

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

CITY OF MEDFORD  
(File No. LDP-19-060)

I certify that, pursuant to authority granted in M.L.D.C. 10.162 this plat is hereby approved.

*[Signature]*  
Planning Director

APRIL 2, 2020  
Date

EXAMINED AND APPROVED as required by ORS 92.100 as of MARCH 26<sup>th</sup>, 2020.

*[Signature]*  
ACTING City Surveyor

EXAMINED AND APPROVED this 30 day of MARCH, 2020.

*[Signature]*  
City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of April 10, 2020.

*[Signature]*  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of April 9, 2020.

*[Signature]*  
Tax Collector

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

Know all men by these presents that ROBERT F. SOUSA and RACHELLE M. SOUSA, 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 as shown on Sheet 2 and do hereby dedicate to the public under the jurisdiction of the City of Medford, the Street Right of Way (R/W) together with the Public Utility Easement (PUE) and do hereby make and establish (1) the Private Sanitary Sewer Easement for Parcel 1 (PSSE1) and (2) the Shared Driveway Easement (SDE) for Parcels 1 & 2.

*[Signature]*  
ROBERT F. SOUSA

*[Signature]*  
RACHELLE M. SOUSA

STATE OF OREGON )  
                          ) ss.  
COUNTY OF JACKSON)

PERSONALLY appeared the above named Robert F. Sousa and Rachelle M. Sousa and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 3<sup>rd</sup> day of March, 2020.

*[Signature]*

Laurie E. Stevens Notary Public - Oregon

Commission No. 967104

My Commission Expires September 28, 2021

**PARTITION PLAT NO. P-13-2020**  
In the S.E. 1/4 of Sec. 11, T.37S., R.2W., W.M. &  
in the City of Medford, Jackson County, Oregon  
(File No. LDP-19-060)

**SURVEY FOR:**

BOB SOUSA  
711 MEDFORD CENTER  
PMB #211  
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  
ljfriarandassociates@charter.net

**DATE OF SURVEY:**

MARCH 2, 2020

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

FILED FOR RECORD THIS 10<sup>th</sup> DAY OF APRIL, 2020  
AT 1:31 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-13-2020  
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.  
INDEX VOLUME 31, PAGE 13 & DOC. # 2020-011986, ORJCO.

*[Signature]* COUNTY CLERK  
*[Signature]* DEPUTY

COUNTY SURVEYOR FILE NO. 23059

\*\*\* 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 Southwest corner of Donation Land Claim No. 58, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence along the South line thereof, South 89°56'00" East, 1259.90 feet; thence South 00°04'00" West, 30.00 feet to a 5/8 inch iron pin at the Northeast corner of that tract described in Document No. 2016-016518, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the North line thereof, North 89°56'00" West, 111.16 feet (record 111.25 feet) to the Northwest corner thereof; thence along the West line thereof, South 00°00'50" West, 194.40 feet (record SOUTH, 195.06 feet) to the Southwest corner thereof; thence along the South line thereof, South 89°31'19" East, 111.22 feet (record EAST, 111.25 feet) to the Southeast corner thereof; thence along the East line thereof, North 00°00'07" West, 195.19 feet (record NORTH, 194.9 feet) to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR

*[Signature]*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-21

**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. See City of Medford File No. LDP-19-060. The parent tract is set forth in Doc. 2016-016518, ORJCO.

**PROCEDURE:** Using Trimble R8 G.P.S. receivers and Trimble S8 robotic total station, made ties to monuments shown hereon. Held the East line as monumented per FS22089 and the N.W. corner as shown on FS22089. Held the found pin per FS844 at the S.W. corner. Computed the new parcel corners per the approved tentative plat and set monuments at the locations as shown hereon. Beall Lane was formally Old Highway No. 99 and created through petition in 1870 per Road Records Vol. 1, Pg., 161.

FILED  
Date 4/10/2020 By *[Signature]*  
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.

*[Signature]*  
SURVEYOR

**SURVEY FOR:**  
BOB SOUSA  
711 MEDFORD CENTER  
PMB #211  
MEDFORD, OR 97504

**SURVEY BY:**  
L.J. FRIAR & ASSOCIATES, P.C.  
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**DATE:**  
MARCH 2, 2020

# PARTITION PLAT NO. P-13-2020

In the S.E. 1/4 of Sec. 11, T.37S., R.2W., W.M. &  
in the City of Medford, Jackson County, Oregon  
(File No. LDP-19-060)

**LEGEND:**

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MCMAHAN LS1913 PER FS12874.
- = FD. 5/8" IRON PIN PER FS844 AND/OR FS942.
- ⊕ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER SURVEYING PER FS22089.
- = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

**BASIS OF BEARINGS:**

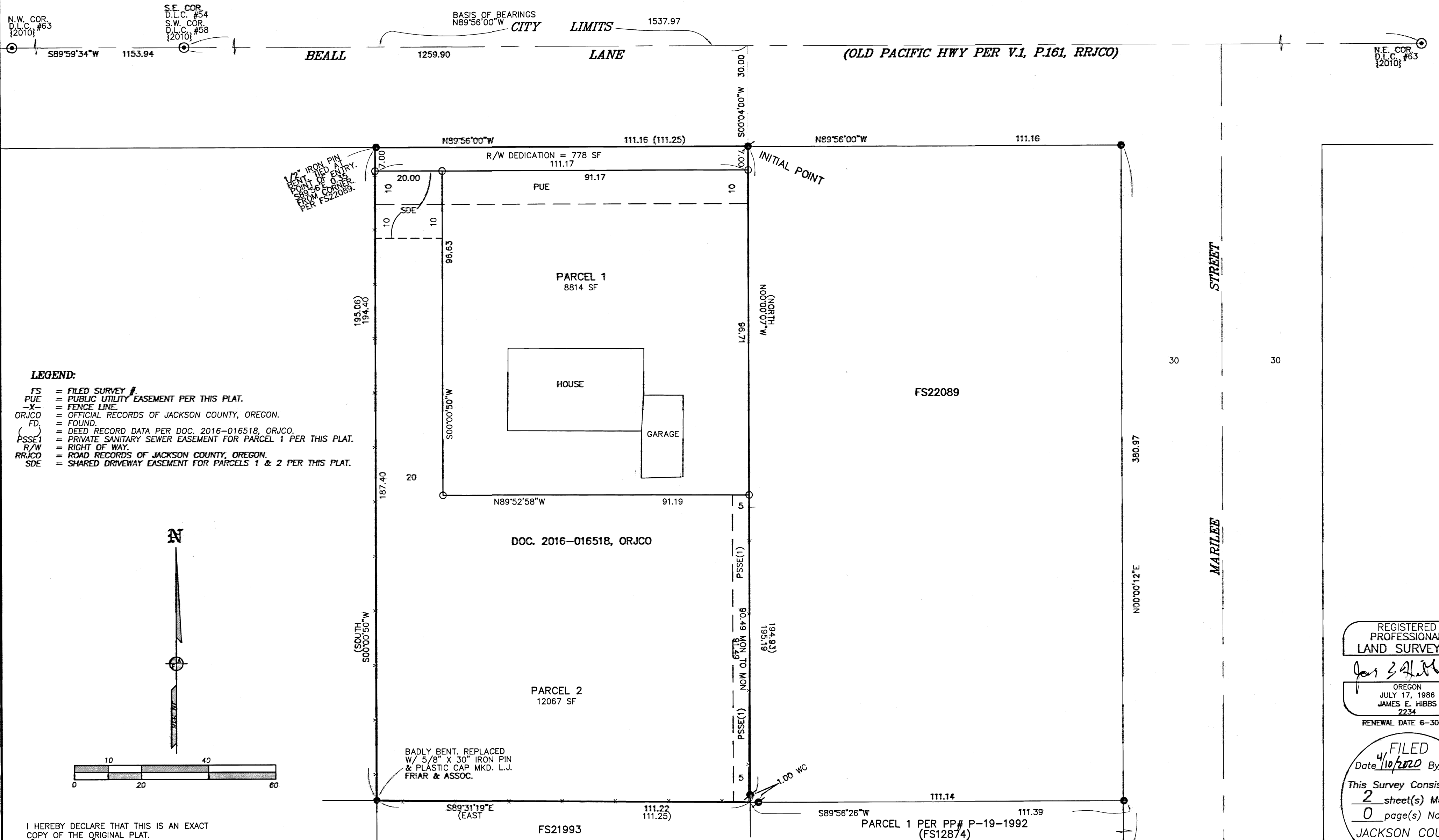
SURVEY NO. 844 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 20'

EASEMENTS PER FIRST AM PUBLIC RECORD REPORT #7169-3359320.

- 4) ELECTRICAL FACILITIES EASEMENT PER V.149, P.92, JCDR. NO SPECIFIC LOCATION GIVEN.
- 5) EASEMENT FOR POLE ANCHOR PER V.114, P.560, JCDR. NO SPECIFIC LOCATION GIVEN.



- LEGEND:**
- FS = FILED SURVEY #
  - PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
  - X- = FENCE LINE
  - ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
  - FD = FOUND.
  - ( ) = DEED RECORD DATA PER DOC. 2016-016518, ORJCO.
  - PSSE1 = PRIVATE SANITARY SEWER EASEMENT FOR PARCEL 1 PER THIS PLAT.
  - R/W = RIGHT OF WAY.
  - RRJCO = ROAD RECORDS OF JACKSON COUNTY, OREGON.
  - SDE = SHARED DRIVEWAY EASEMENT FOR PARCELS 1 & 2 PER THIS PLAT.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*[Signature]*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*[Signature]*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
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JACKSON COUNTY SURVEYOR