

LAND PARTITION SURVEY PARTITION PLAT NO. P-07-2022

FILED
Date 2/23/22 By PC
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

APPROVAL:

EXAMINED AND APPROVED THIS 17th DAY OF FEBRUARY, 2022
[Signature]
MEDFORD PLANNING DEPARTMENT
PLANNING FILE NO. LDP-19-015

APPROVAL:

EXAMINED AND APPROVED THIS 15 DAY OF FEB, 2022
[Signature]
MEDFORD CITY SURVEYOR

APPROVAL:

EXAMINED AND APPROVED THIS 16 DAY OF FEBRUARY, 2022
[Signature]
MEDFORD CITY ENGINEER

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 23rd February 2022

ASSESSOR [Signature] AGENT DATE 2/23/22

TAX COLLECTOR [Signature] DATE 2/23/22

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT **ESTEBAN DURAN GONZALEZ** IS THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN ON THIS PARTITION PLAT, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE 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 ALONG HART AVENUE TOGETHER WITH THE TEN (10.00') FOOT WIDE PUBLIC UTILITY EASEMENTS; AND DO HEREBY CREATE THE TEN (10.00') FOOT WIDE PRIVATE SANITARY SEWER EASEMENT OVER AND ACROSS PARCEL 3 FOR THE BENEFIT OF PARCEL 1 AS SHOWN HEREIN.

[Signature]
ESTEBAN DURAN GONZALEZ

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF JACKSON) S.S.

ON THIS, THE 17th DAY OF February, 2022, **ESTEBAN DURAN GONZALEZ**, 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.

[Signature]
Dianne Marie Williams
NOTARY PUBLIC, STATE OF OREGON

COMMISSION NO. 984324

MY COMMISSION EXPIRES February 25, 2023

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 38 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN,
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON
(FILE LDP-19-015)

SURVEY FOR:
ESTEBAN DURAN GONZALEZ

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, THE TRACT 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. 2017-005434 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 82, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE SOUTH 00°05'54" WEST, ALONG THE EAST BOUNDARY OF SAID CLAIM 1218.57 FEET (RECORD SOUTH 00°06'30" WEST, 1218.6 FEET) TO THE SOUTHERLY RIGHT-OF-WAY LINE OF DIAMOND STREET; THENCE NORTH 89°57'41" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF DIAMOND STREET, 1289.95 FEET (RECORD NORTH 89°57'20" WEST, 1289.86 FEET) TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH PEACH STREET; THENCE SOUTH 00°05'38" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH PEACH STREET, 592.28 FEET (RECORD SOUTH 00°06' WEST, 592.02 FEET) TO THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 73-11595, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE SOUTH 89°57'59" EAST, ALONG THE NORTH LINE OF SAID TRACT (RECORD 89°57'20" EAST), 150.00 FEET TO A 5/8 INCH REBAR MARKING THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°05'38" WEST, 140.00 FEET (RECORD SOUTH 00°06' WEST, 140.0 FEET) TO A 5/8 INCH REBAR MARKING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN INSTRUMENT NO. 73-11595, AND BEING THE INITIAL POINT OF BEGINNING; THENCE NORTH 00°05'38" EAST, 140.00 FEET TO ABOVE MENTIONED NORTHEAST CORNER; THENCE SOUTH 89°57'59" EAST, 130.03 FEET (RECORD SOUTH 89°57'20", 129.89 FEET) TO A 5/8 INCH REBAR ON THE WESTERLY RIGHT-OF-WAY LINE OF HART AVENUE; THENCE SOUTH 00°06'01" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 140.00 FEET (RECORD SOUTH 00°06' WEST, 140.0 FEET, MORE OR LESS) TO THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED IN INSTRUMENT NO. 73-11728, SAID OFFICIAL RECORDS; THENCE NORTH 89°57'59" WEST, ALONG THE SOUTH LINE OF SAID TRACT, AND ALONG THE NORTH RIGHT-OF-WAY LINE OF AGATE STREET, 130.01 (RECORD NORTH 89°57'20" WEST, 129.89 FEET) FEET TO A 5/8 INCH REBAR, BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN INSTRUMENT NO. 73-11595, SAID OFFICIAL RECORDS AND BEING THE INITIAL POINT OF BEGINNING.

[Signature]
PHILIP J. DROSSOS, PLS 90718

RECORDING:

FILED FOR RECORD THIS 23rd DAY OF February, 2022 AT 9:44 O'CLOCK, A.M. AND RECORDED AS PARTITION PLAT NO. P-07-2022 OF THE RECORDS

INDEX VOLUME 33, PAGE 07

Christine D. Walker COUNTY CLERK
Sonja S. Morgan DEPUTY

COUNTY SURVEYOR FILE NO. 23587

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2017-005434 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON (ORJCO).

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. VOL. 438, PAGE 409, DEED RECORDS, JACKSON COUNTY, OREGON, ADDED ADDITIONAL RIGHT-OF-WAY FROM 40 FEET TO 60 FEET FOR AGATE ST. THE SOUTHERLY LINE OF THE SUBJECT PROPERTY WAS DETERMINED BY OFFSETTING THE RECORD RIGHT-OF-WAY DISTANCE FROM THE RECOVERED CENTERLINE MONUMENTS IN THE INTERSECTION OF AGATE ST. AND PEACH ST. ESTABLISHED ON SURVEY NO. 19492, AND THE INTERSECTION OF AGATE ST. AND HART AVE. ESTABLISHED ON SURVEY 22913. THE WEST LINE WAS DETERMINED BY HOLDING THE BEARING BETWEEN SAID CENTERLINE MONUMENT AT THE INTERSECTION OF AGATE ST. AND PEACH ST. AND THE RECOVERED MAG NAIL W/WASHER IN THE INTERSECTION OF PEACH ST. AND GARFIELD AVE. ESTABLISHED ON SURVEY NO. 21311 AND HOLDING THE DEED DISTANCE PER INSTRUMENT NO. 73-11595 (ORJCO). THE EAST LINE WAS ESTABLISHED BY OFFSETTING THE RECORD RIGHT-OF-WAY DISTANCE FROM THE RECOVERED CENTERLINE MONUMENTS IN HART AVE. ESTABLISHED ON SURVEY NUMBER 22913. THE NORTHERLY LINE WAS HELD PARALLEL WITH AGATE STREET.

EASEMENTS OF RECORD

EASEMENTS SHOWN IN AMERITITLE ORDER NO. 353417AM EFFECTIVE DATE JANUARY 31, 2022 ARE NOT LOCATABLE OR BLANKET IN NATURE AND ARE NOT SHOWN GRAPHICALLY ON THIS PARTITION PLAT.

SUBJECT TO THE ANY ASSESSMENTS LEVIED BY ROGUE VALLEY SEWER SERVICES.

AGREEMENT FOR EXCLUSION FROM MEDFORD IRRIGATION DISTRICT AND RELEASE OF WATER AND DRAINAGE.

EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY DESCRIBED IN VOL. 440, PAGE 277 BEING 20' IN WIDTH, ALSO THE RIGHT TO INSTALL GUYS AND ANCHORS OUTSIDE OF RIGHT-OF-WAY

EASEMENT FOR PRIVATE DITCHES DESCRIBED IN VOL. 472, PAGE 210.

RESTRICTIVE COVENANTS PER INST. NO. 2005-043802.

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

[Signature]
PHILIP J. DROSSOS, PLS 90718

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

Renewal 12-31-23

TERRASURVEY, INC.

PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520

(541) 482-6474
terrain@bisp.net
JOB NO. 1198-18

LAND PARTITION SURVEY

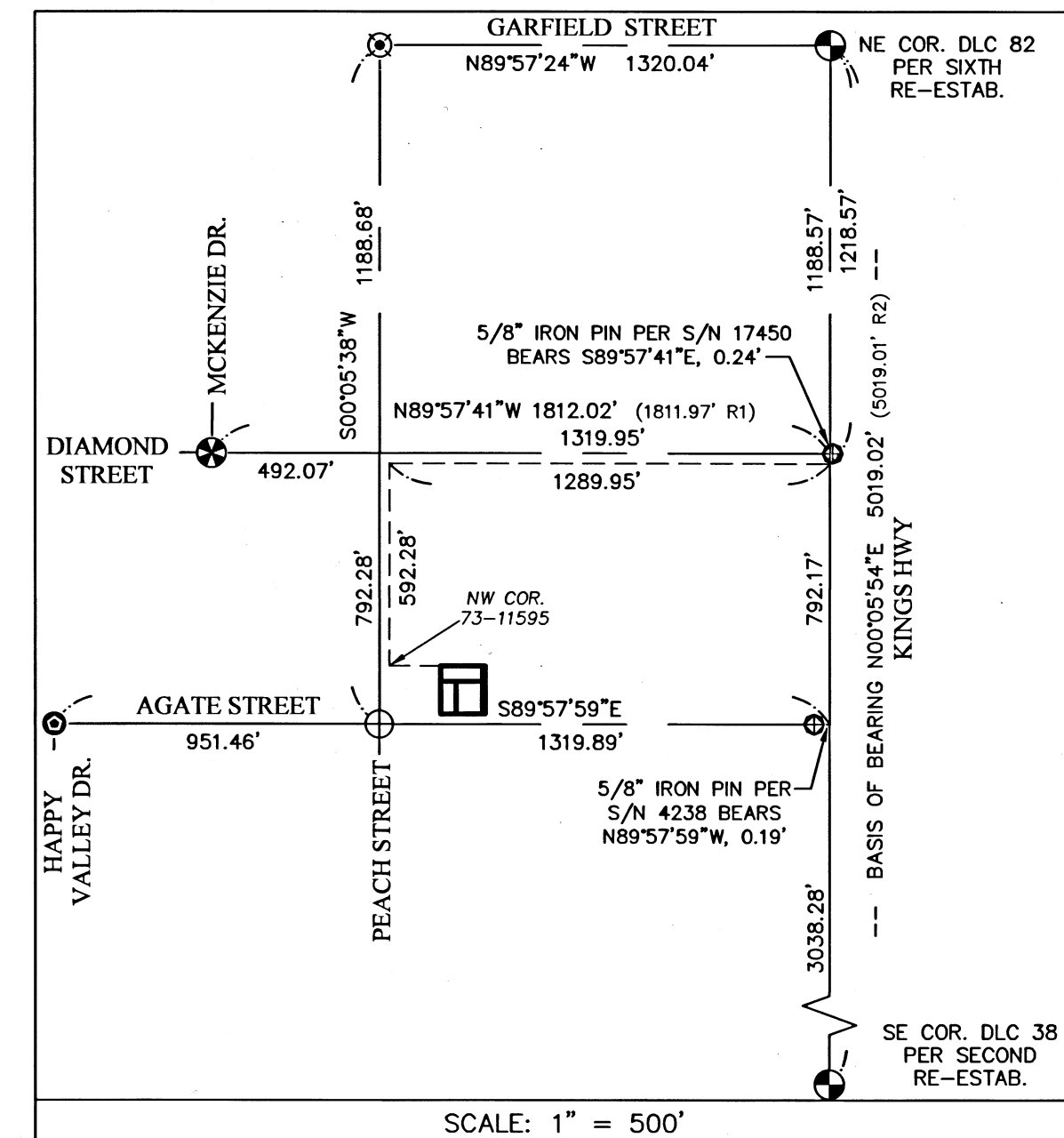
PARTITION PLAT NO. P-07-2022

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 38 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN,
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON
(FILE LDP-19-015)

DATE: 08-05-2021
SCALE: 1" = 30'

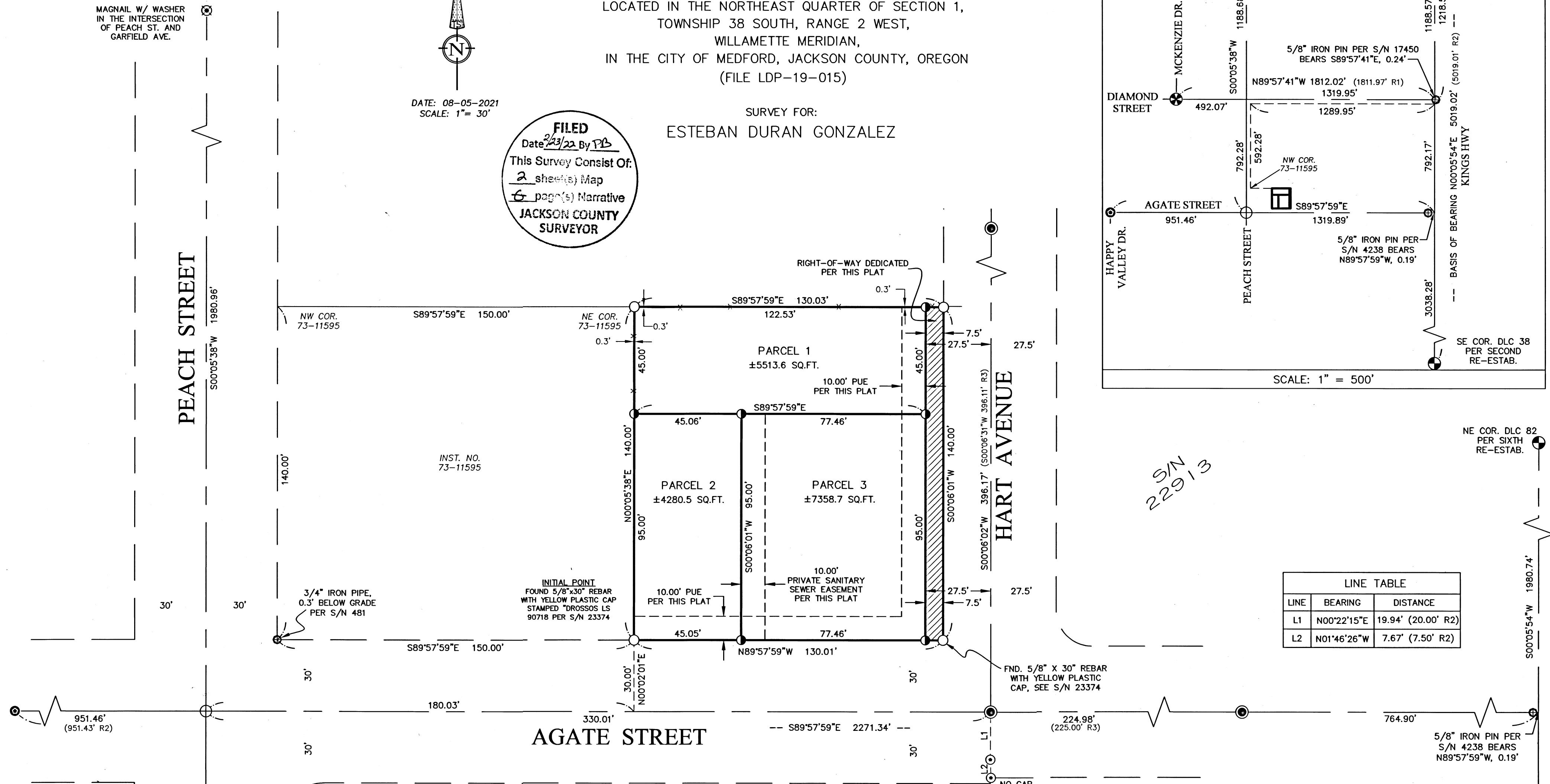
SURVEY FOR:
ESTEBAN DURAN GONZALEZ

FILED
Date 2/23/22 By PJB
This Survey Consist Of:
2 sheet(s) Map
6 page(s) Narrative
JACKSON COUNTY
SURVEYOR



PEACH STREET

HART AVENUE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°22'15"E	19.94' (20.00' R2)
L2	N01°46'26"W	7.67' (7.50' R2)

LEGEND

- BOUNDARY LINE
- x— 6' WOOD FENCE
- ⊕ FOUND JACKSON COUNTY SURVEYOR MONUMENT PER JACKSON COUNTY RE-ESTAB. AS NOTED
- ⊕ FOUND 2-1/2" BRASS CAP IN MONUMENT CASE ILLEGIBLE PER S/N 14690
- ⊕ FOUND 2" BRASS CAP, STAMPED "LS 1913" PER S/N 14696
- ⊕ FOUND MAGNAIL WITH BRASS WASHER STAMPED "CITY OF MEDFORD" PER S/N 21311
- ⊕ FOUND 5/8" REBAR AS NOTED
- ⊕ FOUND 1-1/2" ALUMINUM CAP STAMPED "C/L MON LS 56545" PER S/N 19492
- ⊕ FOUND 1-1/2" ALUMINUM CAP STAMPED "L.J. FRIAR & ASSOC." PER S/N 22913
- ⊙ FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP PER S/N 19664
- FOUND 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "DROSSOS 90718" OR AS NOTED PER S/N 23374
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "DROSSOS 90718"
- S/N SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, JACKSON COUNTY, OREGON
- PUE PUBLIC UTILITY EASEMENT
- (R1) RECORD DATA PER S/N 16281
- (R2) RECORD DATA PER S/N 19664
- (R3) RECORD DATA PER S/N 22913

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**

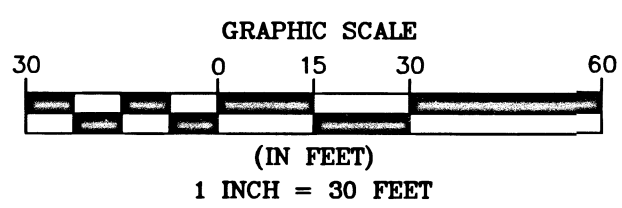
OREGON
JULY 12, 2016
PHILIP J. DROSSOS
No. 90718

Renewal 12-31-23

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

PHILIP J. DROSSOS, PLS 90718

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JOB NO. 1183-18



BASIS OF BEARING IS THE CENTERLINE OF KINGS HIGHWAY AS SHOWN ON SURVEY NUMBER 19664
ASSESSOR'S MAP NO., 38 2W 01 AB, TAX LOT 1200