

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

PARTITION PLAT NO. P-29-2019
Located in the S.E. 1/4 of Sec. 36, T.37S., R.2W., W.M.
in the City of Medford, Jackson County, Oregon
(Also Validation per O.R.S. 92.176)

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

CITY OF MEDFORD
(File No. LDP-18-170)

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

Planning Director
Date: JULY 3, 2019

EXAMINED AND APPROVED as required by ORS 92.100 as of JUNE 14, 2019

City Surveyor

EXAMINED AND APPROVED this 17 day of JUNE, 2019

City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96
as of July 15th, 2019

Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have
been paid as of July 15, 2019

Carol Elkins - Deputy
Tax Collector

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

Know all men by these presents that JOSHUA J. HORN and EMILY L. HORN, 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 Public Utility Easement (PUE) and do
hereby make and establish (1) the Ingress-Egress Easement (IEE) for the benefit of Parcel III described in
Document No. 2017-006858, Official Records of Jackson County, Oregon; (2) the Access Easement (AE)
for the benefit of Parcel 1 per this plat and (3) the Temporary Gas Line Easement (TGE) for the benefit
of Parcel 2 per this plat as shown on Sheet 2. The TGE shall automatically terminate when the existing
gas line is re-routed onto Parcel 2.

JOSHUA J. HORN
EMILY L. HORN

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named Joshua J. Horn and Emily L. Horn and acknowledged the foregoing
instrument to be their voluntary act and deed.

Dated this 12 day of June, 2019

Lanette Ann McDowell
Notary Public - Oregon

Commission No. 954385A
My Commission Expires 09-08-2020

\*\*\* AFFIDAVIT OF CONSENT \*\*\*

From MERS recorded as Document No. 2019-020085, ORJCO.

SURVEY FOR:

JOSH & EMILY HORN
1007 GARFIELD STREET
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:

JUNE 11, 2019

FILED FOR RECORD THIS 15th DAY OF July, 2019
AT 9:40 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-29-2019
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 30, PAGE 29 & DOC. #2019-020086, ORJCO.

Christie D. Walker
COUNTY CLERK
Jean Shugart
DEPUTY

COUNTY SURVEYOR FILE NO. 22859

\*\*\* 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 Northeast corner of HANNAH COURT, a Planned Community, according to the official plat
thereof, now of record, in Volume 30, Page 23 of Plats of Jackson County, Oregon and the INITIAL
POINT OF BEGINNING; thence along the South line of Garfield Street, South 89°57'08" East, 170.02 feet
to the Northeast corner of Parcel II described in Document No. 2017-006858, Official Records of
Jackson County, Oregon; thence along the exterior of Parcels I and II of said Document the following
nine courses: South 00°01'08" West, 129.97 feet (record South 00°05'21" West, 130.00 feet); thence
South 89°58'32" East, 30.02 feet (record South 89°57'08" East, 30.00 feet); thence South 00°02'25" East,
99.98 feet (record South 00°05'21" West, 100.00 feet); thence South 89°58'50" West, 200.52 feet (record
North 89°57'08" West, 200.00 feet); thence North 00°06'50" East, 130.17 feet (record North 00°05'21"
East, 130.00 feet); thence South 89°57'08" East, 76.00 feet; thence North 00°06'50" East (record North
00°05'21" East), 90.00 feet; thence North 89°57'08" West, 76.00 feet; thence North 00°06'50" East
(record North 00°05'21" East), 10.00 feet to the initial point of beginning.

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

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

PURPOSE: To survey and monument the corners of two parcels created through a Land Partition
and Validation Plat per O.R.S.97,176. See City of Medford File No. LDP-18-170. The
parent tracts being set forth in Doc. 2017-006858, ORJCO.

PROCEDURE: Using Trimble R8 G.P.S. receivers and Trimble S8 robotic total station, made ties to
monuments shown hereon to control the exterior of the Partition. Computed the new
parcel corners per the approved tentative plat and set monuments at the locations as
shown hereon.

FILED
Date 7/15/19 By RB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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

James E. Hibbs
SURVEYOR

**SURVEY FOR:**

JOSH & EMILY HORN  
1007 GARFIELD STREET  
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:**

JUNE 11, 2019

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in the City of Medford, Jackson County, Oregon  
(File No. LDP-18-170)  
(Also Validation per O.R.S. 92.176)

**LEGEND:**

- ⊙ = FD. JACKSON COUNTY BRASS CAPPED MONUMENT PER <YEAR> RE-ESTAB'S.
- = FD. 5/8" IRON PIN PER FS2576.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD C. NEATHAMER LS56545 PER FS18225.
- ⊗ = FD. 5/8" IRON PIN & ALUM. CAP MKD CITY OF MEDFORD PER FS21311.
- ⊗ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

FS = FILED SURVEY #.

-X- = FENCE LINE.

{ } = RECORD DATA PER DOC. 2017-006858, ORJCO.

[ ] = RECORD DATA PER FS2576.

IEE = 20' X 230' INGRESS-EGRESS EASEMENT FOR PARCEL III PER DOC. 2017-006858, ORJCO PER THIS PLAT.

AE = 20' X 100' ACCESS EASEMENT FOR PARCEL 1 PER THIS PLAT.

PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.

HC = HANNAH COURT (FS18225).

RWE = 20' X 130' ROADWAY EASEMENT PER DOC. 74-09579, ORJCO.

TIEE = TEMPORARY INGRESS-EGRESS EASEMENT PER DOC. 2004-062753, ORJCO.

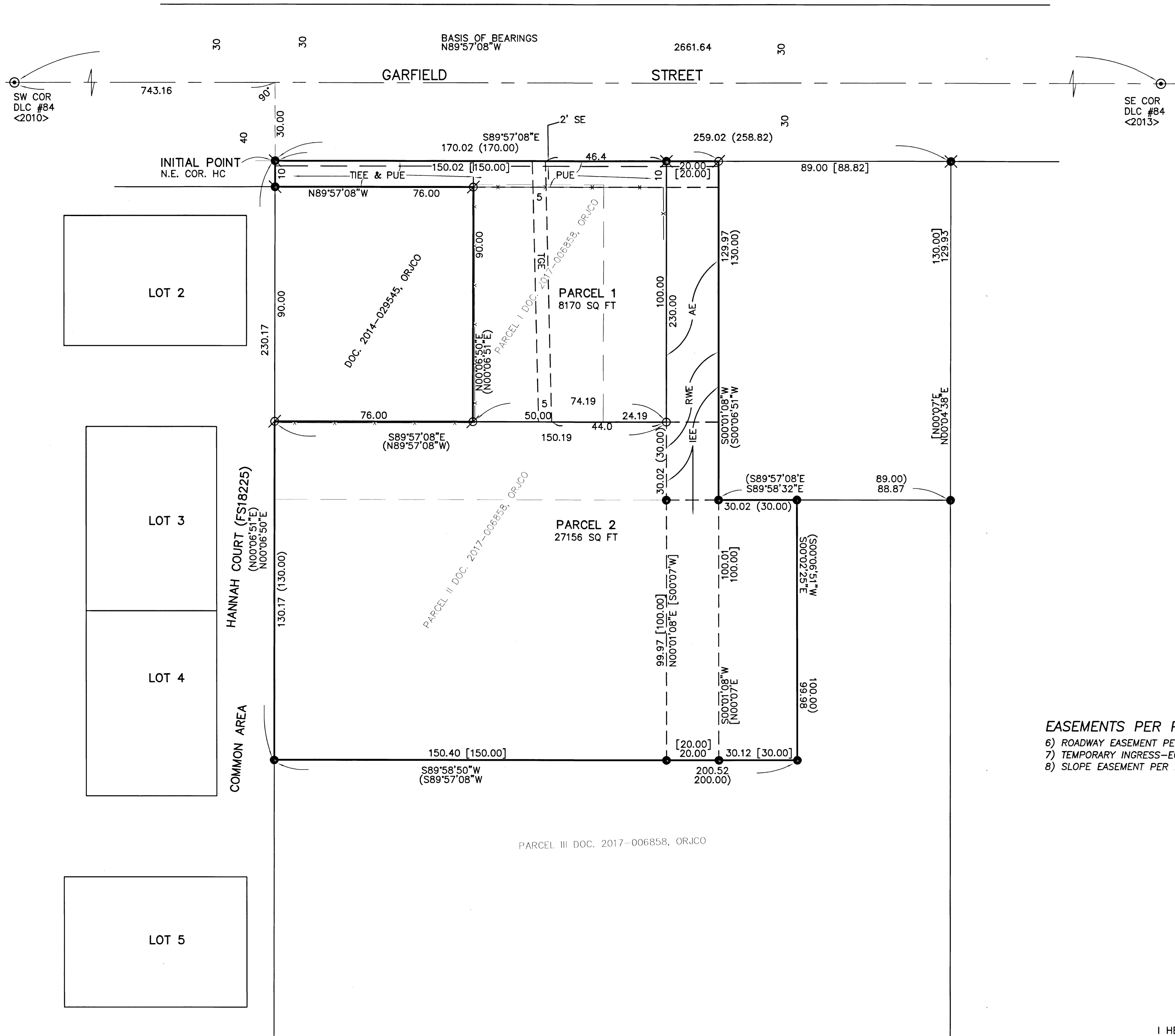
SE = SLOPE EASEMENT PER DOC. 2012-000866, ORJCO.

TGE = TEMPORARY GAS LINE EASEMENT FOR PARCEL 2 PER THIS PLAT.

**BASIS OF BEARINGS:**

CENTERLINE OF GARFIELD STREET PER FS18225 AS SHOWN.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'



**EASEMENTS PER PUBLIC RECORDS REPORT**

- 6) ROADWAY EASEMENT PER DOC. 74-09579, ORJCO. SHOWN.
- 7) TEMPORARY INGRESS-EGRESS EASEMENT PER DOC. 2004-062753 & 2005-003796, ORJCO. SHOWN.
- 8) SLOPE EASEMENT PER DOC. 2012-000866, ORJCO. SHOWN.

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

*Josh & Emily Horn*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

*James E. Hibbs*

OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-19

FILED  
Date 7/15/19 By PB  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR