

PARTITION PLAT NO. P-24-2020
(LAND PARTITION LDP-18-172)

Located In:-

Parcel 2 of Partition Plat P-4-2006
in the Southeast 1/4 of Section 36,
Township 37 South, Range 2 West, W.M.,
in the City of Medford, Jackson County, Oregon
Tax Lot 801

For:
LARRY A. DENN CONSTRUCTION, INC.
765 Sterling St.
Jacksonville, Oregon 97530

SURVEYOR'S 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 AND COMPLIES WITH REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:
David M. Minnici
SURVEYOR

PARCEL NO. TWO (2) OF PARTITION PLAT P-4-2006, RECORDED JANUARY 12, 2006, IN RECORD OF PARTITION PLATS IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 19029 IN THE OFFICE OF THE COUNTY SURVEYOR.

RECORDING

FILED FOR RECORD THIS 10th DAY OF September, 2020 AT 3:21 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-24-2020 IN "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. INDEX VOLUME 31, PAGE 24.

Christina D Walker COUNTY CLERK
Heather Simpson DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 23144

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 AND O.R.S. 92.100 HAVE BEEN PAID AS OF 9/9, 2020.

David Minnici ASSESSOR 9-9-20 DATE
Jane Seeshing Deputy TAX COLLECTOR 9/9/2020 DATE

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR., STE 201 MEDFORD, OREGON
(541) 779-4641
BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 40' JUNE 8, 2020
BASIS OF BEARING: SURVEY NUMBER 10929
(WEST LINE DLC NO. 85)

- = 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 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 19029
- ⊙ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MCMAHAN PER SURVEY NO. 14522
- ⊗ = FOUND MONUMENT AS NOTED
- ⊙ = FOUND BRASS CAP AS NOTED
- S/N = SURVEY NUMBER
- PSDE = PRIVATE STORM DRAIN EASEMENT
- SSE = PUBLIC SANITARY SEWER EASEMENT
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, TELEPHONE, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE
- MAE = MINIMUM ACCESS AND PRIVATE UTILITY EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 3 CREATED HEREON.
- ▨ = REMAINING PORTION OF EASEMENT FOR DRIVEWAY AND JOINT MAINTENANCE PURPOSES SET FORTH IN VOL. 466, PAGE 214. DEED RECORDS OF JACKSON COUNTY, OREGON, AMENDED BY DOCS. NO. 90-31213 & 2005-040448, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- ▧ = ACCESS EASEMENT FOR THE BENEFIT OF TAX LOTS 800 AND 1000 CREATED HEREON.
- ▩ = 20' PUBLIC SANITARY SEWER EASEMENT GRANTED HEREON.

MEDFORD CITY PLANNING:
(FILE NO. LDP-18-172)

*** APPROVALS ***

EXAMINED AND APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT THIS

27th DAY OF AUGUST, 2020.

[Signature]
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 26 DAY OF AUGUST, 2020.

[Signature]
CITY ENGINEER

EXAMINED AND APPROVED THIS 25th DAY OF August, 2020.

[Signature]
Acting CITY SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT LARRY A. DENN CONSTRUCTION, INC., AN OREGON CORPORATION IS THE OWNER 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 THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS (PUE). WE HEREBY GRANT TO THE CITY OF MEDFORD A 20-FOOT PUBLIC SANITARY SEWER EASEMENT (SSE) OVER AND ACROSS PARCELS 1 AND 2. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCELS 1 AND 2, A MINIMUM ACCESS AND PRIVATE UTILITY EASEMENT (MAE) OVER AND ACROSS PARCELS 1 AND 2. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCELS 1, 2 AND 3, AN 8-FOOT AND 17.3-FOOT PRIVATE STORM DRAIN EASEMENT (PSDE) OVER AND ACROSS PARCELS 1 AND 2. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF TAX LOTS 800 AND 1000, AN EASEMENT FOR INGRESS/EGRESS OVER AND ACROSS PARCEL 2 AS SHOWN HEREON. WE STIPULATE THAT SAID EASEMENT IS EXCLUSIVELY FOR THE EXISTING DWELLING UNITS AND MAY NOT BE UTILIZED FOR ADDITIONAL DWELLING UNITS UNLESS THEY ARE CONSIDERED ACCESSORY DWELLING UNITS BY THE MEDFORD LAND DEVELOPMENT CODE.

LARRY A. DENN CONSTRUCTION, INC., AN OREGON CORPORATION

IN WITNESS WHEREOF, SIGNED THIS 12th DAY OF AUGUST, 2020.

STATE OF OREGON } ss. *[Signature]*
COUNTY OF JACKSON } TREVOR H. DENN, PRESIDENT

ON THIS 12th DAY OF August, 2020, PERSONALLY APPEARED TREVOR H. DENN, KNOWN OR IDENTIFIED TO ME TO BE PRESIDENT OF LARRY A. DENN CONSTRUCTION, INC., AN OREGON CORPORATION WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID CORPORATION'S NAME.

[Signature]
NOTARY PUBLIC

NOTARY PUBLIC - OREGON

COMMISSION NO. 960284

MY COMMISSION EXPIRES: 03-15-2021

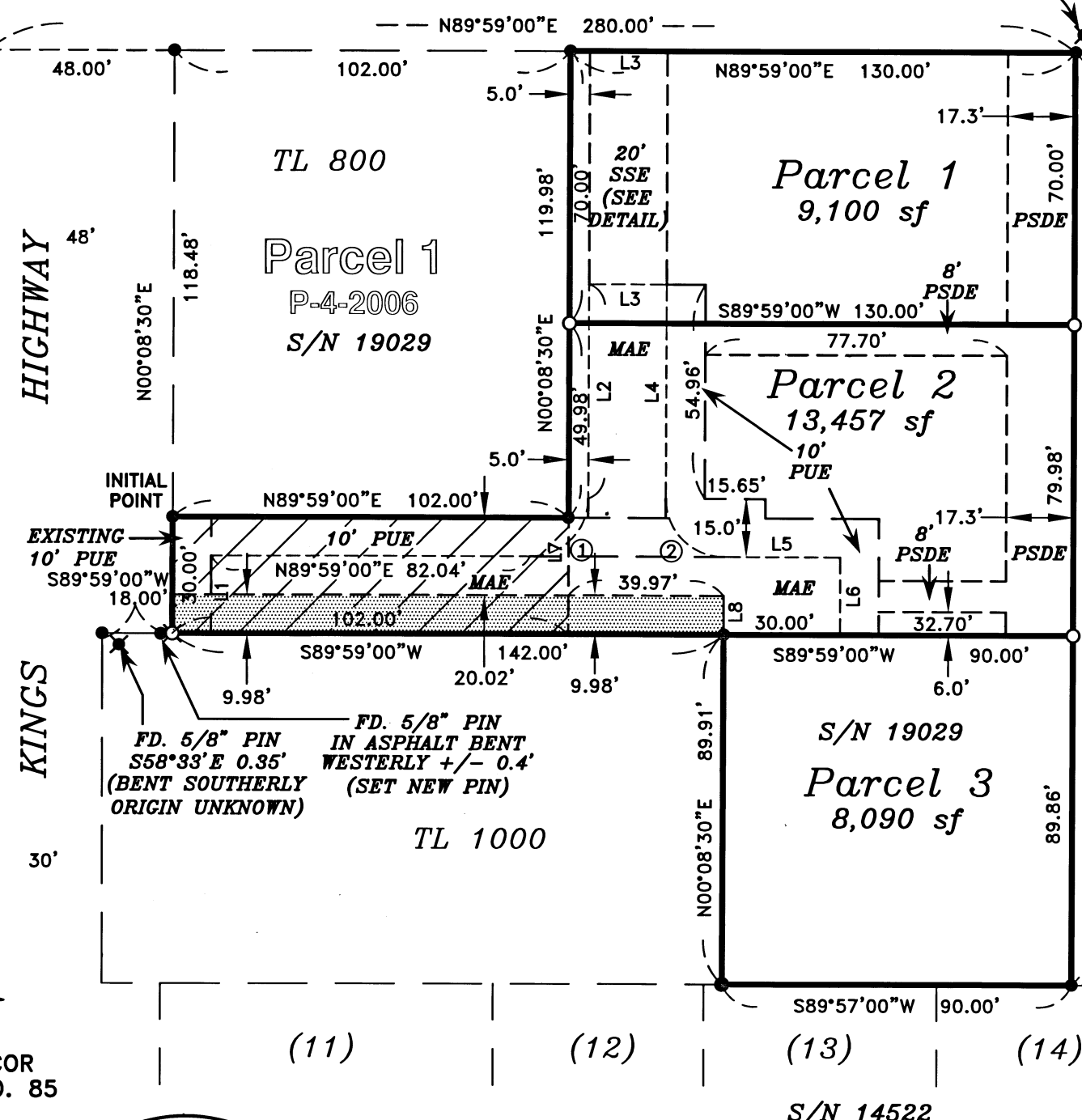
TITLE EXCEPTION NOTES:

- 1.) THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
- 2.) EASEMENT FOR DRIVEWAY IN FAVOR OF ADJACENT PROPERTY RECORDED IN VOLUME, 466, PAGE 214. AN AFFIDAVIT REGARDING SAID EASEMENT WAS RECORDED DECEMBER 14, 1990 AS DOCUMENT NO. 90-31213. A QUITCLAIM DEED TERMINATING A PORTION OF SAID EASEMENT WAS RECORDED JULY 7, 2005 AS DOCUMENT NO. 2005-040448. (SHOWN)
- 3.) EASEMENT AS SHOWN ON THE RECORDED PLAT/PARTITION FOR PUBLIC UTILITY. (SHOWN)
- 4.) UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.
- 5.) THERE IS NO WATER SERVICE TO PARCEL TWO (2) EVEN THOUGH A DOMESTIC WATER SUPPLY IS AVAILABLE (SHOWN AS A NOTE ON RECORDED PLAT AND DEDICATION)

NW COR
DLC NO. 85

(NOT VISITED
THIS SURVEY)

(BASIS OF BEARING)
N00°08'26"E 1962.27' PER S/N 15827
N00°08'30"E 1962.25'



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	89°50'30"	15.00'	23.52'	21.18'	N45°04'45"E
2	90°09'30"	15.00'	23.60'	21.24'	S44°55'15"E

FD. 1 1/2" AXLE
N30°51'30"E 1.59'
ORIGIN UNKNOWN)

INITIAL POINT

EXISTING 10' PUE

S89°59'00"W 18.00'

N89°59'00"E 102.00'

S89°59'00"W 142.00'

N89°59'00"E 82.04'

S89°59'00"W 9.98'

N89°59'00"E 102.00'

S89°59'00"W 20.02'

N89°59'00"E 142.00'

S89°59'00"W 9.98'

N89°59'00"E 82.04'

S89°59'00"W 18.00'

N89°59'00"E 102.00'

S89°59'00"W 9.98'

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N89°59'00"E 102.00'

S89°59'00"W 9.98'

N89°59'00"E 82.04'

RECEIVED
Date 9/10/20 By *[Signature]*
This survey consists of:
1 sheet(s) Map
2 pages(s) Narrative
JACKSON COUNTY SURVEYOR

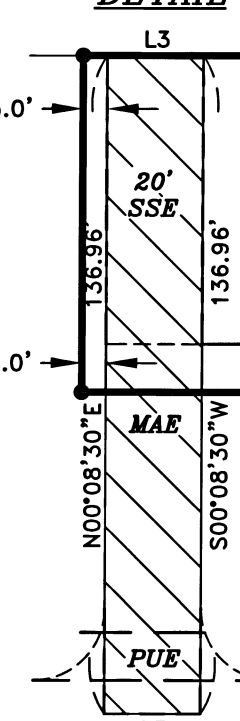
LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°08'30"E	20.00'
L2	N00°08'30"E	55.02'
L3	N89°59'00"E	20.00'
L4	S00°08'30"W	54.94'
L5	N89°59'00"E	29.90'
L6	S00°01'00"E	20.00'
L7	S00°01'00"E	20.02'
L8	S00°08'30"W	9.98'

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF PROPERTY DESCRIBED IN DOCUMENT NO. 2007-037343. (CITY OF MEDFORD PLANNING FILE NO. LDP-18-172).
PROCEDURE: THE PROPERTY WAS PREVIOUSLY SURVEYED BY THIS OFFICE IN 2006 (SURVEY NO. 19029). CONTROL FROM THAT SURVEY WAS FOUND AND EXISTING MONUMENTS WERE TIED AND VERIFIED FOR POSITIONAL ACCURACY. NEW PROPERTY CORNERS WERE SET TO DELINEATE THE ADDITIONAL PARCELS CREATED.
EQUIPMENT USED: TRIMBLE S6 ROBOTIC INSTRUMENT & TRIMBLE R8 GNSS.

DETAIL



REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minnici
OREGON JULY 26, 1988
DAVID M. MINNECI 2349
EXPIRES 12/31/20

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