

*** APPROVALS ***

CITY OF MEDFORD
(File No. LDP-20-250)

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

VAHAUS
For Planning Director DECEMBER 22, 2021
Date

EXAMINED AND APPROVED as required by ORS 92.100 as of DECEMBER 17, 2021.

[Signature]
City Surveyor

EXAMINED AND APPROVED this 20 day of DECEMBER, 2021.

[Signature]
City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of DECEMBER 30TH, 2021.

[Signature]
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of December 30th, 2021.

[Signature]
Tax Collector

*** DECLARATION ***

Know all men by these presents that we, CLARENCE A. BROWN, SHARON C. BROWN, ANNA E. LANDIS and GAGE L. BROWN, are the owners in fee of the lands 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 for public use, under the jurisdiction of the City of Medford, the Right of Way Dedications (R/W) and Public Utility Easements (PUE); and do hereby make and establish the Private Irrigation Facilities Easement (PIE(1)) for the benefit of Parcel 1.

[Signature]
CLARENCE A. BROWN

[Signature]
SHARON C. BROWN

SBV Doc # 2021-05294A
ANNE E. LANDIS

[Signature]
GAGE L. BROWN

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named Clarence A. Brown, Sharon C. Brown, ~~Anna E. Landis~~ and Gage L. Brown and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 8 day of November, 2021.

Rebekah Alvarado
Rebekah Maritza Alvarado Notary Public - Oregon

Commission No. 992640

My Commission Expires October 17, 2023

*** AFFIDAVIT OF CONSENT ***

From ROGUE CREDIT UNION recorded as Document No. 2021-052943, ORJCO.

PARTITION PLAT NO. P-40-2021
In the S.E. 1/4 of Sec. 35, T.37S., R.2W., W.M.
In the City of Medford Jackson County, Oregon
(File No. LDP-20-250)

SURVEY FOR:
CLARENCE & SHARON BROWN
2025 SUNSET DRIVE.
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
ljfriadandassociates@charter.net

DATE OF SURVEY:
OCTOBER 5, 2021

*** RECORDER'S CERTIFICATE ***

FILED FOR RECORD THIS 30th DAY OF DECEMBER, 2021
AT 10:10 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-40-2021
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 32, PAGE 40 & DOC. # 2021-052945, ORJCO.

Christine D Walker COUNTY CLERK HEATHER SIMPSON DEPUTY

COUNTY SURVEYOR FILE NO. ~~23538~~ 23538

*** 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:

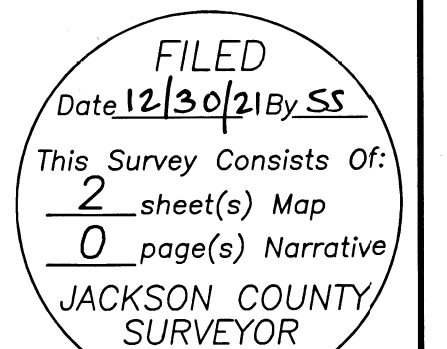
Commencing at the Northeast corner of Government Lot 1 in Section 2, Township 38 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence EAST, 1077.78 feet (record EAST, 1077.6 feet); thence NORTH, 421.57 feet (record NORTH, 421.6 feet) to the South line of Sunset Drive; thence along South line, North 89°56'01" East, 477.87 feet (record EAST, 477.90 feet) to a 5/8 inch iron pin at the Northeast corner of that tract described in Document No. 2020-013162, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along said South line, South 89°56'01" West, 66.50 feet to a 5/8 inch iron pin at the Northwest corner of said tract; thence along the West line thereof, South 00°00'29" East, 456.21 to a brass washer & mag spike set in asphalt on the North line of Willow Brook Drive; thence along said North line, North 89°48'52" East, 66.50 feet to a brass washer & map spike set in asphalt at the Southeast of said tract; thence along the East line thereof, North 00°00'29" West (record NORTH), 456.07 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 under O.R.S. Chapter 92. See City of Medford File No. LDP-20-250. The parent tract is set forth in Doc. 2020-013162, ORJCO.

PROCEDURE: The West line, Willow Brook Drive and Sunset Drive Right of Ways were surveyed by this office and shown on FS23096 & 23116. Held the East line parallel to and deed record distance from the West line per deed. Computed the Parcel & R/W dedication corners per the approved Tentative Plat and set monuments as shown on Sheet 2 using Trimble R10 G.P.S. receivers and Trimble SB robotic total station.



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

SURVEY FOR:
CLARENCE & SHARON BROWN
2025 SUNSET DRIVE,
MEDFORD, OR 97501

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
PO BOX 1947
PHOENIX, OREGON 97535
PHONE: (541) 772-2782
LJFRIARANDASSOCIATES@CHARTER.NET

DATE:
OCTOBER 5, 2021

PARTITION PLAT NO. P-40-2021

In the S.E. 1/4 of Sec. 35, T.37S., R.2W., W.M.
In the City of Medford Jackson County, Oregon
(File No. LDP-20-250)

LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
 - = FD. 2.5" ALUMINUM CAP MKD. L.J. FRIAR & ASSOC PER MGC OR CCP1B.
 - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER FS22129, CCP1B, FS23096 OR FS23116.
 - ⊗ = FD. 5/8" IRON PIN PER FS3174.
 - ⊙ = FD. 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & MAG NAIL IN ASPHALT PER FS23096.
 - = 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.
 - ⊗ = SET 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & MAG SPIKE IN ASPHALT.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
CCP1B = CYPRUS CREEK, PHASE 1B (FS21679).
() = RECORD DATA PER DOC. 2020-013162, ORJCO
FS = FILED SURVEY #.
-X- = FENCE LINE.
PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
PIE(1) = PRIVATE IRRIGATION FACILITIES EASEMENT FOR PARCEL 1 PER THIS PLAT.
R/W = RIGHT OF WAY DEDICATION PER THIS PLAT.
MGC = MEADOWS AT GRIFFIN CREEK (FS16476).
< > = RECORD DATA PER FS3174.
L3 = SEE COURSE DATA TABLE.
PPE = PUBLIC POWER EASEMENT PER DOC. 2021-035705, ORJCO.

BASIS OF BEARINGS:

SURVEY NO. 22129 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 40'

EASEMENTS PER FIRST AM PUBLIC RECORD REPORT #7169-3832498

- 6) RIGHT OF WAY FOR DITCHES PER V. 173, P.391, JCDR. NO DITCHES NOTED ON PROPERTY.
- 8) PUBLIC POWER EASEMENT (PPE) PER DOC. 2021-035705, ORJCO. SHOWN.

COURSE DATA TABLE

| NUM | BEARING | DIST |
|-----|-------------|-------|
| L3 | S56°11'53"W | 21.60 |

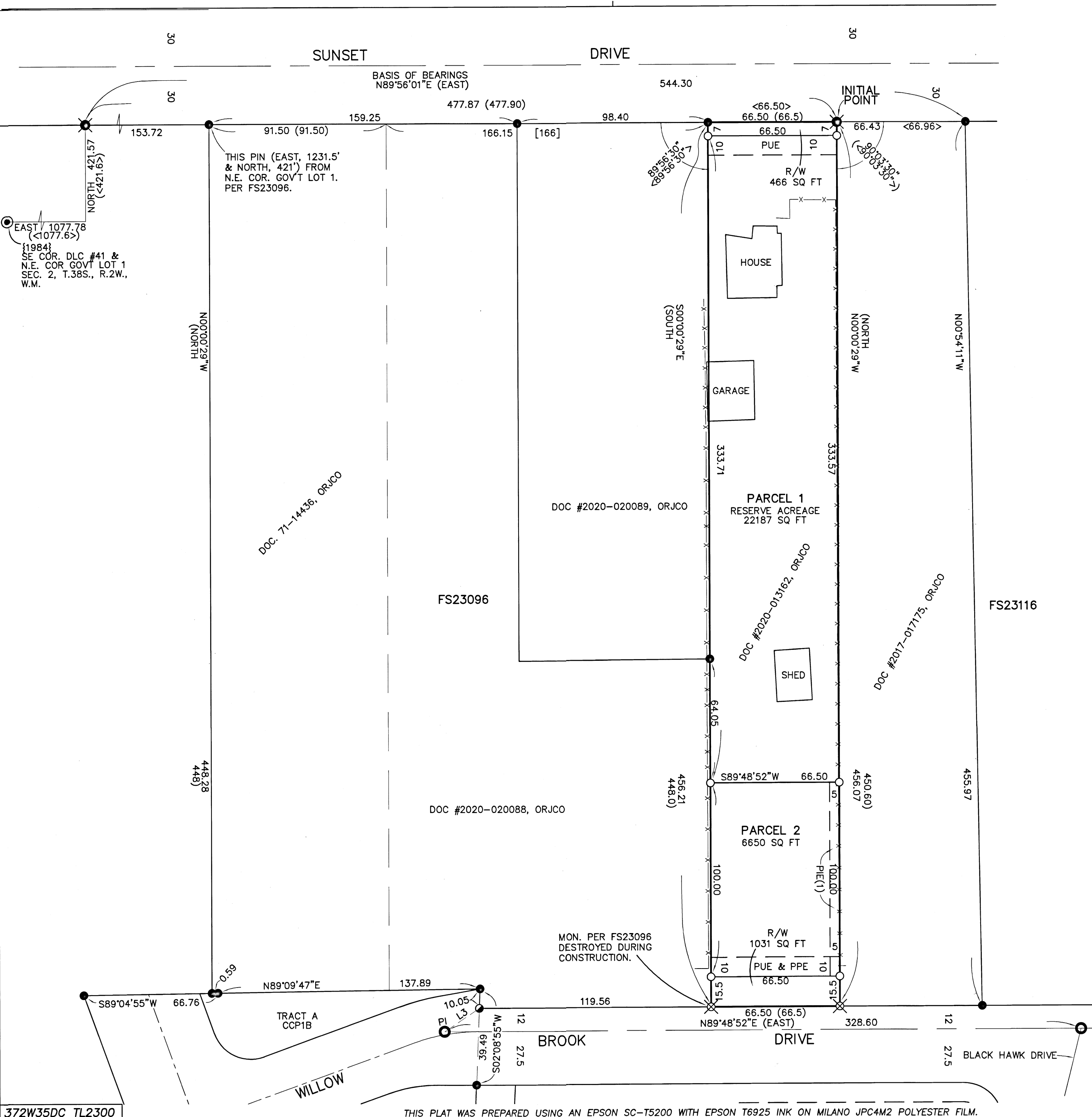
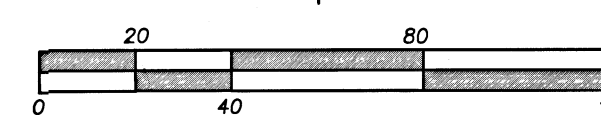
I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

[Signature]
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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

FILED
Date 12/30/21 By SC
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR



THIS PLAT WAS PREPARED USING AN EPSON SC-T5200 WITH EPSON T6925 INK ON MILANO JPC4M2 POLYESTER FILM.