

PARTITION PLAT NO. P-22-2022
LAND PARTITION
LOCATED IN:
THE N.E. 1/4 OF SECTION 01, T. 37S., R. 2W, W.M.
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR:
Jennifer Sullivan
4606 Hathaway Drive
MEDFORD, OR. 97504

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT JENNIFER SULLIVAN IS THE OWNER OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION. JENNIFER SULLIVAN HEREBY DEDICATES TO THE PUBLIC FOR PUBLIC USE THOSE AREAS OF STREET LOCATED ALONG TABLE ROCK ROAD AND ALONG VILAS ROAD AS SHOWN HEREON, TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENT (PUE).

JENNIFER SULLIVAN

AFFADAVIT OF CONSENT FOR LAND PARTITION BY JENNIFER SULLIVAN, RECORDED AS AS DOCUMENT NO. 2022-18800 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF PROPERTY DESCRIBED IN INSTRUMENT NO. 2014-002224 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND AS APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT (FILE NO. LDP-21-315)

PROCEDURE: THE BOUNDARY OF THE PROPERTY NOW BEING PARTITIONED HAS BEEN SURVEYED AND MONUMENTED PER VARIOUS SURVEYS OF RECORD. THE EAST LINE AND A PORTION OF THE NORTH LINE, AT THE NORTHEAST CORNER, WAS DETERMINED BY SURVEYS NO. 12297 AND 22774. THE SOUTH LINE WAS PREVIOUSLY SURVEYED AND MONUMENTED PER SURVEY NO. 14478. THE WEST LINE AND THE WESTERLY PORTION OF THE NORTH LINE WAS MONUMENTED PER SURVEY NO. 19245. MONUMENTS AS FOUND PER THE ABOVE NOTED SURVEYS WERE LOCATED AND HELD FOR CONTROL. THE LOCATION OF MISSING BOUNDARY MONUMENTS WAS SET ACCORDING TO RECORD DIMENSIONS, AS COMPUTED FROM THEIR RESPECTIVE SURVEYS OF RECORD. THE PARTITION PARCEL LINES WERE COMPUTED ACCORDING TO CLIENT'S DIRECTION, AND MONUMENTS WERE SET AS SHOWN.

SURVEY NOTE:

THIS PLAT IS SUBJECT TO "OPERATION & MAINTENANCE AGREEMENT FOR STORMWATER FACILITY" RECORDED AS DOCUMENT NO. 2022-18801, OFFICIAL RECORDS, JACKSON COUNTY, OREGON

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 10th DAY OF June, 2022, AT 10:59 O'CLOCK, A.M. AND

RECORDED AS PARTITION PLAT NO. P-22-2022 OF "RECORD OF PARTITION PLATS" IN

JACKSON COUNTY, OREGON. (INDEX VOLUME 33 PAGE 22.)

Christine D. Walker
County Clerk

Glen Hall
Deputy

SURVEYOR'S CERTIFICATE:

I, DARRELL L. HUCK, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

That tract of land described in Instrument No. 2014-002224 of the Official Records of Jackson County, Oregon, being more particularly described as follows:

Commencing at the North one-quarter (1/4) corner of Section 1 in Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence along the centerline of Vilas Road, North 89°58'06" East 4.50 feet, to the point of intersection with the centerline of Table Rock Road; thence along the Table Rock Road centerline, South 00°15'41" East (Record South 00°02'15" West) 684.48 feet; thence leaving said centerline, North 89°44'19" East 42.50 feet to the easterly right-of-way line of said Table Rock Road, as set forth in Instrument No. 2004-042015, Official Records, Jackson County, Oregon, being also a point located on the north line of that tract of land described in Instrument No. 03-44781, Official Records, Jackson County, Oregon, for the INITIAL POINT OF BEGINNING; thence along the easterly right-of-way of said Table Rock Road, North 00°15'41" West 354.71 feet to an angle point; thence continue along said easterly right-of-way the following described courses, North 07°07'16" East 100.76 feet to an angle point; thence North 00°16'50" West 70.05 feet to an angle point; thence North 05°38'14" East 49.39 feet to an angle point; thence North 16°51'22" East 21.86 feet to an angle point; thence North 30°42'08" East 23.45 feet to an angle point; thence North 48°33'09" East 21.26 feet to an angle point; thence North 58°18'32" East 21.10 feet to an angle point; thence North 77°38'37" East 42.95 feet to the southerly right-of-way line of Vilas Road, as said right-of-way is set forth in Circuit Court Final Judgement Case Number 86-2920-J-2, dated July 25, 1989; thence along said southerly right-of-way, North 89°56'09" East 155.41 feet to an angle point; thence continue along said right-of-way, South 00°01'57" East 15.00 feet to an angle point; thence continue along said right-of-way line, North 89°58'03" East 99.65 feet to a point on the westerly line of that tract of land described in Instrument No. 90-15935, Official Records, Jackson County, Oregon; thence along said westerly line, South 18°20'47" East (record South 18°19'25" East) 665.18 feet to the northeast corner of that tract of land described in the aforesaid Instrument No. 03-44781; thence along the north line of said tract, South 89°40'53" West (record South 89°58' West) 573.99 feet to the initial point of beginning.

Darrell L. Huck
SURVEYOR

APPROVALS:

MEDFORD CITY PLANNING: (LDP-21-315)

[Signature]
Director

JUNE 9, 2022
Date

Examined and approved this 6 day of JUNE, 2022.

[Signature]
City Engineer

Examined and approved this 3RD day of JUNE, 2022.

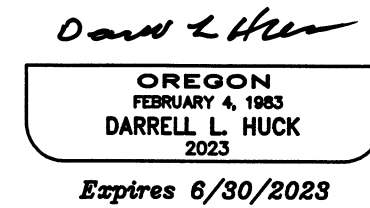
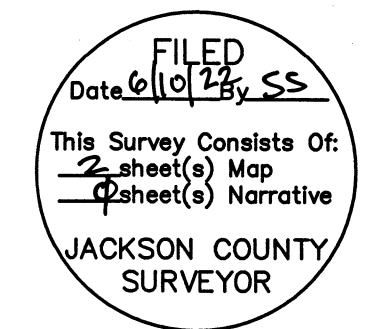
[Signature]
City Surveyor

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 23666

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. As of June 10th 2022

[Signature] Assessor
[Signature] Tax Collector

JUNE 10th 2022
Date
JUNE 10, 2022
Date



I certify this plat to be an exact copy of the original
Darrell L. Huck
SURVEYOR

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	6611.68'	01°36'15"	185.10'	N 88°39'52" E	185.09'
C2	6611.68'	00°45'37"	87.73'	N 88°14'33" E	87.73'
C3	6611.68'	00°50'38"	97.37'	N 89°02'40" E	97.37'
C4	6561.68'	02°06'19"	241.10'	N 89°13'27" E	241.09'
[C4]	2000.00M	02°06'19"	73.489M	N 89°02'40" E	73.485M
C5	6561.68'	02°06'19"	241.10'	N 88°54'54" E	241.09'
[C5]	2000.00M	02°06'19"	73.488M	N 89°13'27" E	73.484M
C6	6511.68'	00°11'16"	21.33'	N 87°57'22" E	21.33'

LINE	BEARING	DISTANCE
L1	S 02°08'16" E	50.00'
L2	S 00°01'57" E	9.84'
L3	S 00°01'57" E	5.16'
L4	N 58°18'32" E	10.56'
L5	N 58°18'32" E	10.54'
L6	N 45°29'09" W	12.29'
L7	S 74°17'47" W	112.03'
L8	N 37°15'42" W	71.13'

PARTITION PLAT NO. _____ LAND PARTITION

LOCATED IN:
THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR
JENNIFER SILLIVAN
4606 Hathaway Drive
Medford, Oregon 97504

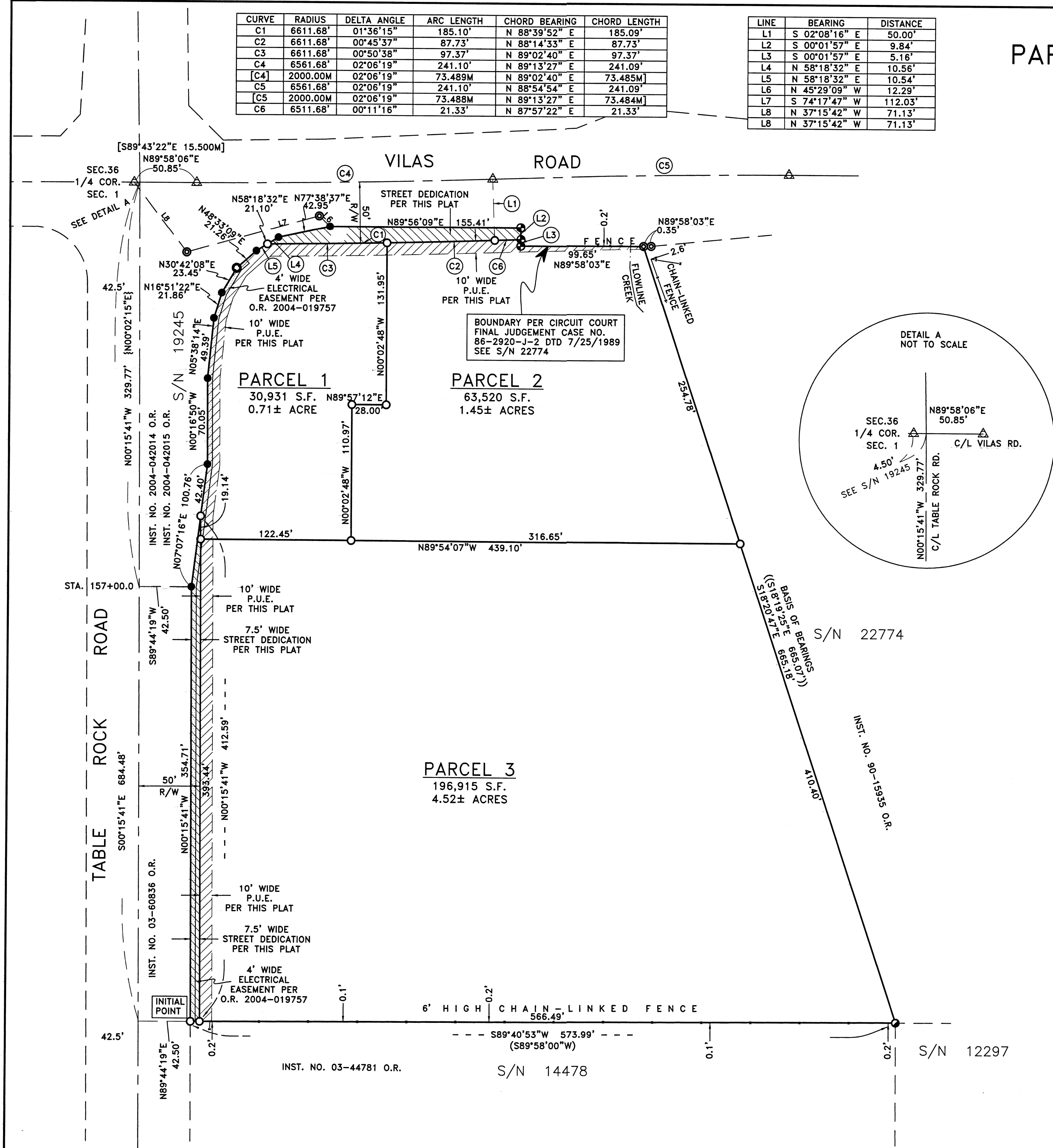
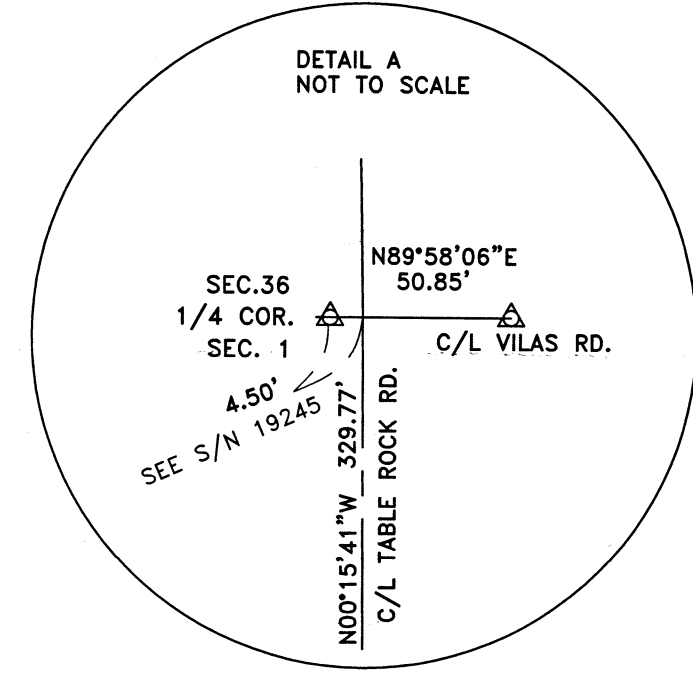
HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

BY: DARRELL L. HUCK LS No. 2023
SCALE: 1 Inch = 60' JANUARY 11, 2022
BASIS OF BEARING: SURVEY NUMBER 22774

- ⊙ FOUND BRONZE DISC PER S/N 22774.
- FOUND 5/8" IRON REBAR PER S/N 12297.
- FOUND 5/8" IRON REBAR PER S/N 19245.
- ⊕ SET 5/8"x24" REBAR WITH RED PLASTIC CAP STAMPED "D. HUCK LS 2023".
- ⊕ SET 4" MAG NAIL W/ 2" WASHER STAMPED LS 2023".
- ⊕ SET LEAD PLUG & BRASS WASHER STAMPED LS 2023".
- △ COMPUTED POINT
- (.....) RECORD DATA PER S/N 14478
- ((.....)) RECORD DATA PER S/N S/N 22774.
- [.....] RECORD DATA PER S/N 17769
- {.....} RECORD DATA PER S/N 19245
- P.U.E. EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- S.F. SQUARE FOOT
- S/N SURVEY NUMBER FILED WITH JACKSON COUNTY SURVEYOR'S OFFICE
- O.R. OFFICIAL RECORDS JACKSON COUNTY, OREGON

TITLE EXCEPTION NOTES:
First American Title Insurance Company
Fifth Revised Preliminary Title Report
Date: March 04, 2022
Order No.: 7161-3242426

9. The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services.
10. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
11. Right of Way Easement - Volume 59, Page 80. (Specific location not given).
12. Sanitary Sewer Easement - Volume 307, Page 445. (Specific location not given).
13. Transmission and Distribution of Electricity Easement - Volume 485, Page 321. (Specific location not given).
14. Right of Way Easement - Document No. 2004-019757 (As shown).
15. Building Site Improvement Agreement - Document No. 2004-050116. (Not plottable - blanket in nature).
16. Avigation, Noise and Hazard Easement - Document No. 2005-008903. (Not plottable - blanket in nature).
17. Unrecorded leases or periodic tenancies, if any.



37 2W 1A TAX LOT 5200

I CERTIFY THIS PLAT TO BE AN
EXACT COPY OF THE ORIGINAL
Darrell L. Huck
SURVEYOR

FILED
Date: 6/10/22 By: SS
This Survey Consists Of:
2 sheet(s) Map
2 sheet(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
Expires 6/30/2023
(20035partsh2 twod-part plat.dwg)
SHEET 2 OF 2