

APPROVAL:

EXAMINED AND APPROVED THIS 12 DAY OF Jan., 2022  
MDFORD CITY SURVEYOR

APPROVAL:

EXAMINED AND APPROVED THIS 12 DAY OF JANUARY, 2022  
MDFORD CITY ENGINEER

APPROVAL:

PLANNING DIRECTOR  
DATE JAN. 13, 2022  
FILE # LDP-19-054

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 01/20/2022  
ASSESSOR DATE 1/20/22  
TAX COLLECTOR DATE 1/20/22

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT GRAHAM FORD FARRAN IS THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN ON THIS PARTITION PLAT, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED SAID LANDS TO BE PARTITIONED INTO THE PARCELS AS SHOWN HEREIN. ALL BOUNDARY LINES ARE PLAINLY SET FORTH AND THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION.

I DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE UNDER THE JURISDICTION OF THE CITY OF MEDFORD, THE ADDITIONAL STREET RIGHT OF WAY TOGETHER WITH THE PUBLIC UTILITY EASEMENTS AND DO HEREBY CREATE THE MUTUAL PRIVATE ACCESS FOR PARCEL 1 AND PARCEL 2. SAID MUTUAL PRIVATE ACCESS EASEMENT IS FOR INGRESS AND EGRESS AND SHALL BE KEPT FREE OF PARKED VEHICLES, BUILDINGS OR OTHER IMPROVEMENTS WHICH MAY RESTRICT SUCH ACCESS. PUBLIC AND PRIVATE EMERGENCY VEHICLES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID MUTUAL PRIVATE ACCESS EASEMENT AT ALL TIMES.

GRAHAM FORD FARRAN

ACKNOWLEDGEMENT

STATE OF OREGON } S.S.  
COUNTY OF JACKSON }

ON THIS, THE 11 DAY OF JANUARY, 2022  
GRAHAM FORD FARRAN, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HIS FREE ACT AND DEED.

Rebekah Alvarado

NOTARY PUBLIC, STATE OF OREGON

COMMISSION NO. 992640

MY COMMISSION EXPIRES 10-17-2023

LAND PARTITION SURVEY  
PARTITION PLAT NO. P-01-2022

LOCATED IN THE NORTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN,  
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

SURVEY FOR:  
GRAHAM FARRAN  
AND  
GAYLE POBUDA  
1732 STEWART AVE  
MEDFORD, OR 97501

SURVEYOR'S CERTIFICATE

I, PHILIP J. DROSSOS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 90718, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THOSE TRACTS OF LAND SHOWN HEREIN AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2020-032258 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 3 OF NICKELL ADDITION TO THE CITY OF MEDFORD, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD AND FILED AS SURVEY NUMBER 707, JACKSON COUNTY, OREGON, BEING AT THE INTERSECTION OF THE NORTHERLY LINE OF STEWART AVENUE WITH THE EAST LINE OF CHERRY STREET; THENCE ALONG THE EAST LINE OF CHERRY STREET, NORTH 00°00'45" EAST, A DISTANCE OF 637.20 FEET; THENCE NORTH 89°52'07" EAST, A DISTANCE OF 427.40 FEET; THENCE SOUTH 00°00'45" WEST, A DISTANCE OF 295.00 FEET; THENCE NORTH 89°52'07" EAST, A DISTANCE OF 60.00 FEET; THENCE CONTINUE NORTH 89°52'07" EAST, A DISTANCE OF 66.30 FEET; THENCE NORTH 00°00'45" EAST, A DISTANCE OF 9.85 FEET (RECORD 10.00 FEET); THENCE NORTH 89°52'07" EAST, A DISTANCE OF 13.63 FEET (RECORD 13.70 FEET) TO A 3/4" REBAR MONUMENTING THE EASTERLY MOST NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2006-008703, JACKSON COUNTY OFFICIAL RECORDS, JACKSON COUNTY, OREGON AND BEING ON THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2004-020144, SAID OFFICIAL RECORDS; THENCE ALONG SAID SOUTH LINE, NORTH 89°52'07" EAST, A DISTANCE OF 79.84 FEET TO A SET 5/8" REBAR AND BEING THE INITIAL POINT OF BEGINNING; THENCE SOUTH 00°06'11" EAST, A DISTANCE OF 143.08 FEET TO A SET 5/8" REBAR BEING ON THE NORTHERLY LINE OF STEWART AVENUE; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING COURSES; ALONG THE ARC OF A 512.465 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 65°07'54" WEST, A DISTANCE OF 98.16 FEET) 98.31 FEET TO A SET 5/8" REBAR; THENCE SOUTH 59°38'10" WEST, A DISTANCE OF 24.30 FEET TO A SET 5/8" REBAR; THENCE LEAVING SAID NORTHERLY LINE AND ALONG THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2006-008702 SAID OFFICIAL RECORDS, NORTH 00°00'45" EAST, A DISTANCE OF 131.43 FEET TO A 3/4" REBAR; THENCE LEAVING SAID EAST LINE AND ALONG THE EASTERLY MOST SOUTH LINE OF SAID TRACT, NORTH 89°52'07" EAST, A DISTANCE OF 29.88 FEET TO A SET 5/8" REBAR; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EASTERLY MOST EAST LINE OF SAID TRACT, NORTH 00°00'45" EAST, A DISTANCE OF 34.98 FEET TO A 5/8" REBAR MONUMENTING THE EASTERLY MOST SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2006-008703, SAID OFFICIAL RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID TRACT, NORTH 00°00'45" EAST, A DISTANCE OF 29.97 FEET TO A 3/4 REBAR MONUMENTING THE EASTERLY MOST NORTHEAST CORNER OF SAID TRACT AND BEING ON THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2004-020144, SAID OFFICIAL RECORDS; THENCE ALONG SAID SOUTH LINE, NORTH 89°52'07" EAST, A DISTANCE OF 79.84 FEET TO THE INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 12, 2016 PHILIP J. DROSSOS No. 90718

Renewal 12-31-23

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

PHILIP J. DROSSOS, PLS 90718

FILED Date 1/20/22 By PJB  
This Survey Consists Of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 20th DAY OF January, 2021, AT 9:45 O'CLOCK, A.M. AND RECORDED AS PARTITION PLAT NO. P-01-2022 OF THE RECORDS

INDEX VOLUME 33, PAGE 01

Christine D. Walker COUNTY CLERK  
Suzanne J. Marston DEPUTY

COUNTY SURVEYOR FILE NO. 23551

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

PURPOSE: TO SURVEY AND PARTITION THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2020-032258 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AS APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT AS FILE # LDP-19-054.

PROCEDURE: USING A TRIMBLE S6 TOTAL STATION AND TRIMBLE R-10 GPS RECEIVERS, I RECOVERED AND TIED THE EXISTING MONUMENTS OF RECORD AS SHOWN HEREIN. THE WEST AND NORTHWESTERLY LINES WERE ESTABLISHED BY HOLDING THE RECOVERED 3/4" REBAR PER SURVEY NUMBER 7461 AND HOLDING THE BEARING PARALLEL WITH THE CENTERLINE OF CHERRY STREET. THE NORTHERLY LINES WERE HELD PARALLEL WITH THE WESTERLY PORTION OF STEWART AVENUE BETWEEN CHERRY STREET AND THE NE CORNER OF DLC 79. THE SOUTH LINES WAS ESTABLISHED AT RECORD DISTANCE FROM THE CENTERLINE OF STEWART AVENUE. THE EAST LINE WAS DETERMINED BY HOLDING THE RECORD DISTANCE EASTERLY ALONG THE NORTHERLY MOST LINE FROM THE FOUND 3/4" REBAR PER SAID SURVEY AND THE RECORD ARC DISTANCE ALONG STEWART AVENUE NORTHEASTERLY FROM THE POINT OF CURVE.

EASEMENTS OF RECORD

EASEMENTS SHOWN IN FIRST AMERICAN TITLE PLANT RECORD, ORDER NO. 7169-3710197 EFFECTIVE DATE DECEMBER 29, 2021 ARE NOT LOCATABLE OR BLANKET IN NATURE AND ARE NOT SHOWN GRAPHICALLY ON THIS PARTITION PLAT.

#2. TO - PACIFICORP. AND OREGON CORPORATION FOR - TRANSMISSION AND DISTRIBUTION OF ELECTRICITY RECORDED AUGUST 31, 1954 AS VOLUME 398, PAGE 487

AFFIDAVIT OF CONSENT













FROM ROGUE CREDIT UNION AS INSTRUMENT NUMBER 2022-002172 OFFICIAL RECORDS JACKSON COUNTY, OREGON

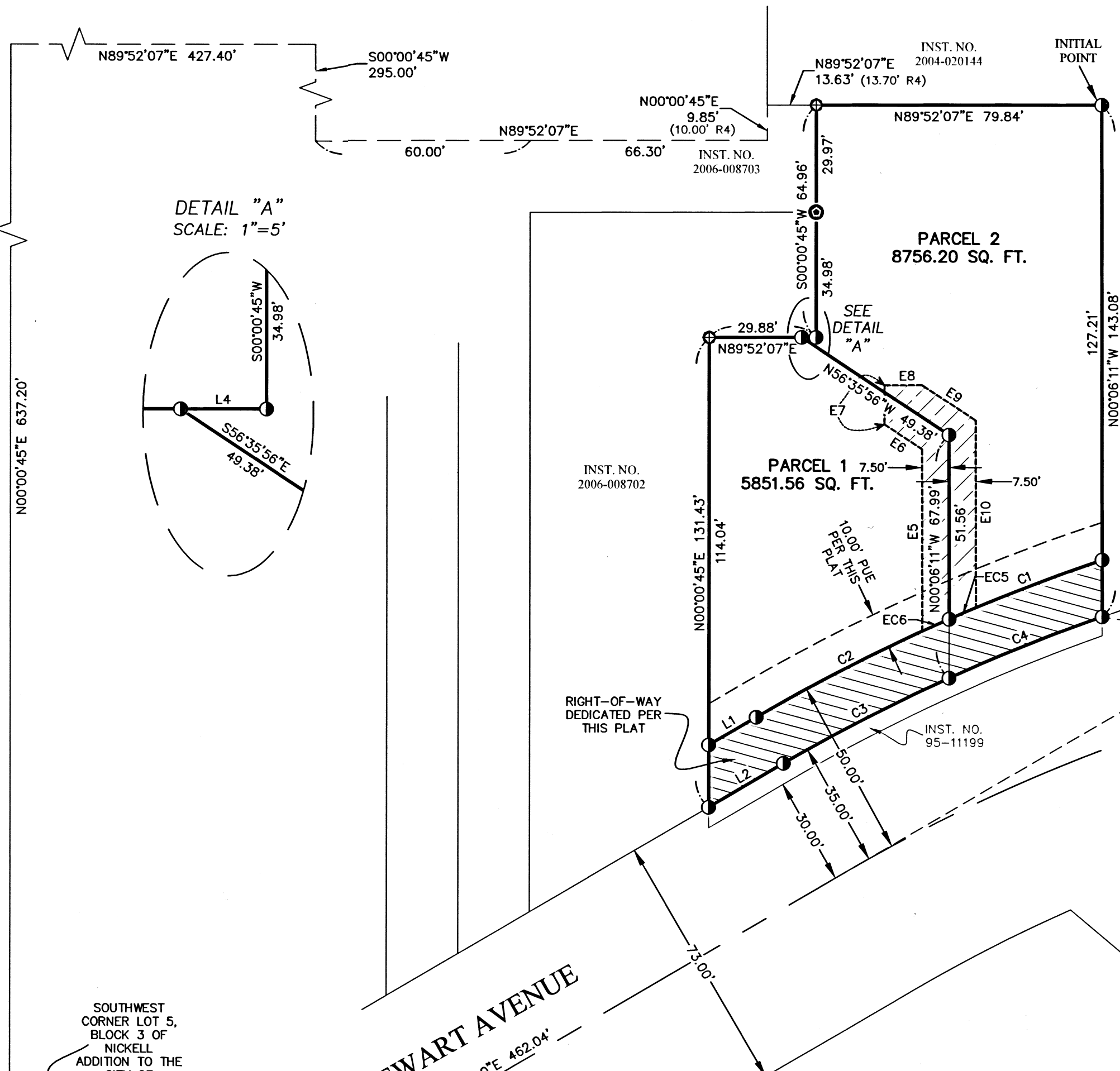
TERRASURVEY, INC.  
PROFESSIONAL LAND SURVEYORS  
274 FOURTH STREET  
ASHLAND, OREGON 97520  
(541) 482-6474  
terrain@bisp.net  
JOB NO. 1266-18

# LAND PARTITION SURVEY PARTITION PLAT NO. P-01-2022

LOCATED IN THE NORTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN,  
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

## LEGEND

-  BOUNDARY LINE
-  FOUND 2-1/2" BRASS CAP IN MONUMENT CASE PER JACKSON COUNTY RE-ESTAB. NOTES AS NOTED
-  FOUND 2-1/2" BRASS CAP IN MONUMENT CASE STAMPED "CITY OF MEDFORD SURVEYOR" PER CITY OF MEDFORD FIELD BOOK 1648, PAGE 30
-  FOUND 3/4" REBAR PER S/N 7461
-  FOUND 3" BRASS CAP IN CONCRETE STAMPED "FARBER PLS 2189" PER S/N 13610
-  FOUND 2-1/2" BRASS CAP IN CONCRETE PER S/N 15457
-  FOUND 5/8" REBAR WITH RED PLASTIC CAP STAMPED "BAROTT LS 2332" PER S/N 19142
-  FOUND MAG NAIL WITH WASHER STAMPED "CITY OF MEDFORD" PER S/N 21946
-  FOUND REFERENCE OBJECT AS NOTED
-  SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "DROSSOS LS 90718"
-  RIGHT-OF-WAY DEDICATED PER THIS PLAT
-  MUTUAL PRIVATE ACCESS EASEMENT CREATED PER THIS PLAT
- INST. NO. INSTRUMENT NUMBER, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- S/N SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, JACKSON COUNTY, OREGON
- (R1) RECORD DATA PER S/N 21946
- (R2) RECORD DATA PER CITY OF MEDFORD RP NOTES - RP24
- (R3) RECORD DATA PER S/N 15368
- (R4) DEED RECORD



SURVEY FOR:  
**GRAHAM FARRAN  
AND  
GAYLE POBUDA**  
1732 STEWART AVE  
MEDFORD, OR 97501

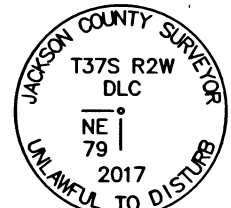
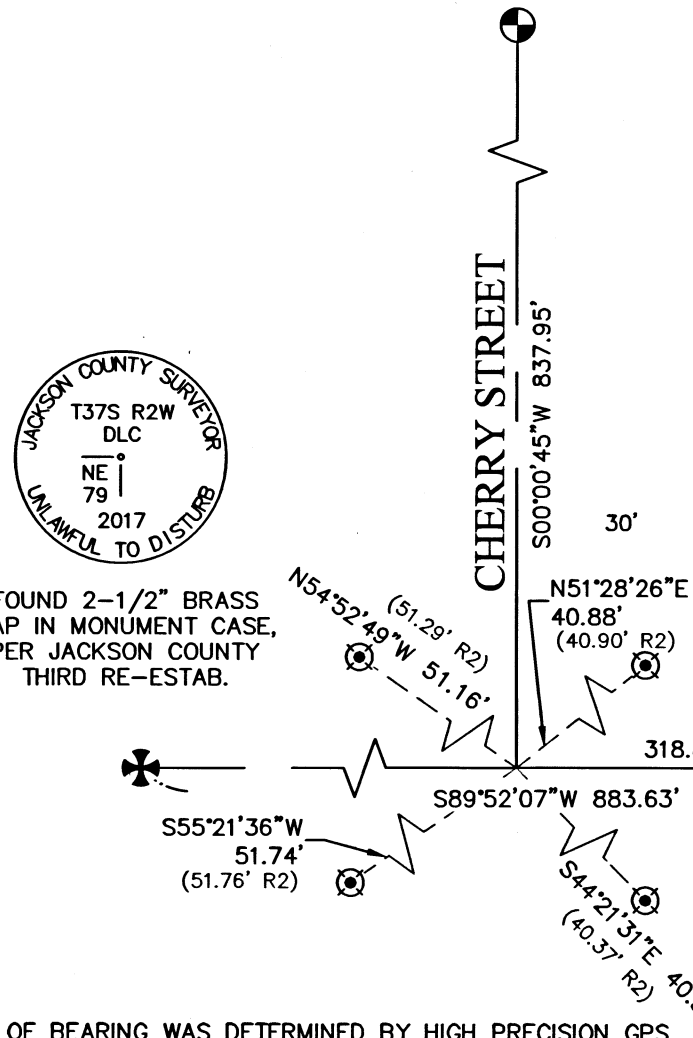
FILED  
Date 1/20/22 By PP  
This Survey Consists Of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

DATE: 08-23-2021  
SCALE: 1" = 30'



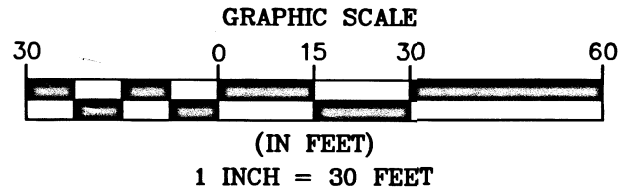
FOUND 2-1/2" BRASS CAP IN MONUMENT CASE, PER JACKSON COUNTY SECOND RE-ESTAB.

STEWART AVENUE



FOUND 2-1/2" BRASS CAP IN MONUMENT CASE, PER JACKSON COUNTY THIRD RE-ESTAB.

BASIS OF BEARING WAS DETERMINED BY HIGH PRECISION GPS OBSERVATIONS (NAD83 (2011) EPOCH 2010.00 DATUM) APPLIED TO THE CENTERLINE OF STEWART AVENUE BETWEEN THE FOUND CENTERLINE MONUMENTS AS SHOWN HEREIN RESULTING IN A BEARING OF N89°53'25"E  
ASSESSOR'S MAP NO. 37 2W 36 BB, TAX LOT 3905



| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N59°38'10"E | 15.50'   |
| L2   | N59°38'10"E | 24.30'   |
| L3   | N59°38'10"E | 4.88'    |
| L4   | S89°52'07"W | 4.00'    |

| CURVE# | RADIUS   | LENGTH | DELTA    | CHORD  | BEARING     |
|--------|----------|--------|----------|--------|-------------|
| C1     | 527.465' | 45.92' | 4°59'19" | 45.91' | N68°42'06"E |
| C2     | 527.465' | 60.50' | 6°34'17" | 60.46' | S62°55'18"W |
| C3     | 512.465' | 52.18' | 5°50'00" | 52.15' | N62°33'10"E |
| C4     | 512.465' | 46.13' | 5°09'28" | 46.12' | S68°02'54"W |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| E5   | S00°06'11"E | 50.89'   |
| E6   | S56°35'56"E | 12.62'   |
| E7   | S00°06'11"E | 11.00'   |
| E8   | S89°52'30"W | 10.55'   |
| E9   | N56°35'56"W | 17.96'   |
| E10  | N00°06'11"W | 52.37'   |

| CURVE# | RADIUS  | LENGTH | DELTA    | CHORD | BEARING     |
|--------|---------|--------|----------|-------|-------------|
| EC5    | 527.47' | 8.16'  | 0°53'12" | 8.16' | N66°39'03"E |
| EC6    | 527.47' | 8.22'  | 0°53'34" | 8.22' | S65°45'40"W |

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.  
PHILIP J. DROSSOS, PLS 90718

REGISTERED  
**PROFESSIONAL  
LAND SURVEYOR**  
OREGON  
JULY 12, 2016  
PHILIP J. DROSSOS  
No. 90718

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