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**\*\*RECEIVED\*\***  
 Date 11/25/20 By PB  
 This survey Consists of:  
3 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

**LAND PARTITION SURVEY**  
 PARTITION PLAT No. P-37-2020

Located In:  
 in the Southwest 1/4 of Section 15 (15C),  
 Township 37 South, Range 1 West, W.M.,  
 in the City of Medford, Jackson County, Oregon  
 TL 300

For:  
**Michael & Gayle Jantzer**  
 2451 Cadet Drive  
 Medford, Oregon 97504

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES**

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THE PROPERTY DESCRIBED IN DOCUMENT NO. 2018-024141. (CITY OF MEDFORD PLANNING FILE NO. LDP-20-096).

PROCEDURE: THIS AND THE ADJOINING PROPERTIES HAVE BEEN SURVEYED EXTENSIVELY BY THIS OFFICE OVER THE YEARS. I RECOVERED CONTROL AND RETIED VARIOUS MONUMENTS SET AND FOUND PREVIOUSLY ON SURVEY NO. 22597. I SET NEW PROPERTY CORNERS TO DELINEATE PARCELS 1 AND 2 AT THE DIRECTION OF MY CLIENT.

EQUIPMENT USED: TRIMBLE S6 ROBOTIC INSTRUMENT & TRIMBLE R8 GNSS.

**SURVEYORS 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, OR UNDER MY DIRECTION AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 15 IN TOWNSHIP 37 SOUTH, RANGE 1 WEST OF SAID SECTION, NORTH 00°00'57" EAST 440.14 FEET TO THE SOUTHWEST CORNER OF TRACT DESCRIBED IN DOCUMENT NO. 2018-024141, OFFICIAL RECORDS OF SAID JACKSON COUNTY FOR THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID SECTION LINE AND ALONG THE BOUNDARY OF SAID TRACT AS FOLLOWS: NORTH 00°00'57" EAST 605.32 FEET; THENCE SOUTH 89°41'42" EAST 459.96 FEET (RECORD SOUTH 89°43'00" EAST 459.96 FEET); THENCE NORTH 00°05'25" WEST 45.00 FEET; THENCE SOUTH 89°44'16" EAST 177.14 FEET; THENCE NORTH 00°18'23" WEST 200.01 FEET; THENCE NORTH 89°44'56" WEST 25.84 FEET; THENCE NORTH 00°01'02" WEST 230.36 FEET; THENCE NORTH 89°43'13" WEST 150.00 FEET TO THE SOUTHEAST CORNER OF CADET DRIVE; THENCE NORTH 00°01'16" EAST 63.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE, ALONG THE NORTHERLY LINE OF SAID CADET DRIVE, NORTH 89°43'13" WEST 435.44 FEET; THENCE, ALONG THE ARC OF A 68.50 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 87°42'07" WEST 4.83 FEET) AN ARC DISTANCE OF 4.83 FEET; THENCE NORTH 85°41'00" WEST 8.57 FEET; THENCE, ALONG THE ARC OF A 131.50 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 87°38'41" WEST 9.00 FEET), AN ARC DISTANCE OF 9.00 FEET; THENCE NORTH 89°36'22" WEST 2.27 FEET TO THE AFORESAID WESTERLY LINE OF SECTION 15; THENCE, ALONG SAID WESTERLY LINE, NORTH 00°00'57" EAST 1071.29 FEET TO A BRASS CAP MARKING THE WEST ONE-QUARTER (1/4) CORNER OF SECTION 15; THENCE, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION, SOUTH 89°40'03" EAST 2232.85 FEET TO THE NORTHWEST CORNER THEREOF; THENCE, LEAVING SAID SECTION CENTERLINE, SOUTH 00°19'52" EAST 423.01 FEET; THENCE, SOUTH 49°48'00" WEST 450.30 FEET; THENCE SOUTH 26°07'35" EAST 466.37 FEET; THENCE SOUTH 89°43'00" EAST 142.68 FEET; THENCE NORTH 00°19'52" WEST 157.38 FEET; THENCE SOUTH 89°43'00" EAST 400.10 TO THE NORTH-SOUTH CENTERLINE OF SECTION 15; THENCE, ALONG SAID SECTION CENTERLINE, SOUTH 00°19'52" EAST 1245.63 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID TRACT DESCRIBED IN DOCUMENT NO. 2018-024141; THENCE, ALONG THE SOUTHERLY LINE OF SAID, NORTH 89°45'52" WEST 2476.29; THENCE NORTH 00°00'57" EAST 10.00 FEET; THENCE NORTH 89°56'49" WEST 170.08 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM: COMMENCING AT THE ONE-QUARTER CORNER COMMON TO SECTIONS 15 AND 22 IN TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE, ALONG THE CENTERLINE OF SECTION 15, NORTH 00°19'52" WEST 429.94 FEET TO THE SOUTHEAST CORNER OF TRACT DESCRIBED IN DOCUMENT NO. 2018-024141, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG THE SOUTHERLY LINE OF SAID TRACT, NORTH 89°45'52" WEST 878.96 FEET; THENCE, LEAVING SAID SOUTHERLY LINE, NORTH 116.19 FEET TO AN ANGLE POINT IN TRACT DESCRIBED IN DOCUMENT NO. 2000-019857, SAID OFFICIAL RECORDS FOR THE POINT OF BEGINNING; THENCE, ALONG THE BOUNDARY OF SAID TRACT AND THE BOUNDARY OF TRACTS DESCRIBED IN DOCUMENTS NO. 2017-036427, 2017-036427 AND 2017-038300 AS FOLLOWS: NORTH 67°13'27" EAST 744.48 FEET (RECORD NORTH 67°11'00" EAST); THENCE NORTH 22°51'26" WEST (RECORD NORTH 22°49'00" WEST) 417.42 FEET; THENCE SOUTH 67°13'27" WEST (RECORD SOUTH 67°13'27" WEST) 860.04 FEET; THENCE NORTH 05°48'52" EAST 334.46 FEET (RECORD NORTH 05°49'35" EAST 334.14 FEET); THENCE SOUTH 82°49'51" WEST 429.93 FEET (RECORD SOUTH 82°49'10" WEST 429.97 FEET); THENCE SOUTH 01°00'56" WEST 3.27 FEET (RECORD SOUTH 00°07'00" EAST 3.35 FEET); THENCE SOUTH 75°51'33" WEST (RECORD SOUTH 75°52'00" EAST) 315.77 FEET; THENCE, ALONG THE ARC OF A 172.20 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 04°28'48" WEST 326.58 FEET), A DISTANCE OF 429.71 FEET (RECORD SOUTH 4°34'00" WEST 326.22 FEET, A DISTANCE OF 428.58 FEET); THENCE SOUTH 66°44'31" EAST (RECORD SOUTH 66°44'00" EAST) 362.84 FEET; THENCE, ALONG THE ARC OF A 550.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 54°56'04" EAST 225.01 FEET), A DISTANCE OF 226.61 FEET (RECORD SOUTH 54°54'45" EAST 225.32 FEET, A DISTANCE OF 226.93 FEET); THENCE, ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 83°48'55" EAST 130.38 FEET), A DISTANCE OF 142.02 FEET (RECORD SOUTH 83°47'45" EAST 130.42 FEET, A DISTANCE OF 142.08 FEET); THENCE NORTH 55°30'00" EAST 232.49 FEET; THENCE, ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 67°17'08" EAST 167.31 FEET), A DISTANCE OF 172.62 FEET (RECORD SOUTH 67°15'57" EAST 167.29 FEET, A DISTANCE OF 172.60 FEET) TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: COMMENCING AT THE ONE-QUARTER CORNER COMMON TO SECTIONS 15 AND 22 IN TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE, ALONG THE CENTERLINE OF SECTION 15, NORTH 00°19'52" WEST 429.94 FEET TO THE SOUTHEAST CORNER OF TRACT DESCRIBED IN DOCUMENT NO. 2018-024141, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG THE SOUTHERLY LINE OF SAID TRACT, NORTH 89°45'52" WEST 878.96 FEET; THENCE, LEAVING SAID SOUTHERLY LINE, NORTH 116.19 FEET TO AN ANGLE POINT IN TRACT DESCRIBED IN DOCUMENT NO. 2000-019857, SAID OFFICIAL RECORDS; THENCE, ALONG THE BOUNDARY OF SAID TRACT AND THE BOUNDARY OF TRACT DESCRIBED IN DOCUMENT NO. 2017-038300 AS FOLLOWS: NORTH 67°13'27" EAST 744.48 FEET (RECORD NORTH 67°11'00" EAST); THENCE NORTH 22°51'26" WEST (RECORD NORTH 22°49'00" WEST) 417.42 FEET; THENCE SOUTH 67°13'27" WEST (RECORD SOUTH 67°13'27" WEST) 860.04 FEET; THENCE NORTH 05°48'52" EAST 334.46 (RECORD NORTH 05°49'35" EAST 334.14 FEET); THENCE NORTH 05°15'12" EAST (RECORD NORTH 05°24'04" EAST) 67.17 FEET TO THE SOUTHEAST CORNER OF TRACT DESCRIBED IN DOCUMENT NO. 2017-005900, SAID OFFICIAL RECORDS FOR THE POINT OF BEGINNING; THENCE, ALONG THE BOUNDARY OF SAID TRACT AS FOLLOWS: SOUTH 82°35'48" WEST 405.27 FEET (RECORD SOUTH 82°38'00" WEST 405.24 FEET); THENCE NORTH 00°08'18" WEST 569.09 FEET (RECORD NORTH 00°07'00" WEST 568.93 FEET); THENCE NORTH 89°52'23" EAST 401.90 FEET (RECORD NORTH 89°53'00" EAST 402.00 FEET); THENCE SOUTH 00°09'03" EAST 517.76 FEET (RECORD SOUTH 00°07'00" EAST 517.79 FEET) TO THE POINT OF BEGINNING.

*David M. Minneci*  
 SURVEYOR

MEDFORD CITY PLANNING:  
 (FILE NO. LDP-20-096)

EXAMINED AND APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT THIS 13th DAY OF NOVEMBER, 2020.

*[Signature]*  
 PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 9 DAY OF NOVEMBER, 2020.

*[Signature]*  
 CITY ENGINEER

EXAMINED AND APPROVED THIS 4th DAY OF Nov., 2020.

*[Signature]*  
 CITY SURVEYOR

**DECLARATION**

KNOW ALL MEN BY THESE PRESENTS, THAT MICHAEL WAYNE JANTZER AND THERESA GAYLE JANTZER, TRUSTEES OF THE JANTZER LOVING TRUST DATED DECEMBER 19, 1991, ARE THE OWNERS 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 HEREON. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THAT EASEMENT LABELED AS A PUBLIC UTILITY EASEMENT (PUE) SHOWN HEREON.

**AFFIDAVIT OF CONSENT:**

FOR AFFIDAVIT OF CONSENT OF MICHAEL WAYNE JANTZER, TRUSTEE OF THE JANTZER LOVING TRUST DATED DECEMBER 19, 1991 SEE DOC. NO. 2020-044746.

FOR AFFIDAVIT OF CONSENT OF THERESA GAYLE JANTZER, TRUSTEE OF THE JANTZER LOVING TRUST DATED DECEMBER 19, 1991 SEE DOC. NO. 2020-044746.

**RECORDING**

FILED FOR RECORD THIS THE 25th DAY OF November, 2020 AT 10:12 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P-37-2020 IN "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. INDEX VOLUME 31, PAGE 37.

*Christina Walker* COUNTY CLERK  
*Jessica J. Morgan* DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 23211

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 November 24th, 2020.

*Adley Thompson* ASSESSOR 11/24/2020 DATE

*Barb Davis* TAX COLLECTOR 11/24/20 DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

*David M. Minneci*  
 OREGON  
 JULY 25, 1988  
 DAVID M. MINNECI  
 2349

EXPIRES 12/31/20

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

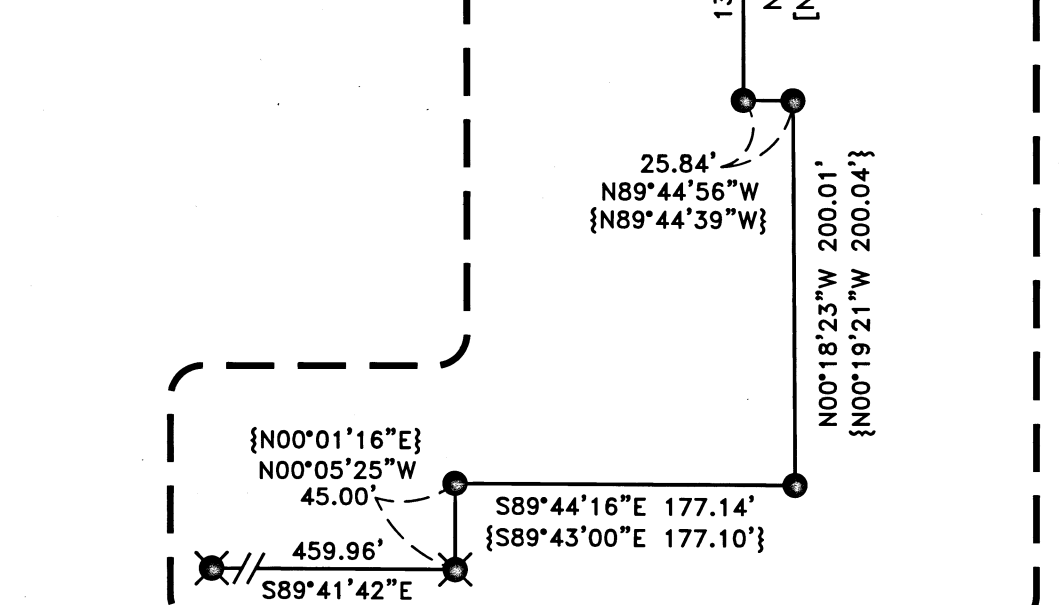
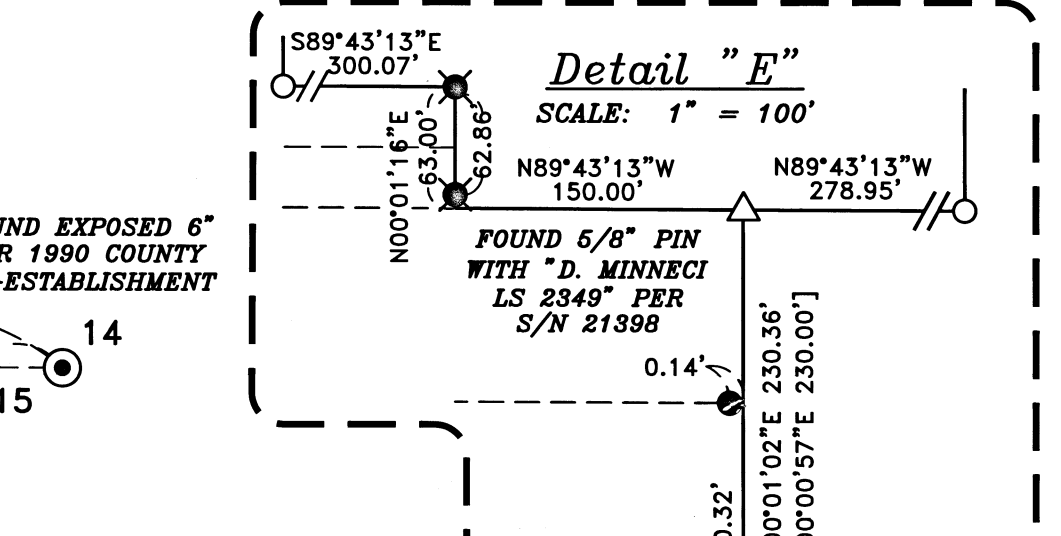
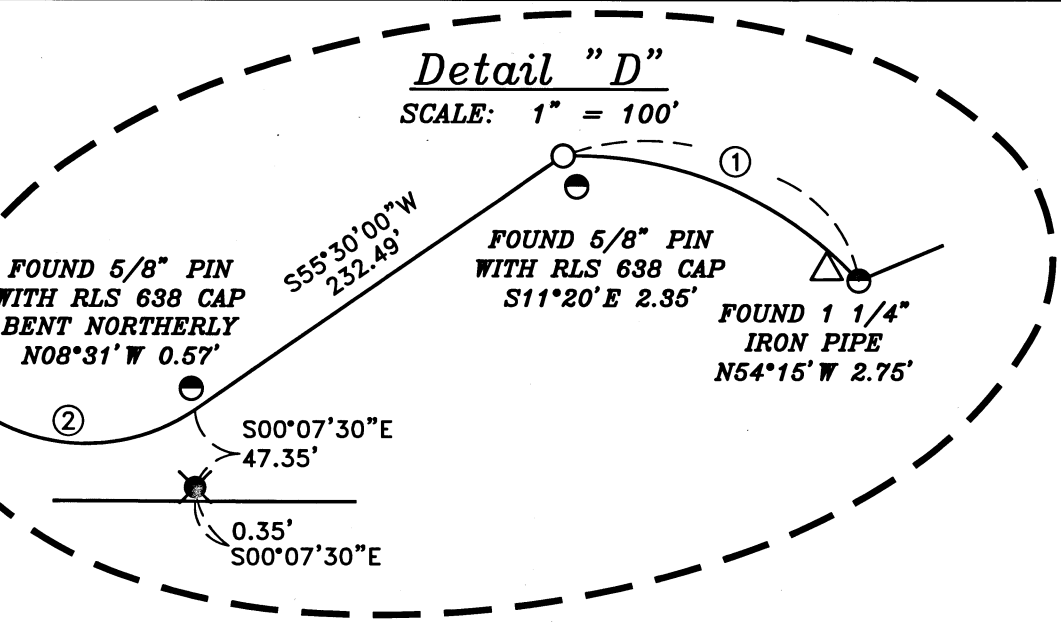
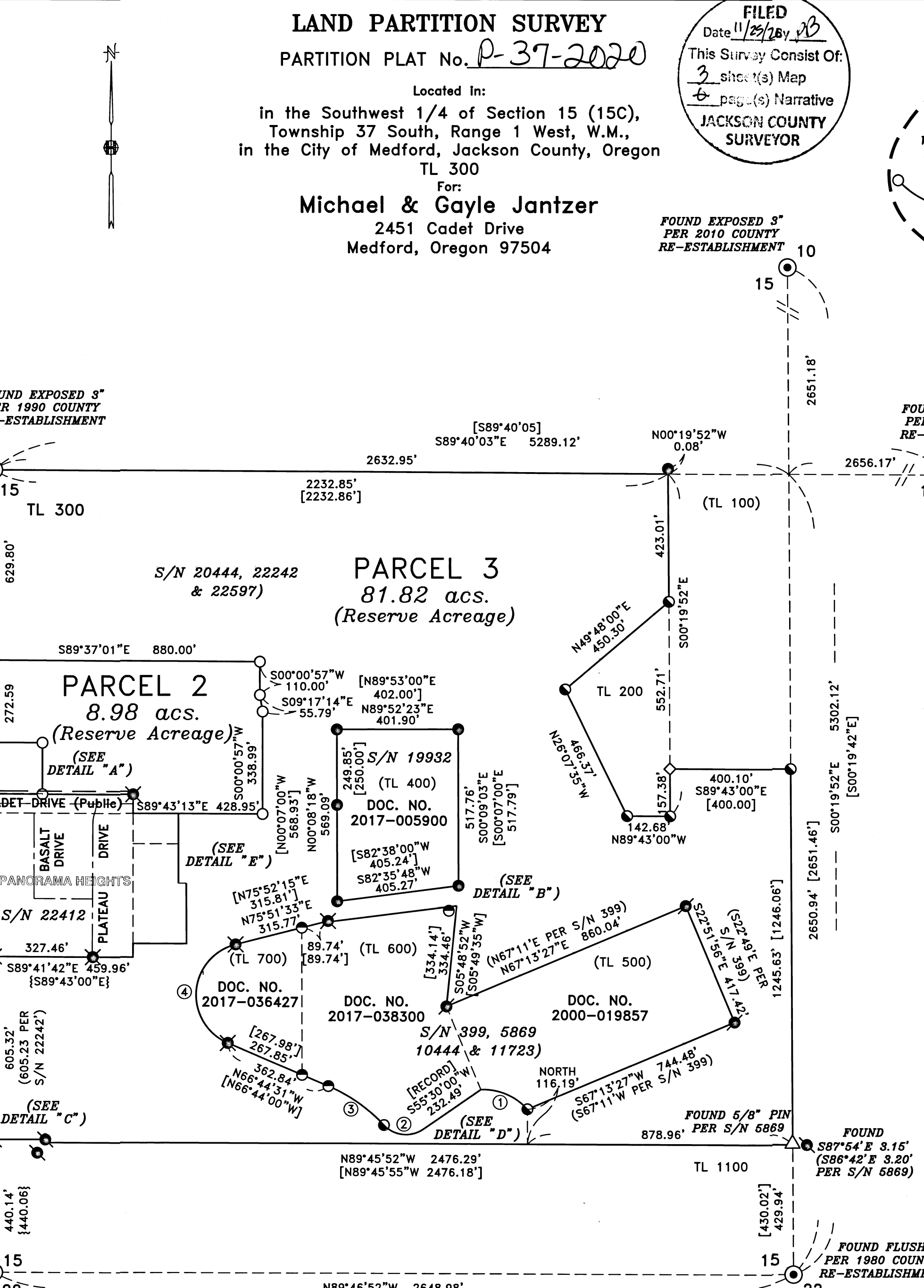
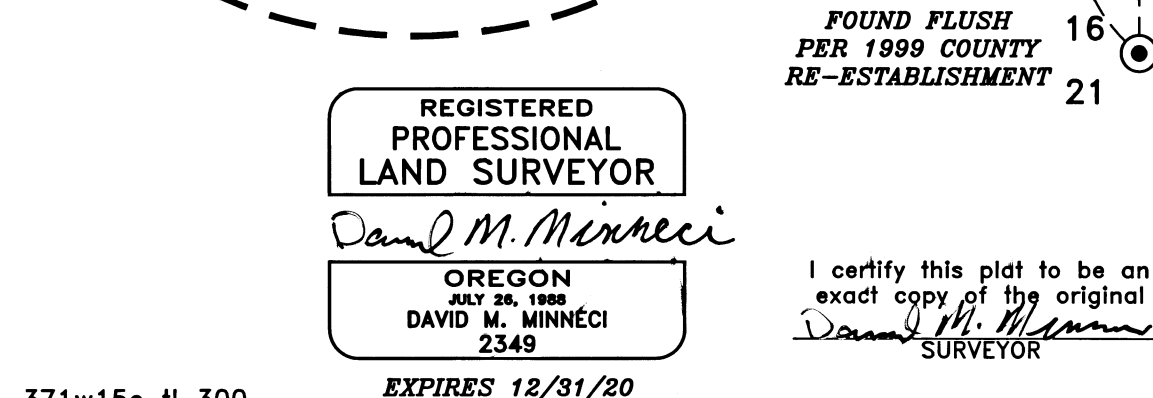
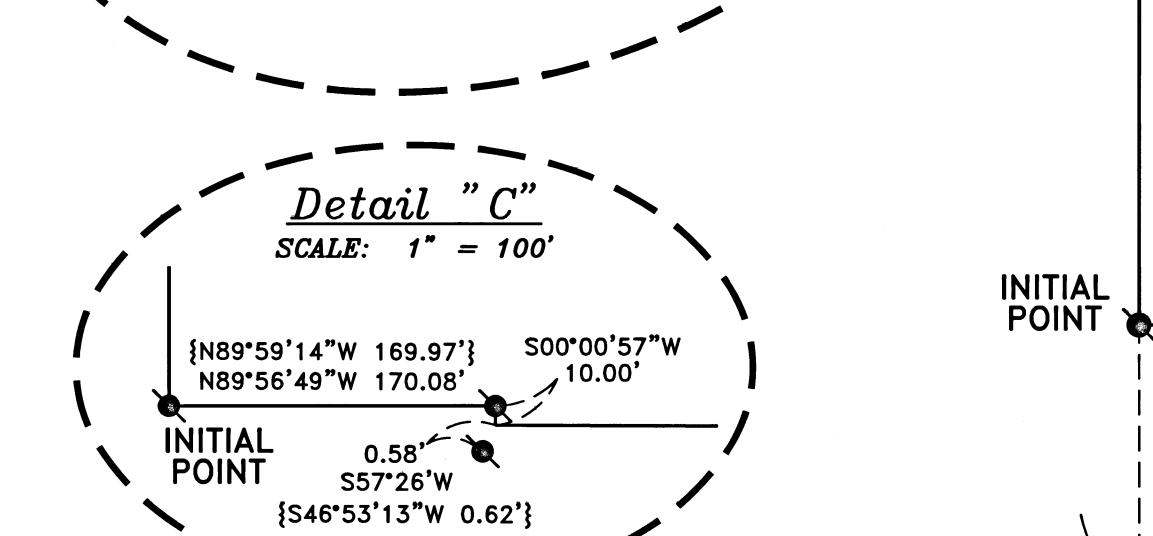
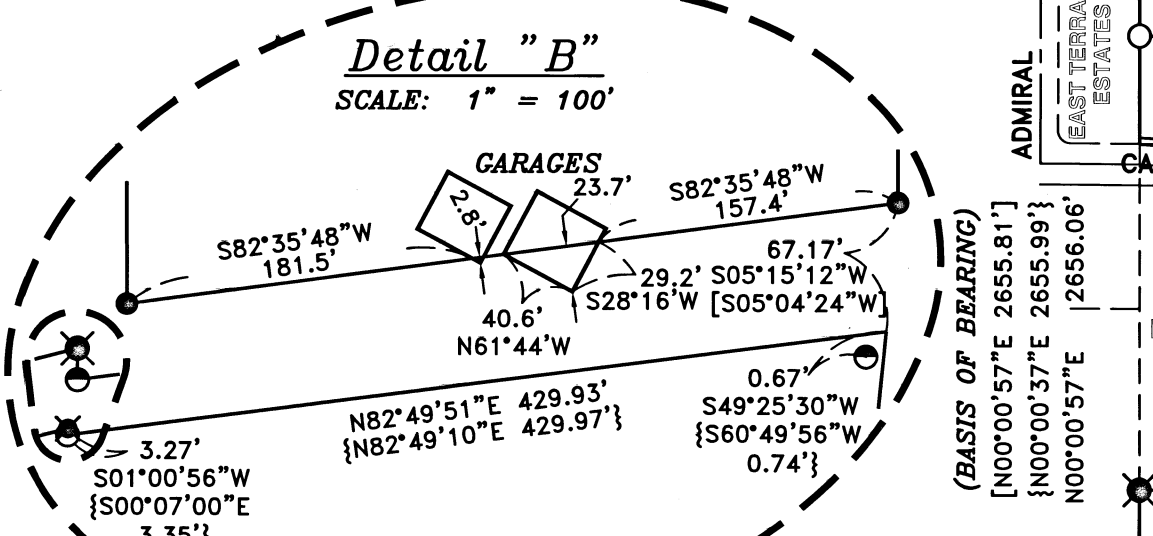
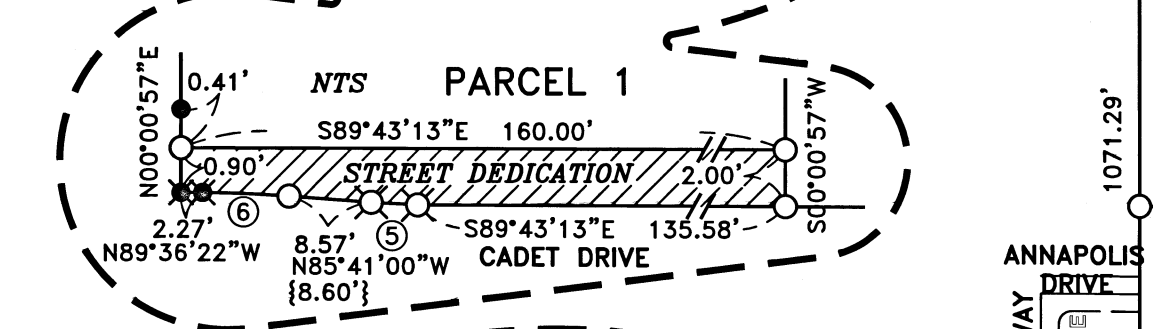
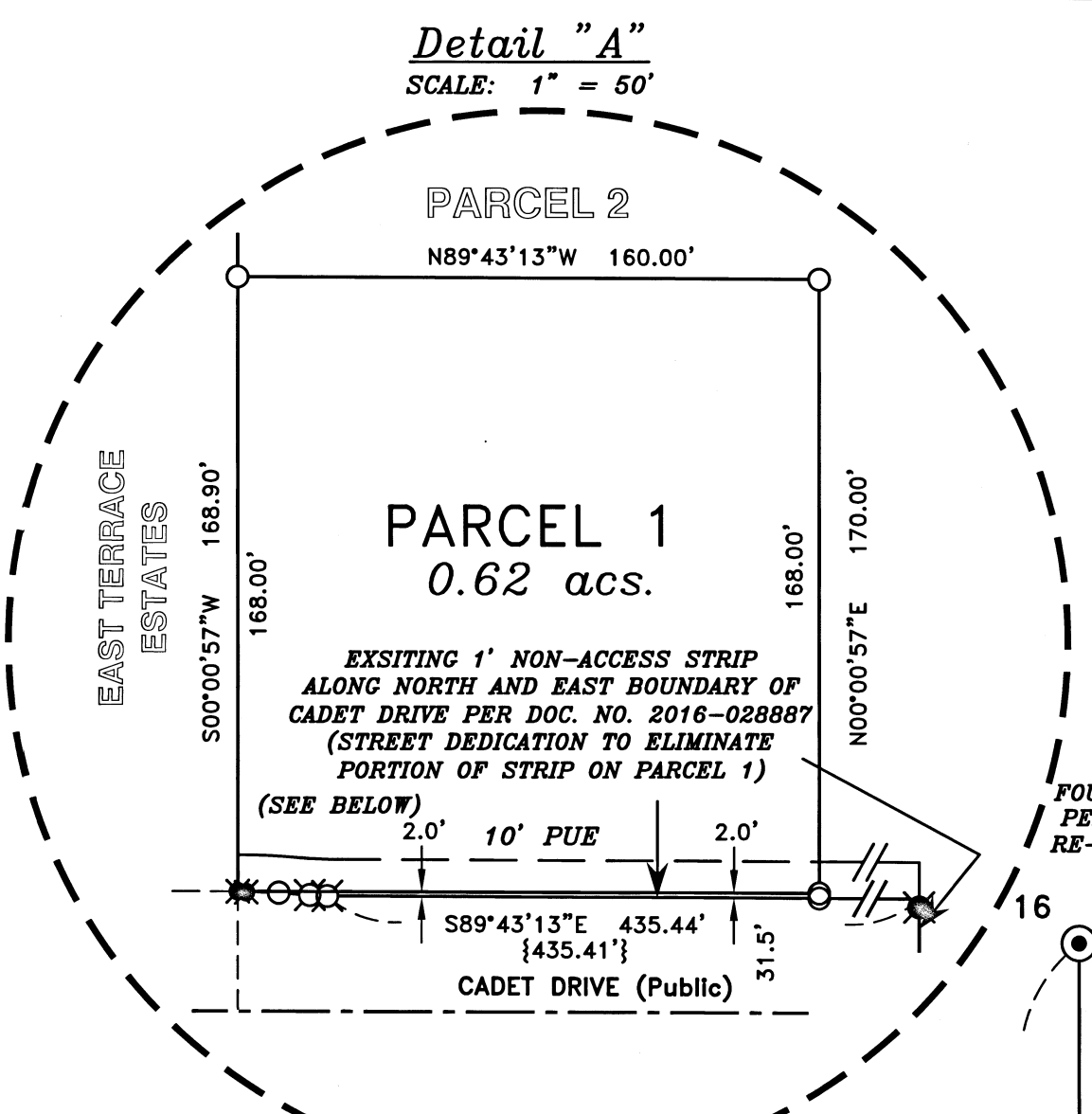
**LAND PARTITION SURVEY**

PARTITION PLAT No. *P-37-2020*

Located In:  
 in the Southwest 1/4 of Section 15 (15C),  
 Township 37 South, Range 1 West, W.M.,  
 in the City of Medford, Jackson County, Oregon  
 TL 300

For:  
**Michael & Gayle Jantzer**  
 2451 Cadet Drive  
 Medford, Oregon 97504

**FILED**  
 Date *11/25/20* By *DB*  
 This Survey Consist Of:  
 3 sheet(s) Map  
 6 page(s) Narrative  
**JACKSON COUNTY**  
**SURVEYOR**



**HOFFBUHR & ASSOCIATES, INC.**  
 880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON  
 (541) 779-4641

BY: DAVID M. MINNECI RPLS NO. 2349  
 SCALE: 1 INCH = 300' JULY 12, 2018  
 BASIS OF BEARING: SURVEY NO. 20444  
 (WEST LINE OF SECTION 15)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- ⊗ = SET LEAD PLUG AND TACK WITH METAL WASHER STAMPED "LS 2349" IN CONCRETE SIDEWALK.
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "LS 2349" PER S/N 22597.
- ◇ = FOUND LEAD PLUG AND TACK WITH METAL WASHER STAMPED "LS 2349" IN ROCK PER S/N 22597.
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC" PER S/N 19932 OR 20444.
- ⊙ = FOUND BRASS CAP AS NOTED.
- ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "FARBER PLS 2189" PER S/N 22242 OR 22412.
- ⊗ = FOUND 5/8" COPPERWELD ROD IN CONCRETE PER S/N 709.
- ⊗ = FOUND 3/4" IRON PIPE PER S/N 399.
- = FOUND 5/8" IRON PIN PER WITH PLASTIC CAP STAMPED "BURRELL RLS 638" PER S/N 10444 OR 11723.
- △ = FOUND MONUMENT AS NOTED.
- S/N = SURVEY NUMBER
- [ ] = RECORD PER S/N 20444.
- { } = RECORD PER S/N 22242.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*David M. Minnecci*  
 OREGON  
 JULY 28, 1988  
 DAVID M. MINNECCI  
 2349  
 EXPIRES 12/31/20

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

**CURVE TABLE (MEASURED)**

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	49°27'04"	200.00'	172.62'	167.31'	N67°17'08"W
2	81°22'09"	100.00'	142.02'	130.38'	N83°48'55"W
3	23°36'26"	550.00'	226.61'	225.01'	N54°56'04"W
4	142°58'39"	172.20'	429.71'	326.58'	N04°28'48"E
5	04°02'13"	68.50'	4.83'	4.83'	N87°42'07"W
6	03°55'22"	131.50'	9.00'	9.00'	N87°38'41"W

**CURVE TABLE (RECORD PER S/N 2044 & 22242)**

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	49°26'43"	200.00'	172.60'	167.29'	N67°15'57"W
2	81°24'26"	100.00'	142.06'	130.43'	N83°47'47"W
3	23°38'29"	550.00'	226.94'	225.34'	N54°54'48"W
4	142°58'39"	172.20'	429.71'	326.58'	N04°33'58"E
5	04°02'14"	68.50'	4.83'	4.83'	N87°42'07"W
6	03°55'23"	131.50'	9.00'	9.00'	N87°38'41"W

Detail "A"  
SCALE: 1" = 10'

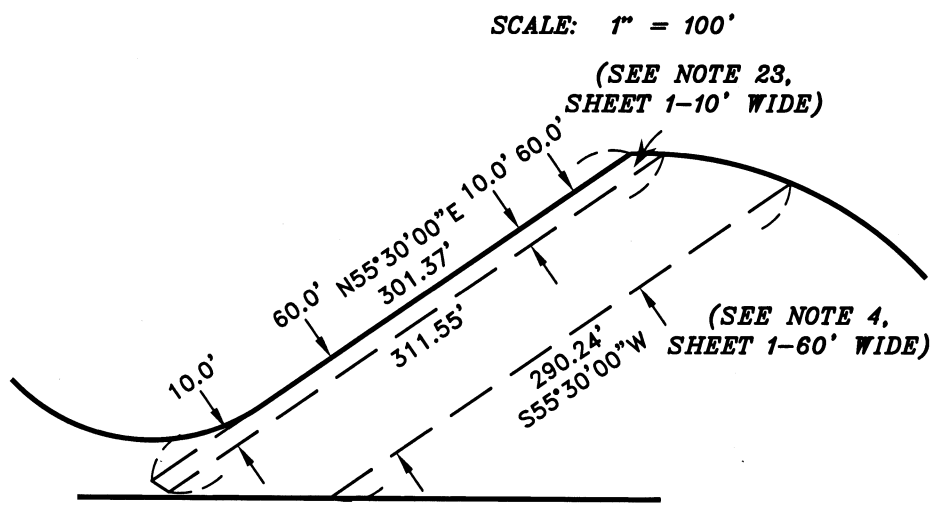
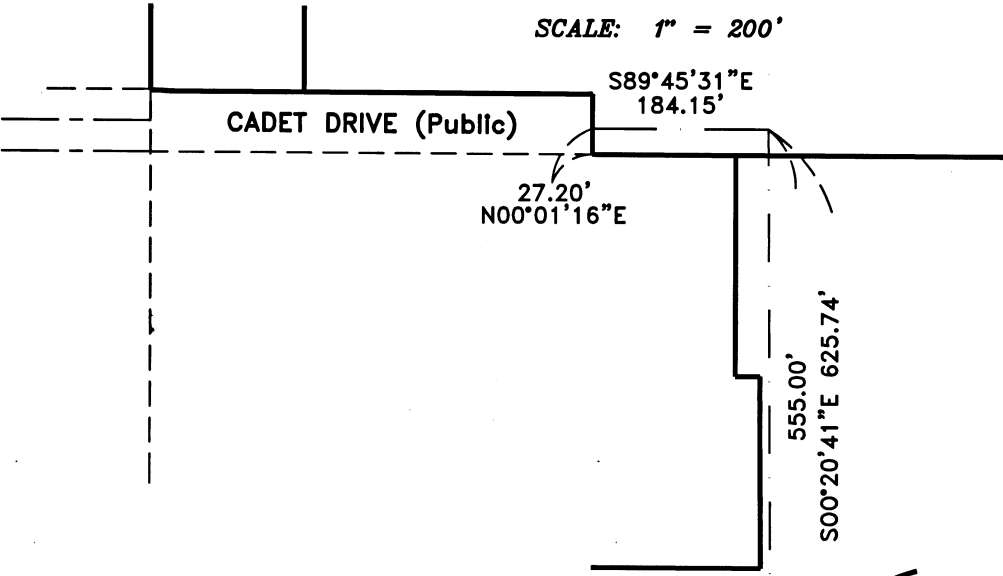
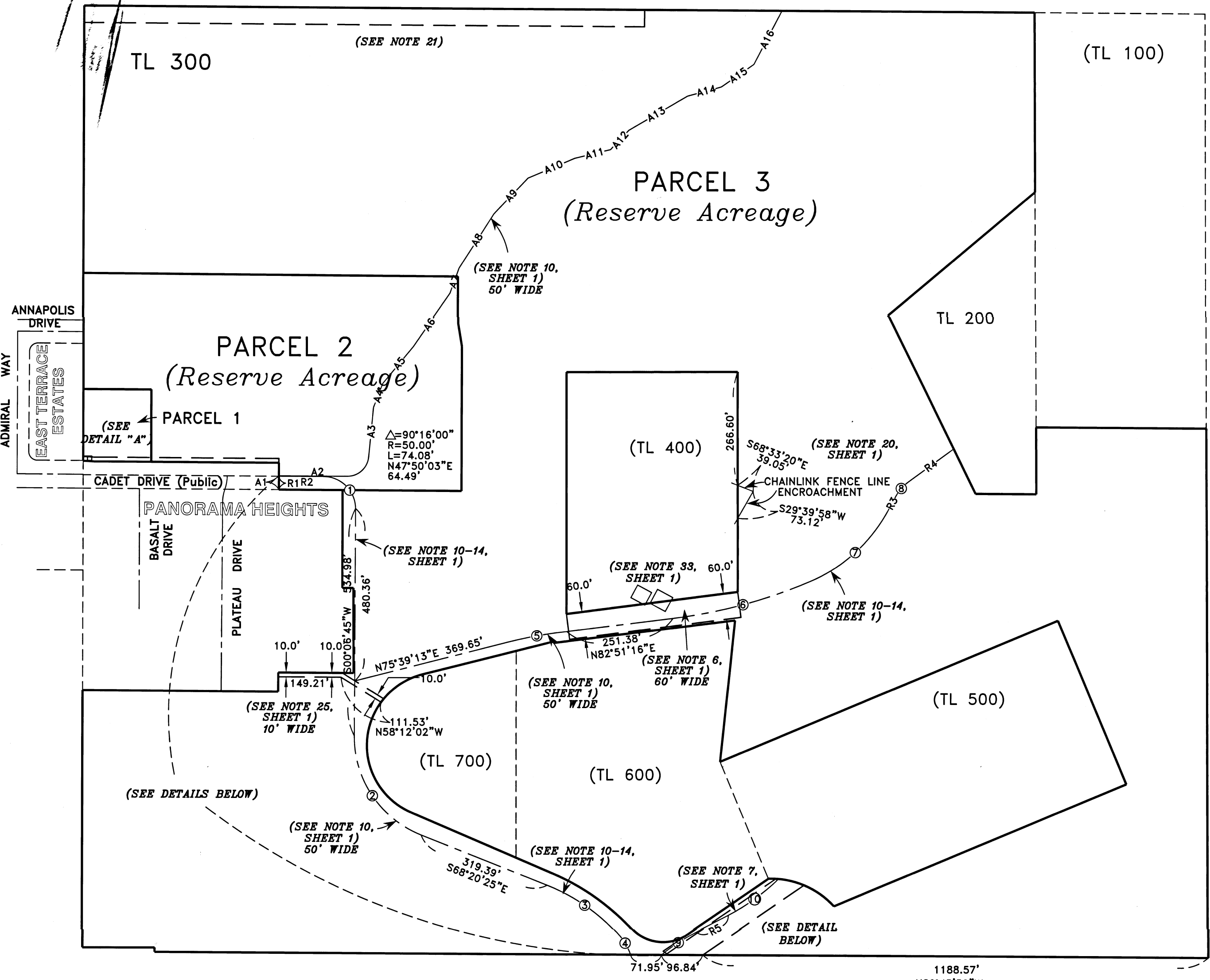
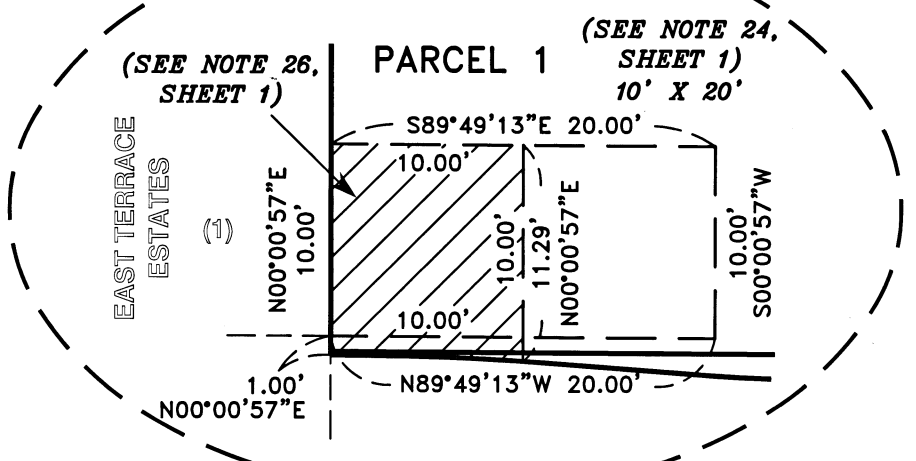
LAND PARTITION SURVEY

PARTITION PLAT No. P-37-2020

Located In:  
in the Southwest 1/4 of Section 15 (15C),  
Township 37 South, Range 1 West, W.M.,  
in the City of Medford, Jackson County, Oregon  
TL 300

For:  
**Michael & Gayle Jantzer**  
2451 Cadet Drive  
Medford, Oregon 97504

C/L PROPOSED 25' ACCESS LINE TABLE	LINE	LENGTH	BEARING
A1	32.50'	N00°01'16"E	
A2	160.97'	S89°43'13"E	
A3	117.61'	N05°23'21"E	
A4	60.35'	N20°50'14"E	
A5	113.38'	N39°32'54"E	
A6	151.43'	N34°33'10"E	
A7	62.72'	N19°38'51"E	
A8	151.75'	N32°33'04"E	
A9	115.70'	N43°27'39"E	
A10	119.65'	N66°59'35"E	
A11	86.26'	N76°24'47"E	
A12	63.06'	N43°10'31"E	
A13	158.69'	N59°38'00"E	
A14	82.19'	N74°46'53"E	
A15	93.24'	N55°04'01"E	
A16	142.50'	N27°34'22"E	



C/L EXISTING ROAD CURVE TABLE	CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	89°49'59"	75.00'	117.59'	105.91'	S44°48'15"E	
2	68°27'10"	250.00'	298.68'	281.23'	S34°06'50"E	
3	25°26'54"	450.00'	199.87'	198.23'	S55°36'58"E	
4	23°04'00"	150.00'	60.39'	59.98'	S31°21'31"E	
5	08°08'37"	1000.00'	142.13'	142.01'	N79°43'31"E	
6	15°57'44"	1200.00'	334.31'	333.23'	N74°52'24"E	
7	38°44'23"	375.00'	253.55'	248.75'	N47°31'21"E	
8	21°34'03"	100.00'	37.64'	37.42'	N41°06'18"E	
9	11°13'30"	500.00'	97.96'	97.80'	N56°48'35"E	
10	16°43'34"	500.00'	145.96'	145.45'	N54°03'33"E	

C/L EXISTING ROAD LINE TABLE	LINE	LENGTH	BEARING
R1	31.50'	N00°01'16"E	
R2	105.68'	S89°43'14"E	
R3	37.36'	N28°09'09"E	
R4	131.84'	N53°51'46"E	
R5	86.01'	N62°25'20"E	

WATERLINE CURVE TABLE	CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	68°42'04"	225.00'	269.79'	253.91'	S34°41'43"E	
2	09°43'43"	500.00'	89.40'	84.80'	S64°10'54"E	
3	02°47'55"	500.00'	24.42'	24.42'	S57°55'05"E	

REGISTERED PROFESSIONAL LAND SURVEYOR  
*David M. Minnecci*  
OREGON  
JULY 26, 1988  
DAVID M. MINNECCI  
2349  
EXPIRES 12/31/20

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

FILED  
Date 11/25/20 By PB  
This Survey Consist Of:  
3 sheet(s) Map  
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JACKSON COUNTY SURVEYOR

HOFFBUHR & ASSOCIATES, INC.  
880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON  
(541) 779-4641  
BY: DAVID M. MINNECCI RPLS NO. 2349  
SCALE: 1 INCH = 200' JULY 12, 2018