

PARTITION PLAT NO. P-6-2021
In the N.E. 1/4 of Sec. 20, T.37S., R.1W., W.M. &
in the City of Medford, Jackson County, Oregon
(File No. LDP-20-234)

***** APPROVALS *****

CITY OF MEDFORD
(File No. LDP-20-234)

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

[Signature]
Planning Director

FEB. 18, 2021
Date

EXAMINED AND APPROVED as required by ORS 92.100 as of FEB. 8, 2021

[Signature]
City Surveyor

EXAMINED AND APPROVED this 12 day of FEBRUARY, 2021

[Signature]
City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96
as of February 23, 2021

[Signature] AGENT
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have
been paid as of Feb. 23rd, 2021

[Signature] Deputy
Tax Collector

***** DECLARATION *****

Know all men by these presents that I, JOHN R. NICHOLS, Trustee under the Provident Trust dated June 28, 2005, am the owner in fee of the land shown on Sheet 2, 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 Public Utility Easement (PUE) as shown on Sheet 2.

[Signature]
JOHN R. NICHOLS, Trustee
Provident Trust dated June 28, 2005

STATE OF OREGON)
COUNTY OF JACKSON) ss.

Personally appeared the above named John R. Nichols and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of said Trust.

Dated this 3 day of February, 2021

[Signature]

Wendi Cheers Notary Public - Oregon

Commission No. 992094A

My Commission expires 9/24/2023

SURVEY FOR:

JOHN NICHOLS
PO BOX 8724
MEDFORD, OR 97501

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 20, 2021

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

FILED FOR RECORD THIS 26th DAY OF FEBRUARY, 2021
AT 9:21 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-6-2021
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON. P-6-2021
INDEX VOLUME 32, PAGE 66 & DOC. # 2021-008782, ORJCO.

Christine D WALKER COUNTY CLERK
Heather Simpson DEPUTY

COUNTY SURVEYOR FILE NO. 23284

***** 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 Easterly corner common to Parcels 1 & 2 per Partition Plat No. P-12-2015, according to the official plat thereof, now of record, in Volume 26, Page 12 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 21678 in the Office of the Jackson County Surveyor being on the West line of that tract set forth in Document No. 00-15544, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along said West line and the East line of said Parcel 1, North 00°00'26" East (record NORTH), 61.56 feet to the Northwest corner of said tract; thence along the North line thereof, South 89°59'20" East (record EAST), 120.07 feet to the West line of Valley View Drive set forth in Document No. 75-09261, said Official Records; thence along said West line, South 00°00'40" West (record SOUTH), 237.95 feet to the Southeast corner of that tract set forth in Document No. 00-15544, Official Records; thence along the South line thereof, North 89°59'59" West (record WEST), 120.05 feet to the Southwest corner thereof; thence along the West line of said tract and the East line of said Parcel 2, North 00°00'26" East (record NORTH), 176.42 feet to the initial point of beginning.



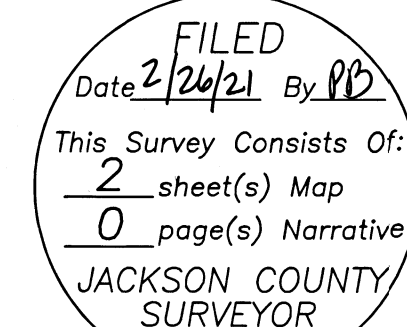
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument the corners of two parcels created through a Land Partition. See City of Medford File No. LDP-20-234. The parent tract is set forth in Doc. 00-15544, ORJCO.

PROCEDURE: Using Trimble R10 G.P.S. receivers, made ties to monuments shown on Sheet 2. Held the North line at right angles to Valley View Way per deed. The Parcel line was positioned by splitting the distance between the two duplexes. 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



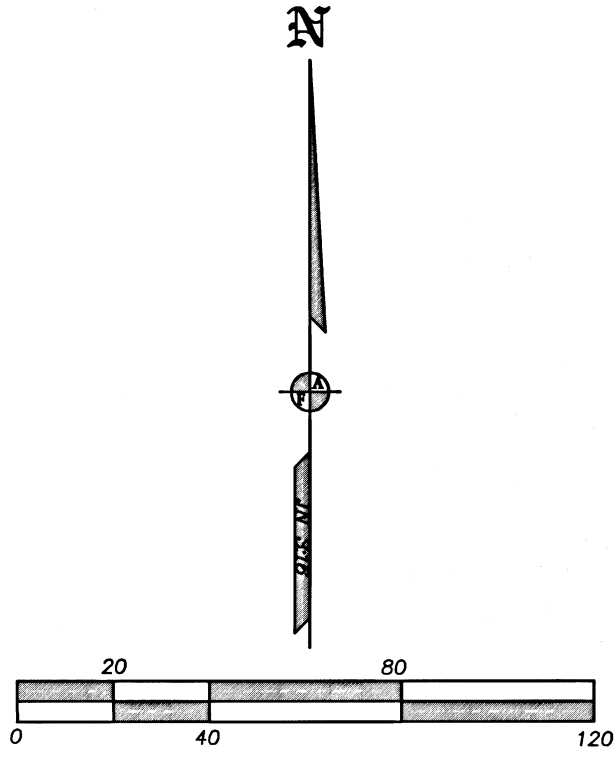
SURVEY FOR:
JOHN NICHOLS
PO BOX 8724
MEDFORD, OR 97501

DATE:
JANUARY 20, 2021

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in the City of Medford, Jackson County, Oregon
(File No. LDP-20-234)

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LEGEND:

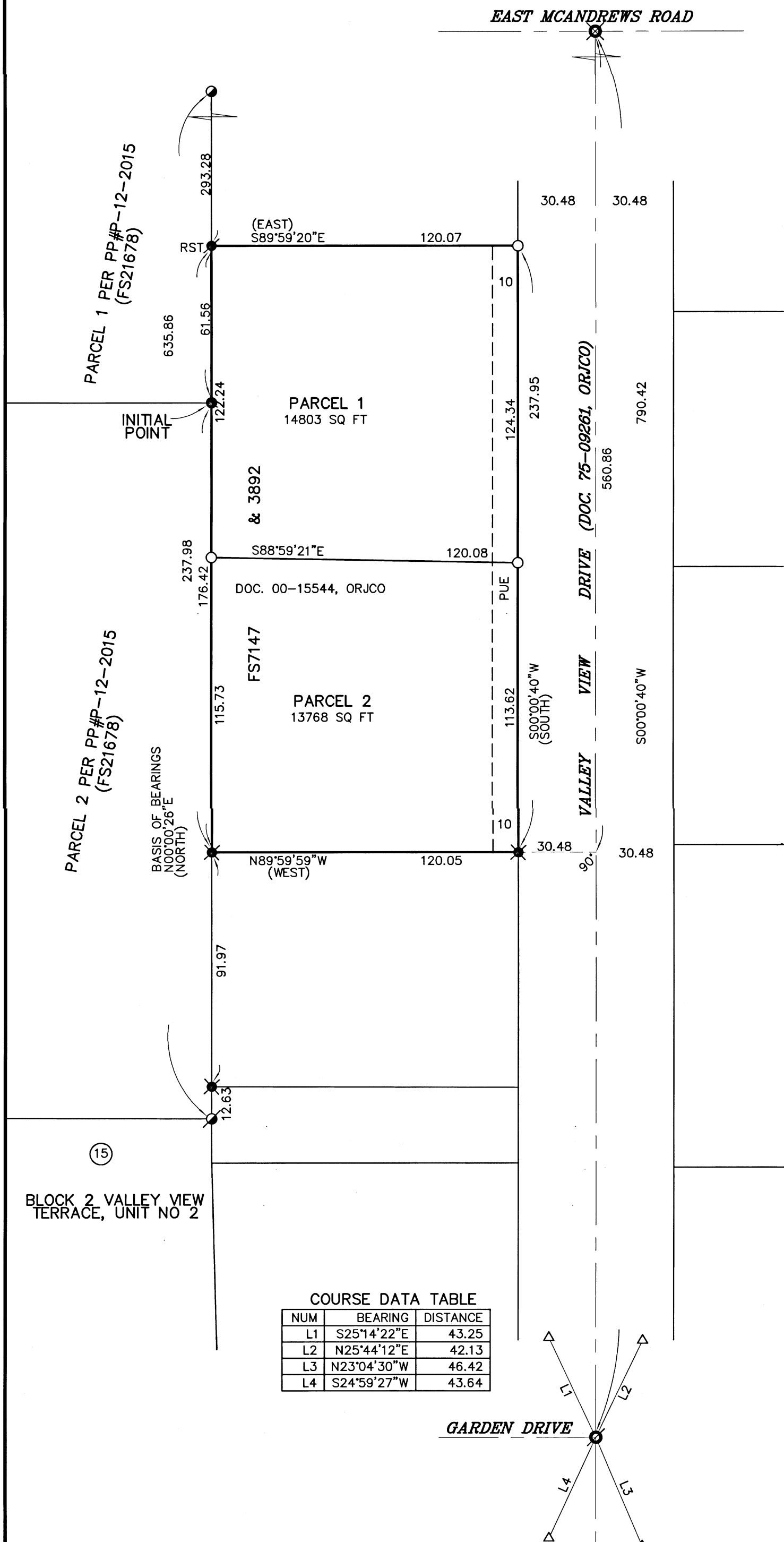
- △ = FD. 45 CALIBER SHELL IN TOP OF CURB PER CITY SURVEYOR BK. 1913, PG.16.
 - ⊙ = POSITION OF BRASS CAP PER FS11322 PER CITY SURVEYOR FIELD BK. 1913, PG. 16.
 - ⊗ = FD. BRASS CAP MKD. CITY OF MEDFORD SURVEYOR IN MONUMENT CASE PER FS14777.
 - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS21304.
 - ⊕ = FD. 60D SPIKE & BRASS TAG MKD. L.J. FRIAR & ASSOC. IN RETAINING WALL PER FS21304.
 - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER SURVEYING PER FS21678.
 - ⊙ = FD. 5/8" IRON PIN PER FS3892.
 - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. THOMAS LS505 PER FS7147.
 - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - ⊙ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- MKD. = MARKED.
JCDR = JACKSON COUNTY DEED RECORDS.
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
L1 = SEE COURSE DATA TABLE.
{ } = RECORD DATA PER DOC. 00-15544, ORJCO
[] = RECORD DATA PER FS21678.
PP# = PARTITION PLAT #.
FS = FILED SURVEY #.
FD. = FOUND.
RST = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. IN POSITION OF FOUND MONUMENT.

BASIS OF BEARINGS:

SURVEY NO. 21304 AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET

EASEMENTS PER FIRST AM PUBLIC RECORD REPORT #7169-3639347.

- 4) ELECTRICAL FACILITIES EASEMENT PER DOC. 66-07209, ORJCO. NO SPECIFIC LOCATION GIVEN.
- 5) EASEMENT FOR SEWER FACILITIES PER DOC. 70-10178, ORJCO. DOES NOT LIE WITHIN SUBJECT PROPERTY.



COURSE DATA TABLE

NUM	BEARING	DISTANCE
L1	S25°14'22"E	43.25
L2	N25°44'12"E	42.13
L3	N23°04'30"W	46.42
L4	S24°59'27"W	43.64

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

James E. Hibbs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-21

FILED
Date 2/26/21 By RS
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR