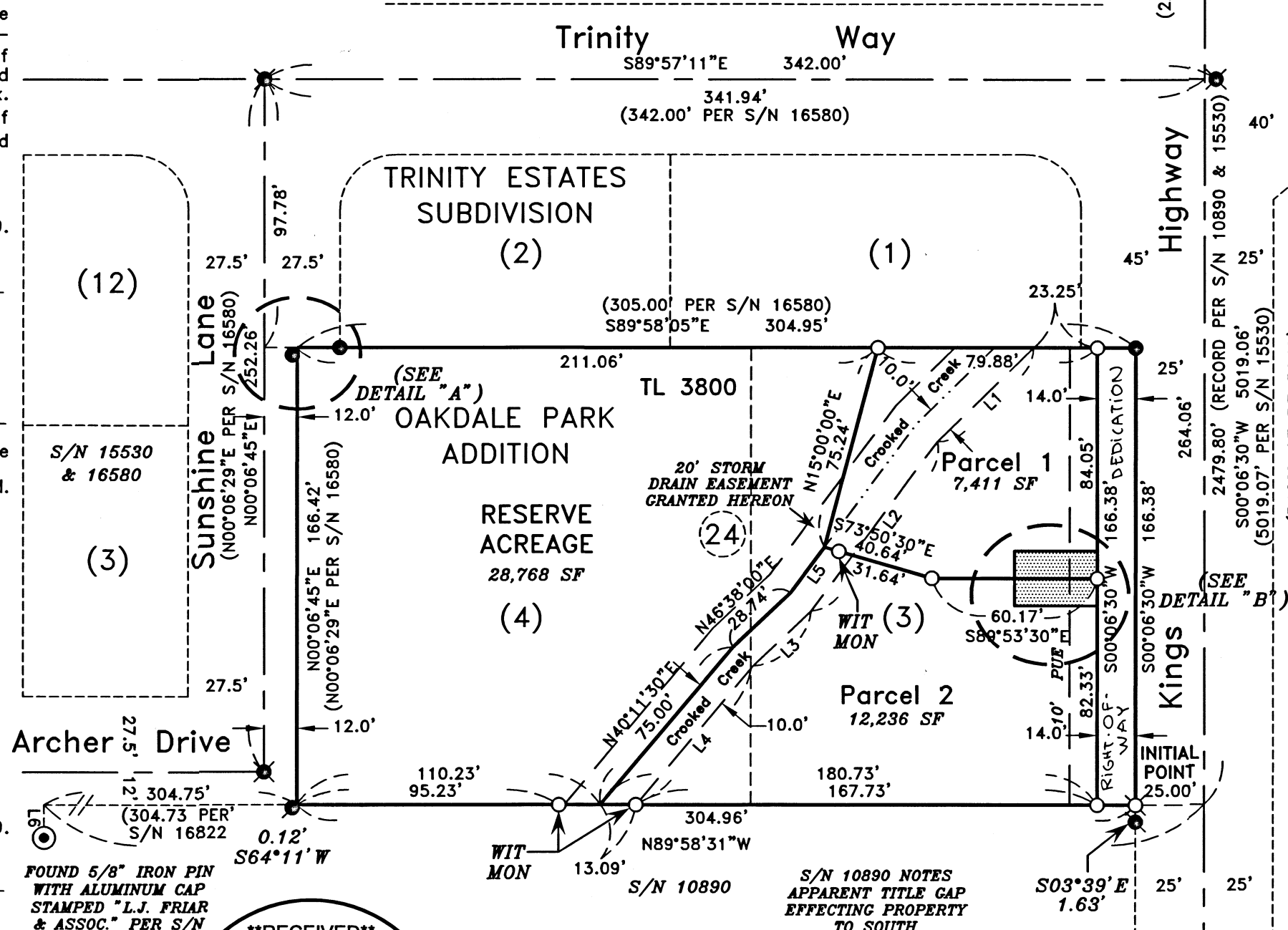
For:

Christian P. & Yumiko Nelson
2165 Kings Highway
Medford, Oregon 97501

FOUND 2" ALUMINUM CAP MARKED
JACKSON COUNTY SURVEYOR
T37S
2013 84185 DLC
82183
R2W



(NARRATIVE ON SEPERATE SHEET)
* See Affidavit of Correction
DOC. # 2022-001798 1/14/2022



RECEIVED
Date 4/23/19 By PB
This survey consists of:
1 sheet(s) Map
2 pages(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minneci
OREGON
JULY 24, 1988
DAVID M. MINNECI
2349
EXPIRES 12/31/20

LINE TABLE

LINE	BEARING	DISTANCE
L1	S45°42'00"W	48.85'
L2	S36°40'00"W	77.09'
L3	S46°38'00"W	29.05'
L4	S40°11'30"W	66.00'
L5	S36°40'00"W	20.75'
L6	S00°53'30"E	12.00'

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:

Commencing at the Northeast corner of Donation Land Claim No. 82, Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence, along the Easterly line of said Claim, South 00°06'30" West 2479.80 feet; thence, leaving said Claim line, North 89°58'31" West 25.00 feet to the Westerly right-of-way line of Kings Highway per Document No. 79-02298, Official Records of said Jackson County for the INITIAL POINT OF BEGINNING, said point being the Southeast corner of tract described in Document No. 2012-037217, said Official Records; thence, along said tract boundary as follows: North 89°58'51" West 304.96 feet to the Easterly right-of-way line of Sunshine Lane; thence, along said Easterly line, North 00°06'45" East 166.42 feet; thence, leaving said Easterly line, South 89°58'05" East 304.95 feet to the aforesaid Westerly right-of-way line of Kings Highway; thence, along said Westerly line, South 00°06'30" West 166.38 feet to the Point of Beginning.

David M. Minneci
Surveyor

RECORDING

Filed for record this the 23rd day of April 2019 at 2:39 O'clock P.M., and recorded as Partition Plat No. P-16-2019 in "Record of Partition Plats" in Jackson County, Oregon. Index Volume 30, Page 16.

Christine P. Walker County Clerk
Jean Shugge Deputy

Filed in the Office of the Jackson County Surveyor as No. 22802

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 and O.R.S. 92.100 been paid as of April 23rd, 2019.

Adley Thompson Assessor agent 4/23/2019 Date
Amara Deputy Tax Collector 4/23/19 Date

TITLE EXCEPTION NOTES:

- 1.) Regulations, including levies, liens, assessments, right-of-way and easements of the Rogue Valley Sewer Services.
- 2.) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Kings Highway Water District.
- 3.) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Medford Irrigation District.
- 4.) Easement in favor of PacifiCorp, an Oregon Corporation, for transmission and distribution of electricity recorded as Doc. No. 68-10237. (Exact location not given.)
- 5.) Restrictive Covenant, including the terms and provisions thereof, recorded as Doc. No. 96-08065.
- 6.) Consent to Annexation to the City of Medford, including the terms and provisions thereof, recorded as Doc. No. 96-08428.

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON
(541) 779-4641
BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 50' JANUARY 14, 2019
BASIS OF BEARING: SURVEY NO. 15530
(DONATION LAND CLAIM LINE)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- ⊙ = FOUND MONUMENT AS NOTED.
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 16580.
- ⊛ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "L.J. FRIAR & ASSOC." PER S/N 15530.
- ⊗ = FOUND 5/8" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2349" PER S/N 16580.
- ⊙ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "KAISER RLS 903" PER S/N 10890.

S/N = SURVEY NUMBER
WIT MON = WITNESS MONUMENT
[] = RECORD PER DOC. NO. 2010-000580.

GRANTOR: there is no grantor

GRANTEE: there is no grantee

After recording return to:
Jackson County Surveyor
10 South Oakdale Rm 318
Medford, Oregon 97501



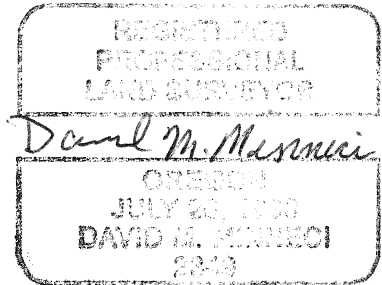
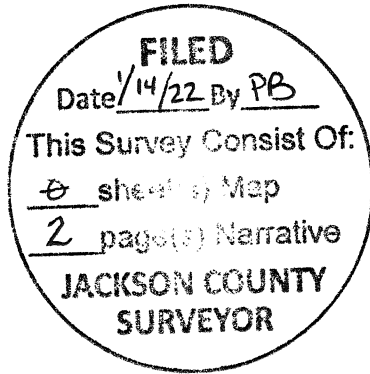
I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Christine Walker - County Clerk

22802

**AFFIDAVIT OF CORRECTION
pursuant to O.R.S. 209.255**

I, David M. Minneci, Registered Professional Land Surveyor of the State of Oregon, No. 2349, do hereby state that I have discovered an omission on Partition Plat P-16-2009 for **Christian P. and Yumiko Nelson** filed for record the 23th day of April, 2019 and filed in the office of the Jackson County Surveyor as Survey Number 22802.

IN WITNESS HEREOF, signed this 11 day of JANUARY, 2022

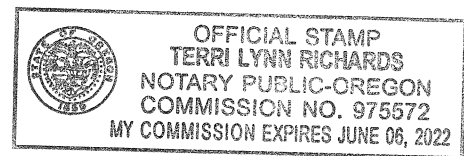


STATE OF OREGON)
County of Jackson) ss

Expires 12-31-22

On this 11 day of January, 2022, personally appeared the above named David M. Minneci, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Terril Lynn Richards
Notary



The omission is an inadvertent failure to submit a Survey Narrative as required by Oregon Revised Statute 209.250.

The City of Medford Surveyor hereby certifies that this Affidavit of Correction has been examined and that the changes are permitted in accordance with Chapter 209, Paragraph 255, Oregon Revised Statutes and is approved for recording.

1/12/22
Date

[Signature]
City of Medford Surveyor
PER O.R.S. 92.100

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

Survey for: **Christian & Yumiko Nelson**
2165 Kings Highway.
Medford, Oregon 97501

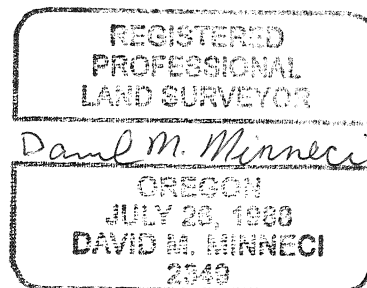
Location: Lots 3 and 4 of Block 24 of OAKDALE PARK ADDITION in the Northeast ¼ of Section 1, Township 38 South, Range 2 West, Wilamette Meridian, City of Medford, Jackson County, Oregon.

Purpose: To survey, monument and record a Partition Plat for City of Medford Planning File No. LDP-18-100. The property is described in Document No. 2012-37217, Official Records of Jackson County.

Procedure: The Easterly line of the property is established 25' Westerly of the Donation Land Claim line running between the Northeast corner of 82 and the Southeast corner of 38 as described in Document No. 79-02298, Official Records of Jackson County, Oregon. The Easterly end of the Southerly line is at the record distance of Survey No. 15530 and the alignment Westerly is from monuments establishing Archer Drive to the West. The West line is 12' Easterly of the centerline of Sunshine Lane. The Northerly line is from found monuments and record bearing of Survey No. 16580. The Northwesterly line of Parcel 2 was established along the approximate centerline of Crooked Creek but the cited bearings and distances are intended to be the property line. I set witness monuments to reference the Southwest and Northwest corners of Parcel 2.

Basis of Bearing: Donation Land Claim line per Survey No. 15530.

Date: January 14, 2019



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/20
880 Golf View Dr., Suite 201
Medford, Oregon 97504