

*** APPROVALS ***

CITY OF MEDFORD
(File No. LDP-21-023)

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

[Signature]
Planning Director

JULY 21, 2021
Date

EXAMINED AND APPROVED as required by ORS 92.100 as of July 19, 2021.

[Signature]
City Surveyor

EXAMINED AND APPROVED this 20 day of JULY, 2021.

[Signature]
City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of July 26th, 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 July 26th, 2021.

[Signature]
Tax Collector

*** DECLARATION ***

Know all men by these presents that we SEUNGHO HONG and HYEWON YANG 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]
SEUNGHO HONG

[Signature]
HYEWON YANG

STATE OF OREGON)
) SS.
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED SEUNGHO HONG AND HYEWON YANG AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 14th DAY OF July, 2021.

[Signature]

[Signature] NOTARY PUBLIC - OREGON

COMMISSION NO. 998645

MY COMMISSION EXPIRES 04/23/2024

PARTITION PLAT NO. P-24-2021
In Lots 4 & 5, Block 2, VALLEY CENTER SUBDIVISION
& in the N.E. 1/4 of Sec. 14, T.37S., R.2W., W.M. &
in the City of Medford, Jackson County, Oregon
(File No. LDP-21-023)

SURVEY FOR:
SEUNG-HO HONG
2845 ELLIOTT AVE.
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:
MAY 30, 2021

*** RECORDER'S CERTIFICATE ***

FILED FOR RECORD THIS 26th DAY OF JULY, 2021
AT 2:33 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-24-2021
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 32, PAGE 24 & DOC. # 2021-032378, ORJCO.

Christine D Walker COUNTY CLERK
Heather Simpson DEPUTY

COUNTY SURVEYOR FILE NO. 23413

*** 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:

The North 80.0 feet of Lots 4 and 5, Block 2 of VALLEY CENTER SUBDIVISION, according to the official plat thereof, now of record, in Volume 6, Page 33 of plats of Jackson County, Oregon.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-23

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-21-023. The parent tract is set forth in Doc. 2020-009187, ORJCO.

PROCEDURE: Using Trimble R10 G.P.S. receivers and Trimble S8 robotic total station, made ties to monuments shown on Sheet 2. Computed the position of the West line of Lot 4, Block 2, VCS by proportionate method. Held deed record distance along said West line and the East line of Lot 5, Block to position the South line of the subject property. Computed the parcel corners per the approved tentative plat and set monuments at the locations as shown on Sheet 2.

FILED
Date 7/26/21 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
SURVEYOR

SURVEY FOR:
SEUNG-HO HONG
2845 ELLIOTT AVE.
MEDFORD, OR 97501

DATE:
MAY 30, 2021

SURVEY BY:
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in the City of Medford, Jackson County, Oregon
(File No. LDP-21-023)

LEGEND:

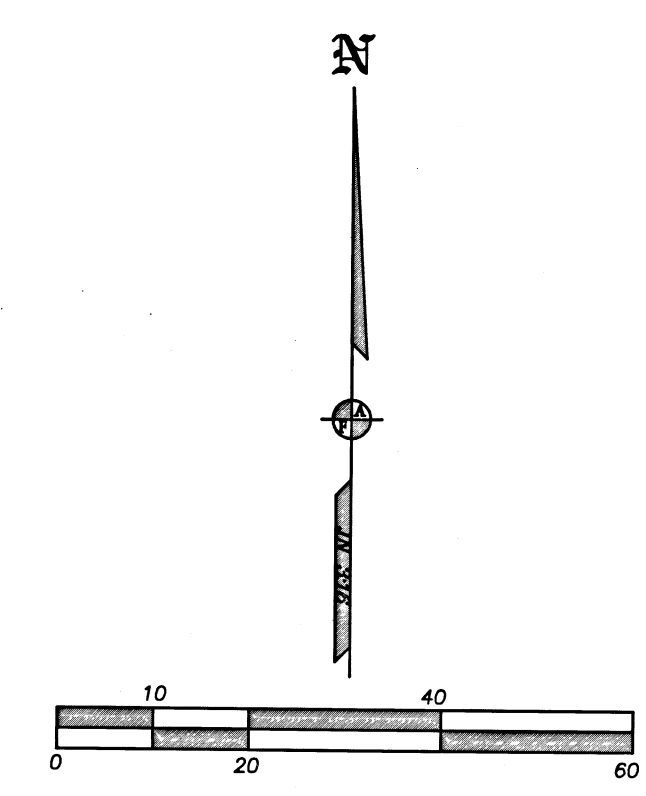
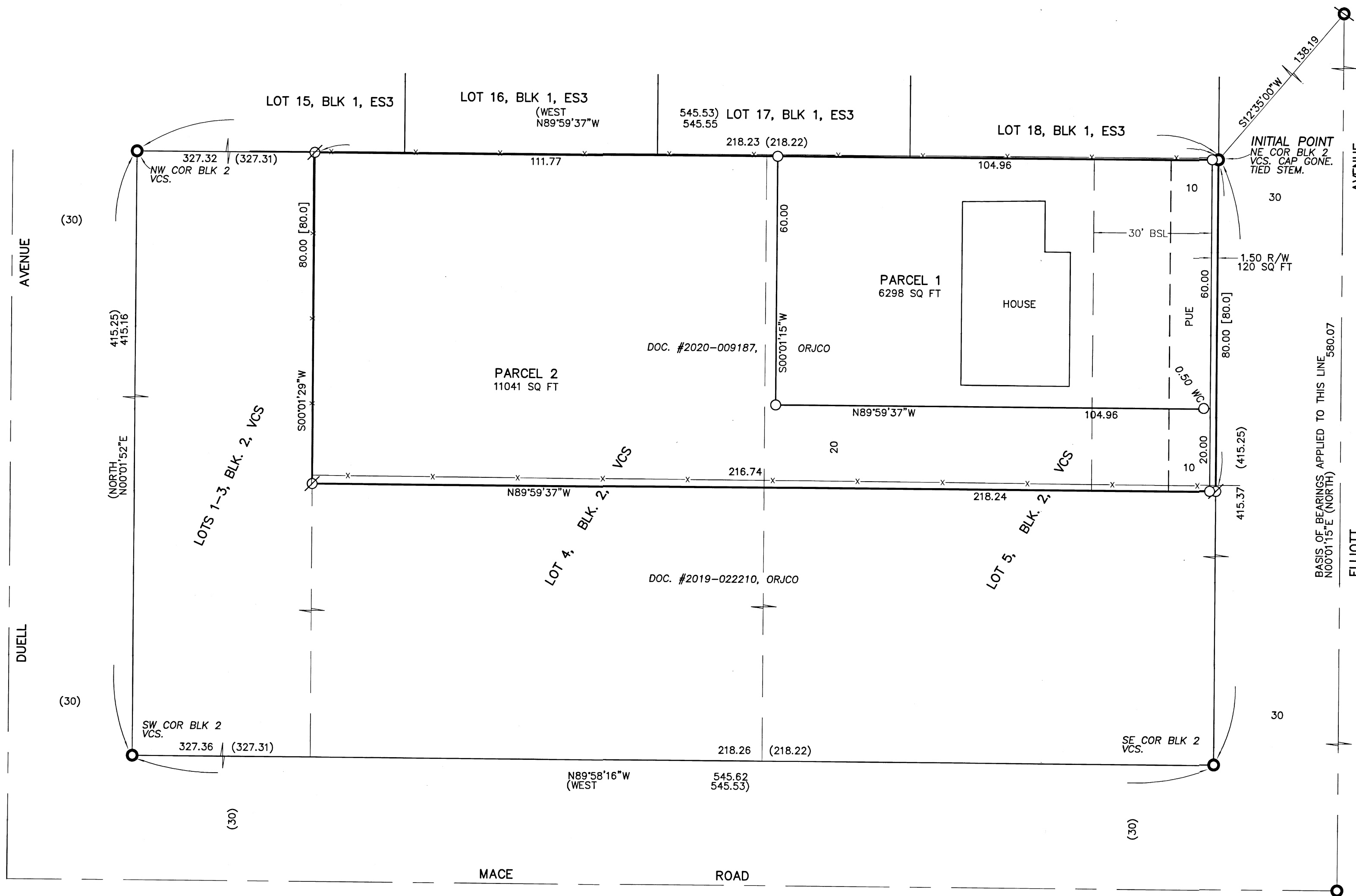
- = FD. BRASS CAP IN CONCRETE PER VCS.
- ⊗ = FD. BRASS CAP PER ES3.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- VCS = VALLEY CENTER SUBDIVISION.
- () = RECORD DATA PER VCS.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- R/W = RIGHT OF WAY DEDICATION PER THIS PLAT.
- ES3 = ELLENDALE SUBDIVISION, UNIT NO. 3.
- [] = RECORD DATA PER DOC. 2020-009187, ORJCO.
- 0.50 WC = 0.50' WITNESS CORNER MONUMENT.
- BSL = BUILDING SETBACK LINE PER VCS.

BASIS OF BEARINGS:

GEODETIC NORTH BASED ON WGS 84 DATUM (G1762) (EPOCH 2005.0)
ESTABLISHED BY G.P.S. OBSERVATIONS APPLIED TO THE CENTERLINE OF
ELLIOTT AVE. AS SHOWN.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 20'

EASEMENTS PER FIRST AM PUBLIC RECORD REPORT #7169-3747773.
3) BUILDING SETBACK PER VCS. SHOWN.
4) RESRICTIONS PER VOL. 333, PG. 343, JCDR. BLANKET.



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James E. Hibbs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-23

FILED
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JACKSON COUNTY SURVEYOR