

PARTITION PLAT NO. P-26-2019
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-18-015)

***** APPROVALS *****

CITY OF MEDFORD
(File No. LDP-18-015)

I certify that pursuant to authority granted in MLDC 10.162 this plat is hereby approved.

[Signature]
Planning Director
Date JUNE 24, 2019

EXAMINED AND APPROVED as required by ORS 92.100 as of JUNE 4th, 2019.

[Signature]
City Surveyor

EXAMINED AND APPROVED this 5 day of JUNE, 2019.

[Signature]
City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of June 25th, 2019.

[Signature]
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of June 25th, 2019.

[Signature]
Deputy
Tax Collector

***** DECLARATION *****

Know all men by these presents that CRAIG DEAN HORTON and MARY JANE HORTON, Trustees of the Craig Dean and Mary Jane Horton Revocable Trust, 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 additional Street right of way together with the Public Utility Easements (PUE) as shown on Sheet 2.

Craig Dean Horton, Trustee
CRAIG DEAN HORTON, Trustee
Craig Dean and Mary Jane Horton Revocable Trust
Mary Jane Horton, Trustee
MARY JANE HORTON, Trustee
Craig Dean and Mary Jane Horton Revocable Trust

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named Craig Dean Horton and Mary Jane Horton and acknowledged the foregoing instrument to be their voluntary act and deed and was signed on behalf of the Craig Dean and Mary Jane Horton Revocable Trust.

Dated this 30th day of May, 2019.

[Signature]
Kristen Lea Williams Notary Public - Oregon

Commission No. 952103

My Commission Expires July 10, 2020

SURVEY FOR:

CRAIG HORTON
1118 SPRING STREET
MEDFORD, OR 97504

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OREGON 97535
PHONE: (541) 772-2782
EMAIL: ljfriarandassociates@charter.net

DATE OF SURVEY:

MAY 31, 2019

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

FILED FOR RECORD THIS 25th DAY OF JUNE, 2019
AT 10:53 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-26-2019
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 30, PAGE 26 & DOC. # 2019-018033, ORJCO.

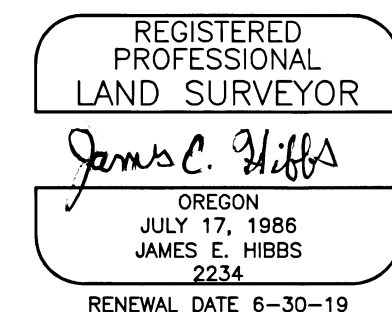
Christine D. Walker COUNTY CLERK
Nairobi Forte DEPUTY

COUNTY SURVEYOR FILE NO. 22847

***** 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 East-Southeast corner of Donation Land Claim No. 72, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence along the East line thereof, North 00°05'40" East, 660.65 feet (record NORTH, 650.5 feet) to the Northeast corner of that tract described in Document No. 94-27474, Official Records of Jackson County, Oregon; thence along the North line thereof, South 89°25'40" West (record South 89°20' West), 25.00 feet to the West line of Ross Lane North per Document No. 2007-036564, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence continue along said North line, South 89°25'40" West (record South 89°20' West), 192.67 feet to the Northwest corner of said tract; thence along the West line thereof, South 00°05'40" West, 120.15 feet (record SOUTH, 120.0 feet) to the Southwest corner of said tract; thence along the South line thereof, North 89°25'40" East (record North 89°20' East), 185.96 feet to the West line of Ross Lane North per Document No. 2007-036564, said Official Records; thence along said West line the following two courses: North 21°05'12" East, 19.38 feet; thence North 00°05'40" East, 82.13 feet to the initial point of beginning.



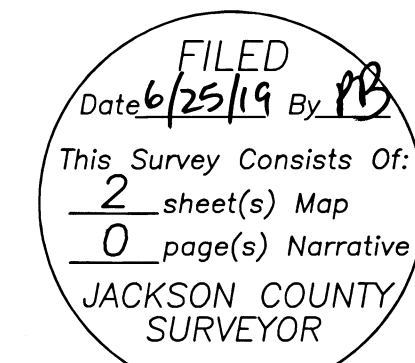
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209-250

PURPOSE: To survey and monument the corners of three parcels created through a Land Partition. See City of Medford File No. LDP-18-015. The parent tract being set forth in Doc. 94-27474, ORJCO.

PROCEDURE: Using control established this office via FS21935 made ties to additional monuments shown on Sheet 2. The North lines were held at deed record angle to the East line of DLC #72. The West line was held parallel to the East line of DLC #72 per deed. The centerline of Ross Lane North was held per Doc. 2007-036564, ORJCO and partially by FS21042. Doc. 2007-036564, ORJCO sets forth that from Station 14+78 to Station 20+10.03 the right of way was deeded 32' West of the centerline set forth therein. FS21042 shows an angle point in the centerline at Station 19+25.00 but Doc. 2007-036564 does not list an angle point. Instead the deed centerline continues parallel to an 7' East of the East line of DLC #72 to Station 20+80.00. FS21042 does note that Station 20+80.00 is the end of the centerline and right of way description for the South section of the project and 19+25.00 is the beginning for the right of way and centerline description for the North section of the project. I point this out as care must taken between Stations 19+25.00 and 20+80.00 in determining the correct right of way. Held the centerline of McAndrews Road per FS20225 and offset this line 31.5' Northerly to position the new R/W line to be dedicated. Offset the centerline of Ross Lane North, 37' Westerly (30' Westerly of the East line of DLC #72) to position the new R/W line to be dedicated. Computed the parcel corners per the approved tentative plat and set monuments as shown hereon.

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

[Signature]
SURVEYOR



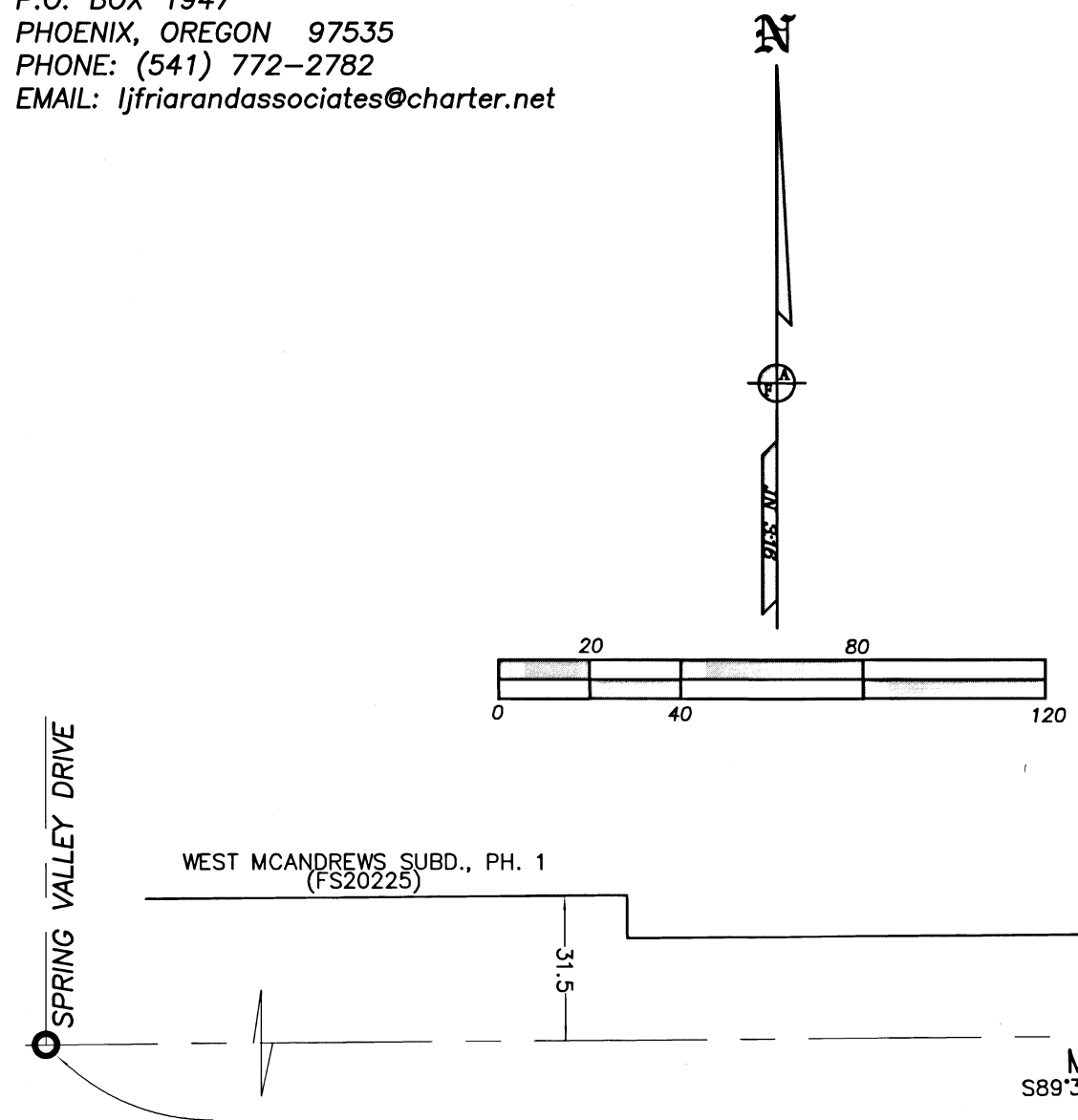
SURVEY FOR:
CRAIG HORTON
1118 SPRING STREET
MEDFORD, OR 97504

DATE:
MAY 31, 2019

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LEGEND:

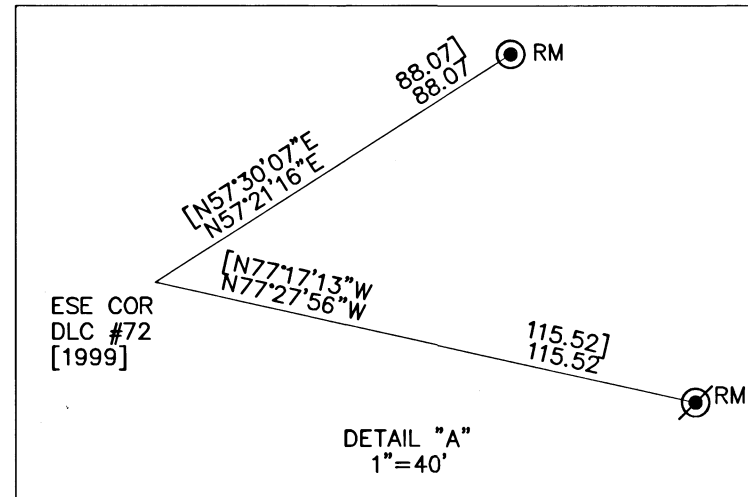
- ⊙ = FOUND JCS BRASS CAPPED MONUMENT.
- ⊗ = FOUND JCS ALUMINUM CAPPED MONUMENT.
- = FOUND ALUMINUM CAP MARKED NEATHAMER SURVEYING PER FS20225.
- = FOUND 5/8" IRON PIN & PLASTIC CAP MARKED JACKSON CO ROADS & PARKS PER FS21042.
- ⦿ = FOUND 5/8" IRON PIN PER FS3196.
- ⊗ = FOUND 5/8" IRON PIN & PLASTIC CAP MARKED FARBER PLS2189 PER FS22174.
- = 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 2" BRASS WASHER MKD. L.J.FRIAR & ASSOC. & 5" MAG NAIL IN AC.
- [] = RECORD DATA PER JCS RE-ESTAB NOTES.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- () = RECORD DATA PER DOC. 94-27474, ORJCO OR AS NOTED.
- L1 = SEE COURSE DATA TABLE.
- JCS = JACKSON COUNTY SURVEYOR.
- DLC = DONATION LAND CLAIM.
- R/W = R/W DEDICATION PER THIS PLAT.
- PUE = PUE DEDICATION PER THIS PLAT.
- RM = REFERENCE MONUMENT.
- { } = DATA PER FS21042.
- POB = POINT OF BEGINNING.
- PC = POINT OF CURVE.
- PT = POINT OF TANGENT.

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

EASEMENTS PER PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION

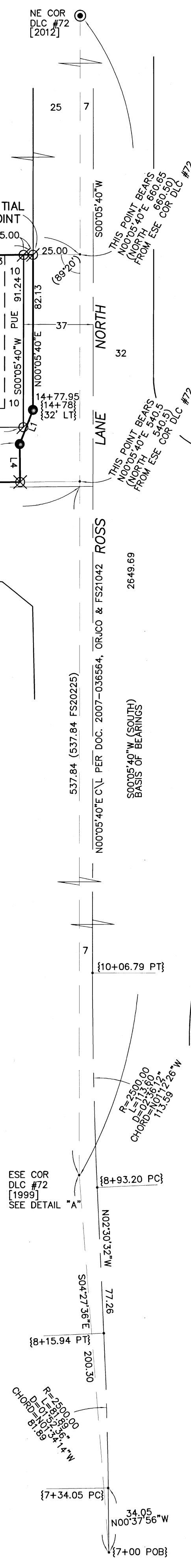
5) EASEMENT FOR ROAD PURPOSES PER VOL. 172, PG.196, JCDR. SHOWN.

NUM	BEARING	DISTANCE
L1	N21°05'12"E	19.38
L2	N00°34'20"W	20.84
L3	N89°54'20"W	26.08
L4	N00°34'20"W	20.00



REGISTERED PROFESSIONAL LAND SURVEYOR
JAMES E. HIBBS
JULY 17, 1986
2234
RENEWAL DATE 6-30-19

FILED
Date 6/25/19 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR



22847