

PARTITION PLAT NO. P-02-2021

A Replat of Lot 3, Block 3, Verde Hills, Unit No. 1, being located in the Northwest One-Quarter of the Southeast One-Quarter of Section 29, Township 31 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

RYDER WEST, LAUREN WEST AND TYLER WEST 2133 Dellwood Avenue Medford, OR 97504

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that Ryder West, Lauren West and Tyler West, all not as tenants in common but with right of survivorship, hereinafter referred to as DECLARANTS, are the owners in fee simple of the lands as described in the "Surveyor's Certificate" herewith. Declarants have caused this tract of land to be surveyed and platted into parcels and easements, as depicted hereon. Declarants hereby dedicate for public use those areas designated as Public Utility Easements. Declarants hereby create a private Shared Access Easement being over, under, through and across Parcel 1 for the use and benefit of Parcels 1 and 2.

Ryder West, Lauren West, Tyler West (signatures and names)

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 the 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:

All that certain real property described as Lot 3 in Block 3 of VERDE HILLS - UNIT NO. 1, recorded July 17, 1951 in Volume 6 of Plats at Page 67 of the Records of Jackson County, Oregon, being located in the Northwest One-Quarter of the Southeast One-Quarter of Section 29, Township 31 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

Robert V. Neathamer Surveyor (signature and name)

APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBER: LDP-20-120

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.

Acting Planning Director, DECEMBER 31, 2020 Date (signature)

Examined and approved this 28 day of DECEMBER 2020. City Engineer, City Surveyor (signature)

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of Jan 8, 2021, 2020.

Bruce Davis, deputy Tax Collector/Deputy (signature)

Examined and approved as required by O.R.S. 92.100 this 8 day of January 2021, 2020.

Chiefton, AGENT Assessor/Agent (signature)

RECORDING

FILED FOR RECORD THIS THE 12th DAY OF January 2021, AT 2:08 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-02-2021, OF THE RECORDS OF PARTITION PLATS, JACKSON COUNTY, OREGON. INDEX VOLUME 32, PAGE 02.

Christine D Walker County Clerk, Heather Simpson Deputy (signatures)

STATE OF OREGON } ss County of Jackson }

Signed or attested before me on December 17th, 2020 by Ryder West.

Andrea Hogenson Notary Public-Oregon (printed name), (signature), Commission No.: 1000922, My Commission Expires: 6-18-24

STATE OF OREGON } ss County of Jackson }

Signed or attested before me on December 17th, 2020 by Lauren West.

Andrea Hogenson Notary Public-Oregon (printed name), (signature), Commission No.: 1000922, My Commission Expires: 6-18-24

STATE OF OREGON } ss County of Jackson }

Signed or attested before me on December 17th, 2020 by Tyler West.

Andrea Hogenson Notary Public-Oregon (printed name), (signature), Commission No.: 1000922, My Commission Expires: 6-18-24

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Perform a boundary survey and prepare a Final Partition Plat pursuant to the Client's instructions and as approved by the City of Medford Planning Commission (File No. LDP-20-120).

PROCEDURE: Records utilized: Instrument Number 2020-005195, of the Official Records of Jackson County, Oregon; VERDE HILLS - UNIT NO. 1, recorded July 17, 1951 in Volume 6 of Plats at Page 67 of the Records of Jackson County, Oregon; and Survey Number 16453, as filed in the office of the Jackson County Surveyor.

Equipment/Software utilized: Nikon DTM-520, Trimble 5600 robotic total station and Trimble SX10 Scanning Total Station; Trimble TSC2 data collector with Survey Controller software and TSC1 data collector with Trimble Access software; and Trimble Business Center and Trimble Terramodel software.

Utilizing the previous boundary resolution, established control, found monuments and set monuments performed by this firm per said Survey Number 16453 in conjunction with said VERDE HILLS - UNIT NO. 1 and said Instrument Number 2020-005195, established the exterior boundary of the parent tract of land. The parent tract was then partitioned into two parcels pursuant to the approved Tentative Plat (File No. LDP-20-120).

Monuments were established, as depicted hereon, on September 29, 2020.

NOTES:

Pursuant to a Public Records Report prepared by First American Title Insurance Company of Oregon, with an Order Number of 7169-3448791, the subject property may be subject to the following matters of record:

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

A utility easement per Verde Hills, Unit No. 1, according to the official plat thereof. (Shown)

A building setback line per Verde Hills, Unit No. 1, according to the official plat thereof. Said building setback is to be extinguished by the recording of this plat. (Shown)

Covenants, conditions and restrictions, including the terms and provisions thereof, per Volume 348 at Page 1 and Volume 355 at Page 74 of the Records of Jackson County, Oregon.

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

** RECEIVED ** DATE 1-12-21 BY JH 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. 3126 State St, Suite 203 P.O. Box 1584 Medford, Oregon 97501 Phone (541) 732-2869 FAX (541) 732-1382

PLOT DATE: December 11, 2020 PROJECT NUMBER: 20021

Sheet 1 of 2 © NR

2021
PARTITION PLAT NO. P-82-2020

A Replat of Lot 3, Block 3, Verde Hills, Unit No. 1, being located in the Northwest One-Quarter of the Southeast One-Quarter of Section 29, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

**RYDER WEST, LAUREN WEST
AND TYLER WEST**
2133 Dellwood Avenue
Medford, OR 97504

LEGEND:

- ⊙ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- ▲ Indicates a found 5/8-inch diameter iron pin with plastic cap marked "NEATHAMER LS2675", per SN 16453.
- Indicates a found 3/4-inch diameter iron pin monument per VERDE HILLS - UNIT NO. 1.
- ⊕ Indicates a found 2-1/2-inch diameter brass cap with a center punch, and in a monument case; refer to VERDE HILLS - UNIT NO. 1.
- Indicates a computed position.
- () Indicates record information as per VERDE HILLS - UNIT NO. 1.
- PUE Indicates a Public Utility Easement.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- FNC → Indicates the distance and which side from the boundary line that the centerline of fence line is located.
- x— Indicates the centerline of an existing fence.
- (A) Replaced damaged monument found per SN 16453.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	30°08'40"	352.46'	185.44'	S68°01'58"E	183.31'
C2	09°37'38"	382.46'	64.26'	N57°46'12"W	64.19'
C3	43°10'52"	20.00'	32.53'	S80°27'24"W	29.06'

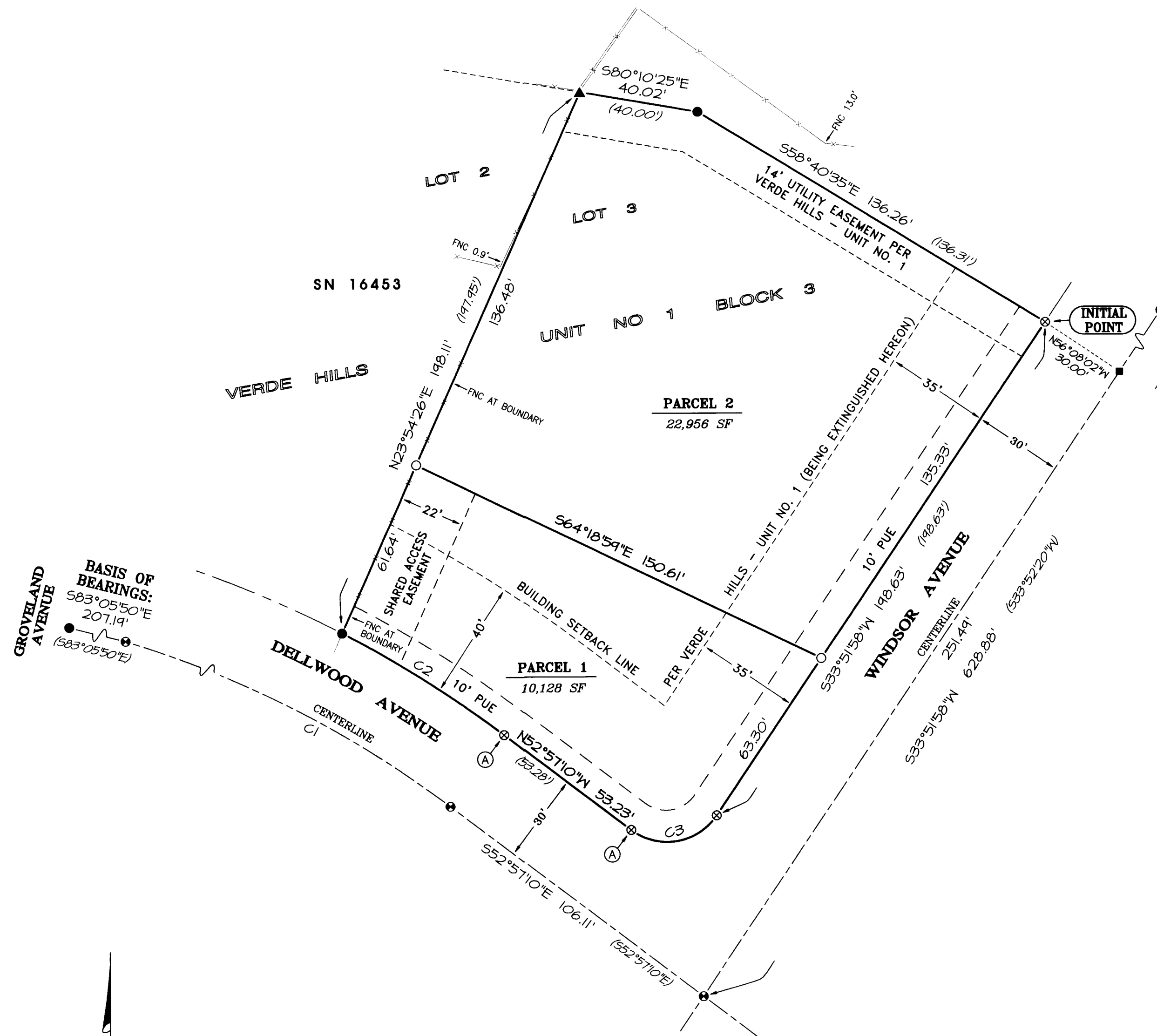
BASIS OF BEARINGS:

The centerline of Dellwood Avenue, between Groveland Avenue and Windsor Avenue, per Verde Hills - Unit No. 1, according to the official plat thereof, now of record.

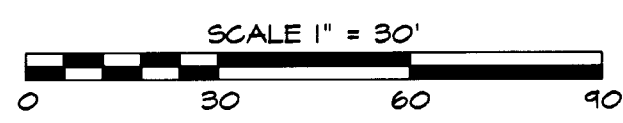
PREPARED BY: Neathamer Surveying, Inc.
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: December 11, 2020 **PROJECT NUMBER:** 20021

Sheet 2 of 2 © NR



BASIS OF BEARINGS:
583°05'50"E
207.19'
(583°05'50"E)



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

**** RECEIVED ****
DATE 1-12-21 BY JH
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