

PARTITION PLAT NO. P-19-2020

Located within Lot II, GERDES TERRACE, in the Northeast One-quarter of the Southeast One-quarter of Section 20, Township 37 South Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that Irene Marcisz, Trustee, or their successors in trust, under the Marcisz Loving Trust dated April 29, 2002, and any amendments thereto, hereinafter referred to as DECLARANT, is the owner in fee simple of the lands as described in the "Surveyor's Certificate" herewith. Declarant has caused this tract of land to be surveyed and platted into parcels and easements, as depicted hereon. Declarants hereby dedicate to the City of Medford, for public use, the 10.00-foot Public Utility Easement, along the southerly right-of-way of Lawnridge Street. Declarant hereby creates a 20.00-foot wide Minimum Access Easement within Parcels 1 and 2, for the use and benefit of Parcels 1, 2, & 3. Said easement shall allow for vehicular, pedestrian, emergency access, private utilities and service lines for said Parcels 1, 2, & 3. Maintenance of said 20.00-foot Minimum Access Easement shall be shared equally between said Parcels 1, 2, & 3.

Dan Marcisz, Successor Trustee The Marcisz Loving Trust Dated April 29, 2002

Elizabeth A. Ratty, Successor Trustee The Marcisz Loving Trust Dated April 29, 2002

STATE OF OREGON County of Jackson

Signed or attested before me on May 29, 2020 by Dan Marcisz as Successor Trustee under The Marcisz Loving Trust Dated April 29, 2002, and any amendments thereto.

Tobias Hoffine, NOTARY PUBLIC-OREGON

COMMISSION NO: 973271 MY COMMISSION EXPIRES: April 04, 2022

STATE OF OREGON County of Jackson

Signed or attested before me on May 29, 2020 by Elizabeth A. Ratty as Successor Trustee under The Marcisz Loving Trust Dated April 29, 2002, and any amendments thereto.

Tobias Hoffine, NOTARY PUBLIC-OREGON

COMMISSION NO: 973271 MY COMMISSION EXPIRES: April 04, 2022

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Perform a boundary survey and prepare a Final Plat pursuant to the Client's instructions and as approved by the City of Medford Planning Commission (City of Medford Planning Department File Number LDP-18-184).

PROCEDURE: Records Utilized: Instruments Numbered 80-15438, 94-36018, 2002-24437, 2015-016072, 2019-020589, and 2019-020540, all of the Official Records of Jackson County, Oregon; GERDES TERRACE, recorded November 21, 1928, in Volume 5 of Plats at Page 43 of the Records of Jackson County, Oregon; Pierce Subdivision, recorded January 8, 1909, in Volume 1 of Plats at Page 145 of the Records of Jackson County, Oregon; Capital Hill Addition, recorded November 9, 1910, in Volume 3 of Plats at Page 6 of the Records of Jackson County, Oregon; City of Medford reference notes per Book 1536 at Pages 4 and 31, Book 1742 at Pages 28 and 29, Book 1814 at Pages 12 and 18 through 22; and Surveys Numbered 153, 268, 461, 5861, 5446, 6037, 7105, 11278, 11279, and 22868, all as filed in the office of the Jackson County Surveyor.

Equipment/Software Utilized: Trimble RIO GNSS equipment, Trimble TSC3 and TSC7 data collectors with Trimble Access Software; Trimble S7 Robotic Instruments, Sokkia SDL-30 digital level, Trimble Business Center, and Trimble Terramodel. Linear unit (horizontal) is International Foot (ft); Linear unit (vertical) is U.S. Survey Foot (usft); Vertical datum is the City of Medford Vertical Datum; Geodetic Information: Datum is the North American Datum (NAD) of 1983 (2011) Epoch 2010.00; System is the Oregon Coordinate Reference System; Zone is the Grants Pass-Ashland (Refer to ORS, Chapter 93.32(c)).

All bearings and distances shown on the accompanying map are projected (grid) values based on the projection definition hereinabove. This projection was utilized in order to minimize the difference between projected (grid) distances and horizontal (ground) distances at the topographic surface within the design area of this coordinate system.

The Basis of Bearings is Geodetic North. Note that the grid bearings depicted do not equal geodetic bearings due to meridian convergence.

Utilized said Instrument Number 2019-020589, previous control, set and found monuments, and boundary resolutions as performed by this firm per said Survey Number 22868, resolved the exterior boundary of the parent parcel as follows: Located, tied into and verified previous control and monuments to validate said boundary resolutions per said Survey Number 22868. From which, utilized said Instrument Number 2019-020589 and said approved City of Medford Planning Department File Number LDP-18-184, to compute the parcels and easements as depicted on Sheet 2 of this plat.

Completed establishing monuments as depicted on Sheet 2 on April 20, 2020.

PREPARED FOR:

MARCISZ LOVING TRUST C/o Beth Ratty 1330 West Stewart Avenue Medford, OR 97501

SURVEYOR'S CERTIFICATE

I, Robert V. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land depicted hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

That certain real property described in Instrument Number 2019-020589 of the Official Records of Jackson County, Oregon, being a portion of Lot II per GERDES TERRACE, filed for record November 21, 1928 and recorded in Volume 5 of Plats at Page 43, of the Records of Jackson County, Oregon, being located in the Northeast One-quarter of the Southeast One-quarter of Section 20, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon. The exterior boundary of the resultant Tract A is more particularly described as follows:

Beginning at the northeast corner of Lot II per GERDES TERRACE, filed for record on November 21, 1928, and recorded in Volume 5 of Plats at Page 43, of the Records of Jackson County, Oregon, also being on the southerly right-of-way of Lawnridge Street, a public street; thence leaving said right-of-way and along the east boundary of said Lot II, South 00°10'48" East, 275.44 feet; thence leaving the east boundary of said Lot II, North 89°44'28" West, 122.17 feet to the west boundary thereof; thence along said west boundary, North 00°10'48" West, 275.44 feet to the northwest corner thereof and said right-of-way; thence along said right-of-way, South 89°44'28" East, 122.17 feet to the Point of Beginning.

Robert V. Neathamer, Surveyor

TITLE RELATED NOTES

Pursuant to a Public Records Report prepared by First American Title Insurance Company of Oregon, with an Order Number of 7169-2584282, the subject property may be subject to the following matters of record:

Taxes for the current fiscal year are reduced by reason of Veterans Exemption. If the exempt status is terminated under the statute prior to July 1, said property will be taxed at 100% of the assessed value.

City liens, if any, of the City of Medford.

Waiver of any and all claims against the Medford Irrigation District, set out in Volume "N" at Page 98 of the Miscellaneous Records of Jackson County.

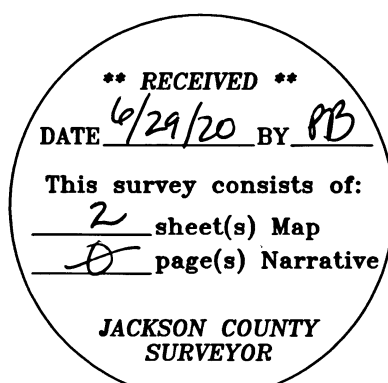
Easement, including terms and provisions contained therein, in favor of the California Oregon Power Company for the transmission and distribution of electricity, per Volume 441 at Page 260 of the Deed Records of Jackson County, Oregon (Exact location not given).

Covenants, conditions and restrictions contained in Deed, per Volume 419 at Page 464 of the Deed Records of Jackson County, Oregon.

Easement, including terms and provisions contained therein, in favor of the City of Medford, Oregon, a municipal corporation, for sanitary sewer, recorded on June 26, 1972, as Instrument Number 1972-08215 of the Official Records of Jackson County, Oregon (Shown on Sheet 2).

I hereby certify that this is an exact copy of the original.

Robert V. Neathamer, Surveyor



APPROVALS:

CITY OF MEDFORD PLANNING FILES NUMBERED: LDP-18-184

I certify that, pursuant to the authority granted in Ordinance No. 5785, of the City of Medford Municipal Code, that this plat is hereby approved.

Planning Director, Date 6-10-20

Examined and approved this 8 day of JUNE, 2020.

City Engineer, City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of June 23rd, 2020.

CRG, Deputy Tax Collector/Deputy

Examined and approved as required by O.R.S. 92.100 this 23 day of JUNE, 2020.

Assessor/Agent

RECORDING

FILED FOR RECORD THIS 29th DAY OF June, 2020 AT 12:10 O'CLOCK P.M. AND RECORDED IN VOLUME 31 OF PLATS AT PAGE 19 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker, County Clerk; Heather Simpson, Deputy

APPROVED FOR RECORDING: N/A, County Commissioner/Administrator, Date

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 23104

PREPARED BY: Neathamer Surveying, Inc. 3126 State St, Suite 203 P.O. Box 1584 Medford, Oregon 97501 Phone (541) 732-2869 FAX (541) 732-1382

PLOT DATE: May 6, 2020 PROJECT NUMBER: 16002

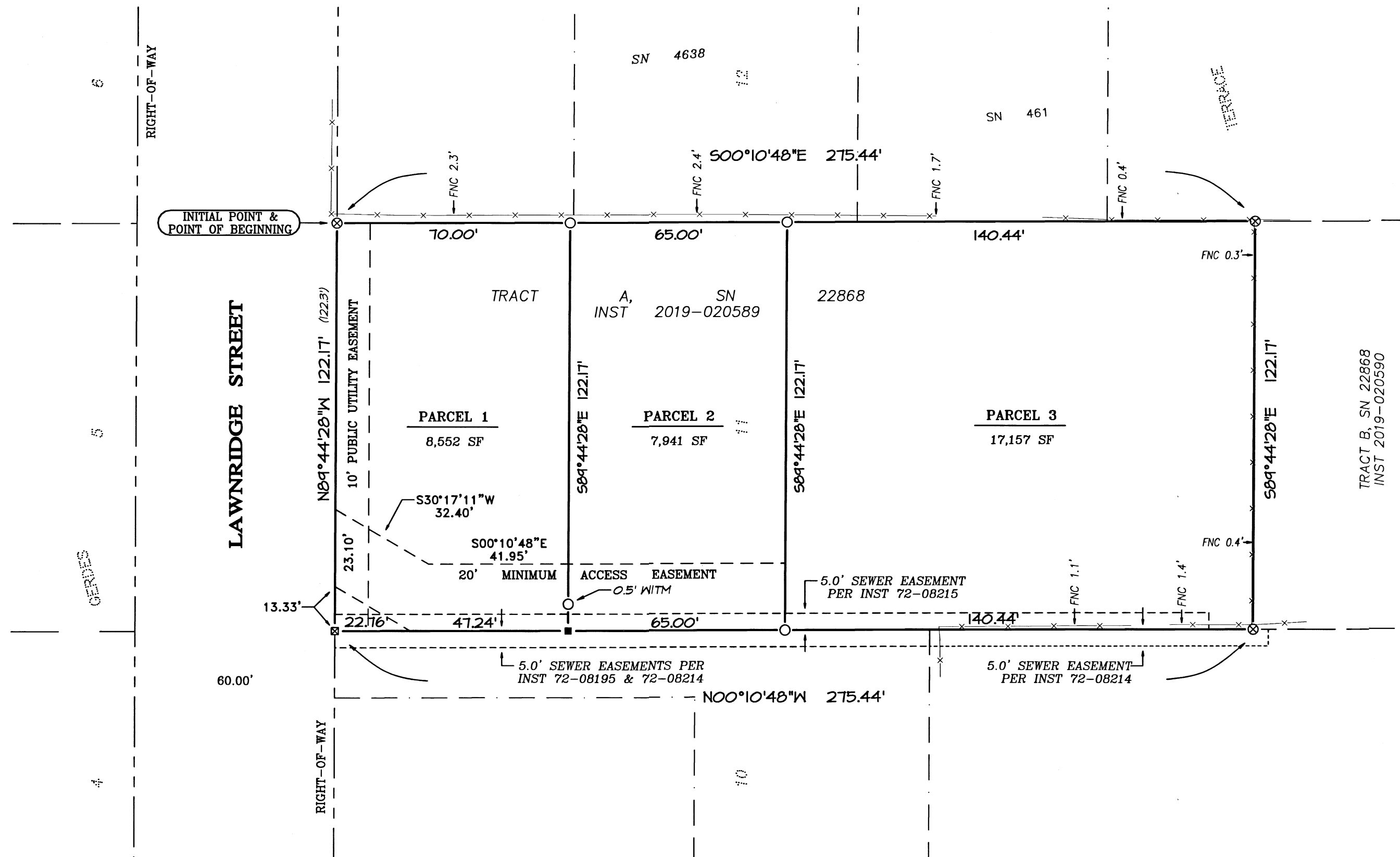
Sheet 1 of 2 © J.V.

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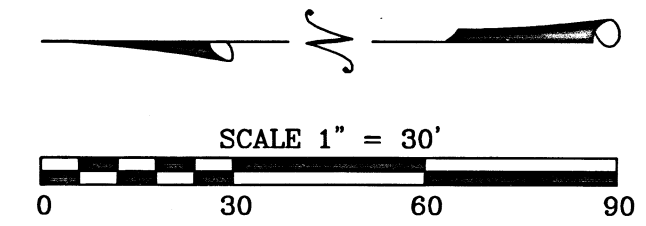
PREPARED FOR:

MARCISZ LOVING TRUST
 C/o Beth Ratty
 1330 West Stewart Avenue
 Medford, OR 97501



LEGEND:

- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊗ Indicates a set 0.40-caliber shell casing in concrete with a tack and brass washer marked "NEATHAMER SURVEYING".
- ⊙ Indicates a set 5/8-inch diameter iron with plastic cap marked "NEATHAMER SURVEYING" per SN 22868.
- Indicates a computed position, nothing found or set.
- () Indicates record information per GERDES TERRACE.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- SF Indicates the number of square feet within a closed area, such as a parcel.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- WITM Indicates a found or set Witness Monument.
- x— Indicates the centerline of an existing fence.
- FNC 0.5'— Indicates the distance and which side from the boundary line that the centerline of an existing fence line is located.



BASIS OF SURVEY:

Geodetic North referenced to the NAD83 2011 (Epoch 2010.00) datum. Refer to Survey Narrative for complete description.

I hereby certify that this is an exact copy of the original.
Robert V. Neathamer
 Surveyor

RECEIVED
 DATE 4/29/20 BY RB
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
 OREGON JULY 19, 1994
 ROBERT V. NEATHAMER 2675
 Renewal Date 12/31/20

PREPARED BY: *Neathamer Surveying, Inc.*
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 P.O. Box 1584
 Medford, Oregon 97501
 Phone (541) 732-2869
 FAX (541) 732-1382

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 Sheet 2 of 2 © JV