

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

CITY OF MEDFORD  
(File No. LDP-20-016)

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

*[Signature]*  
Planning Director

JAN. 21, 2021  
Date

EXAMINED AND APPROVED as required by ORS 92.100 as of Jan 21, 2021.

*[Signature]*  
City Surveyor

EXAMINED AND APPROVED this 21 day of JANUARY, 2021.

*[Signature]*  
City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of January 25<sup>th</sup>, 2021.

*[Signature]*  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of January 25<sup>th</sup>, 2021.

*[Signature]*  
Tax Collector

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

Know all men by these presents that RICHARD KREBS, HAZEL R. MITCHELL and JOHN S. MITCHELL, 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) as shown on Sheet 2.

*[Signature]*  
RICHARD KREBS

*[Signature]*  
HAZEL R. MITCHELL

*[Signature]*  
JOHN S. MITCHELL

STATE OF OREGON )  
COUNTY OF JACKSON ) ss.

PERSONALLY APPEARED THE ABOVE NAMED HAZEL R. MITCHELL AND JOHN S. MITCHELL AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 14<sup>th</sup> DAY OF January, 2021.

*[Signature]*  
NOTARY PUBLIC - OREGON

COMMISSION NO. 969617  
MY COMMISSION EXPIRES December 17, 2021

STATE OF OREGON )  
COUNTY OF JACKSON ) ss.

PERSONALLY APPEARED THE ABOVE NAMED RICHARD KREBS AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 14<sup>th</sup> DAY OF January, 2021.

*[Signature]*  
NOTARY PUBLIC - OREGON

COMMISSION NO. 969617  
MY COMMISSION EXPIRES December 17, 2021

**PARTITION PLAT NO. P-04-2021**  
In the N.W. 1/4 of Sec. 16, T.37S., R.1W., W.M. &  
in the City of Medford, Jackson County, Oregon  
(File No. LDP-20-016)

**SURVEY FOR:**  
RICK & SUSAN KREBS  
2939 BAILEY AVE.  
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:**  
JANUARY 4, 2021

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

FILED FOR RECORD THIS 28<sup>th</sup> DAY OF January, 2021  
AT 9:46 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-04-2021  
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 32, PAGE 04 & DOC. # 2021-3721, ORJCO.

*[Signature]*  
COUNTY CLERK

*[Signature]*  
DEPUTY

COUNTY SURVEYOR FILE NO. 23256

\*\*\* 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:

Beginning at the Northwest corner of Lot 8 of DELTA PARK SUBDIVISION, UNIT NO 2, according to the official plat thereof, now of record, in Volume 18, Page 36 of plat of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the North line of said UNIT NO. 2, South 89°45'57" East, 154.86 feet (record South 89°39'30" East, 154.96 feet) to the West line of Bailey Avenue; thence along said West line, North 00°14'56" West, 149.93 feet (record 150.00 feet) to an angle point; thence continue along said West line and the South line of Lot 4 of FLOWERS SUBDIVISION, according to the official plat thereof, now of record, in Volume 20, Page 25 of Plats of Jackson County, Oregon, North 89°36'26" West, 155.10 feet (record North 89°39'30" West, 154.96 feet to the Southwest corner of said Lot 4; thence along the East line of Lots 12-15 of said DELTA PARK SUBDIVISION, UNIT NO. 2, South 00°20'17" East, 150.36 feet (record South 00°14'56" East, 150.00 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 three parcels created through a Land Partition. See City of Medford File No. LDP-20-016. The parent tract is set forth in Doc. 2019-036449, ORJCO.

**PROCEDURE:** Using Trimble R8 G.P.S. receivers and Trimble S8 robotic total station, made ties to monuments shown on Sheet 2. The subject property is bounded by recorded subdivisions on all sides. Held the subdivision monuments as shown as the best available evidence of the exterior of the subject tract. Computed the parcel corners per the approved tentative plat and set monuments at the locations as shown on Sheet 2.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

*[Signature]*  
SURVEYOR

FILED  
Date 1/28/21 By OR  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

**SURVEY FOR:**  
 RICK & SUSAN KREBS  
 2939 BAILEY AVE.  
 MEDFORD, OR 97504

**DATE:**  
 JANUARY 4, 2021

**PARTITION PLAT NO. P-04-2021**  
 In the N.W. 1/4 of Sec. 16, T.37S., R.1W., W.M. &  
 in the City of Medford, Jackson County, Oregon  
 (File No. LDP-20-016)

**SURVEY BY:**  
 L.J. FRIAR & ASSOCIATES, P.C.  
 CONSULTING LAND SURVEYORS  
 P.O. BOX 1947  
 PHOENIX, OREGON 97535  
 PHONE: (541) 772-2782  
 lfriarandassociates@charter.net

EASEMENTS PER FIRST AM PUBLIC RECORD REPORT #7169-3620448.

- 3) ELECTRICAL FACILITIES EASEMENT PER V.230, P.510 & V.234, P.446, JCDR. NO SPECIFIC LOCATION GIVEN.
- 4) RESERVATION FOR FUTURE PUBLIC R/W PER DOC. 72-16742, ORJCO WILL EXTINGUISH WITH THE DEDICATION OF R/W ON THIS PLAT.
- 5) CONDITIONS PER DOC. 66-12877, ORJCO. BLANKET.
- 6) SEWER EASEMENT PER DOC. 81-15392, ORJCO. SHOWN.

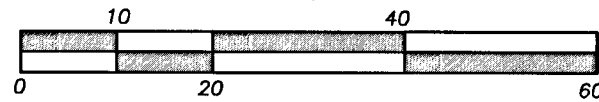
**LEGEND:**

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MINNECI LS2349 PER DP2, NE OR FLS.
- ⊙ = FD. BRASS CAP IN CONCRETE MKD. LS2379 PER FS14183.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- NE = NORFIELD ESTATES (FS13769).
- DP2 = DELTA PARK SUBD., UNIT NO. 2 (FS13689).
- FLS = FLOWERS SUBDIVISION (FS14469).
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- [ ] = PLAT RECORD DATA PER DP2, NE OR FLS.
- X- = FENCE LINE.
- PUE1 = PUBLIC UTILITY EASEMENT PER FLS.
- PUE2 = PUBLIC UTILITY EASEMENT PER DP2.
- SSE = SANITARY SEWER EASEMENT PER DOC. 81-15392, ORJCO.
- R/W = RIGHT OF WAY DEDICATION PER THIS PLAT.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

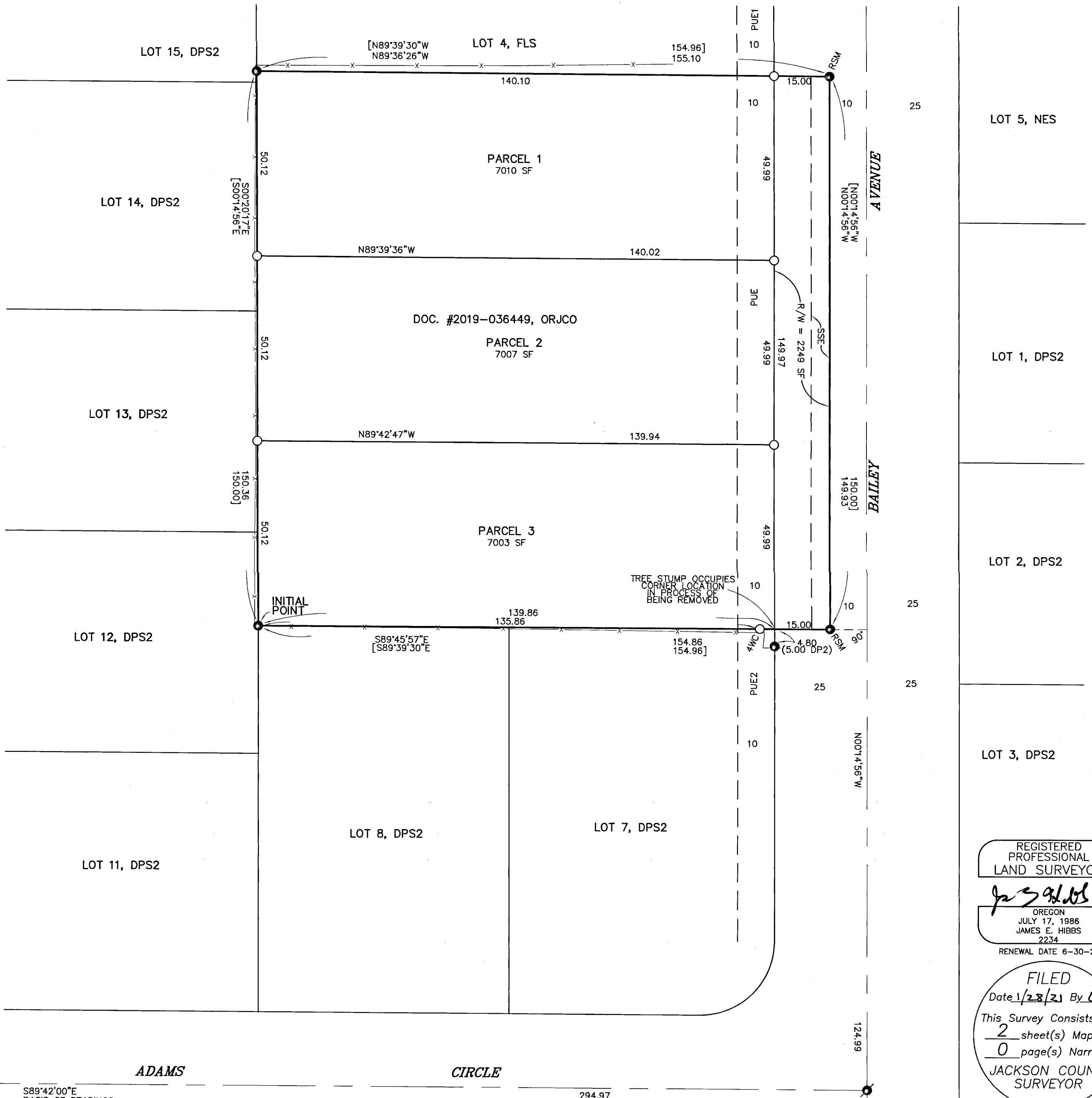
*J. Friar*  
 SURVEYOR



**BASIS OF BEARINGS:**

CENTERLINE OF ADAMS CIRCLE PER DELTA PARK SUBDIVISION, UNIT NO. 2 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET



REGISTERED PROFESSIONAL LAND SURVEYOR

*J. Friar*  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 RENEWAL DATE 6-30-21

FILED  
 Date 1/28/21 By DR  
 This Survey Consists Of:  
 2 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

23256

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