

*** APPROVALS ***

CITY OF MEDFORD
(File No. LDP-20-241)

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

[Signature]
Planning Director

AUGUST 11, 2022
Date

EXAMINED AND APPROVED as required by ORS 92.100 as of AUGUST 9, 2022.

[Signature]
City Surveyor

EXAMINED AND APPROVED this 9 day of AUGUST, 2022.

[Signature]
City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of AUGUST 18th, 2022.

[Signature]
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of 18th of August, 2022.

[Signature]
Tax Collector

*** DECLARATION ***

Know all men by these presents that we RZ LATHROM and BRIANNA LATHROM, 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 (PUE1) as shown on Sheet 2.

[Signature]
RZ LATHROM

[Signature]
BRIANNA LATHROM

STATE OF OREGON)
) SS.
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED RZ LATHROM AND BRIANNA LATHROM AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 8th DAY OF July, 2022.

[Signature]

Zachary Wentworth NOTARY PUBLIC - OREGON

COMMISSION NO. 990812

MY COMMISSION EXPIRES Sept. 5th, 2023

*** AFFIDAVIT OF CONSENT ***

From Willamette Valley Bank recorded as Document No. WELLS Fargo ORJCO.

PARTITION PLAT NO. P-27-2022

In Lot 4, Block 7, 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-20-241)

SURVEY FOR:
RZ & BRIANNA LATHROM
2720 CONNELL 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:
JANUARY 4, 2022

*** RECORDER'S CERTIFICATE ***

FILED FOR RECORD THIS 18th DAY OF August, 2022,
AT 2:41 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-27-2022
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 33, PAGE 27 & DOC. # 2022-025551, ORJCO.

Christine D. Walker COUNTY CLERK
Sonya L. Morgan DEPUTY

COUNTY SURVEYOR FILE NO. 23710

*** 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:

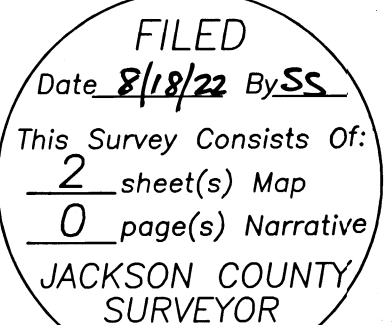
Beginning at the Northwest corner of Lot 11 of MORIAN PARK HOMES, PHASES 1 & 2, according to the official plat thereof, now of record, in Volume 32, Page 39 of plats of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the West line thereof, South 00°03'11" West, 80.00 feet (deed record 80 feet) to the Southwest corner thereof; thence along the North line of Mellecker Way, North 89°57'57" West, 249.99 feet (deed record 250 feet) to the East line of Connell Avenue; thence along said East line, North 00°05'17" East, 80.14 feet (deed record 80 feet) to the Northwest corner of that tract set forth in Document No. 2014-027430, Official Records of Jackson County, Oregon; thence along the North line of said tract, South 89°56'01" East, 249.94 feet (deed record 250 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 and right of way dedication created through a Land Partition per O.R.S. Chapter 92 & Medford File No. LDP-20-241. The parent tract is set forth in Doc. 2014-027430, ORJCO.

PROCEDURE: Using Trimble R10 G.P.S. receivers and Trimble S6 robotic total station, made ties to monuments shown on Sheet 2. Held the North line as found monumented. Computed the position of the Southeast corner per plat record data per MPH. Computed the parcel corners per the approved tentative plat and set monuments at the locations as shown on Sheet 2.



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

SURVEY FOR:
RZ & BRIANNA LATHROM
2720 CONNELL AVE.
MEDFORD, OR 97501

DATE:
JANUARY 4, 2022

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OREGON 97535
PHONE: (541) 772-2782
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& 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-20-241)*

- LEGEND:**
- = FD. ALUM. CAP MKD. LJ FRIAR & ASSOC PER MPH.
 - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER MPH.
 - ⊗ = FD. 5/8" IRON PIN PER FS2046.
 - = 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 1.25" BERNSTEN COPPER MONUMENT MKD. L.J. FRIAR & ASSOC. IN SIDEWALK.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
MPH = MORIAN PARK HOMES, PHASES 1 & 2 (FS19177).
() = RECORD DATA PER DOC. 2014-027430, ORJCO.
FS = FILED SURVEY #.
PUE1 = PUBLIC UTILITY EASEMENT PER THIS PLAT.
R/W = RIGHT OF WAY DEDICATION PER THIS PLAT.
C1/L1 = SEE COURSE DATA TABLE.
PUE = PUBLIC UTILITY EASEMENT PER MPH.
BSL = BUILDING SETBACK LINE PER VCS.
VCS = VALLEY CENTER SUBDIVISION.
[] = RECORD DATA PER MPH.

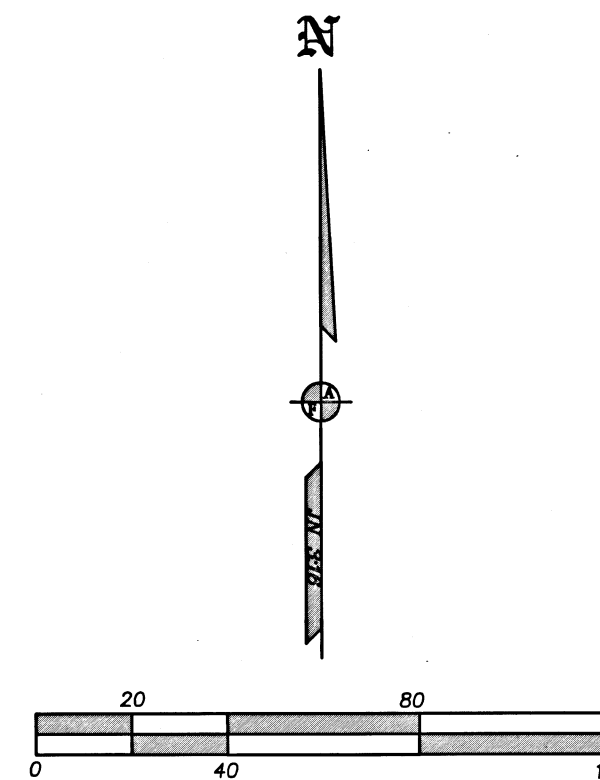
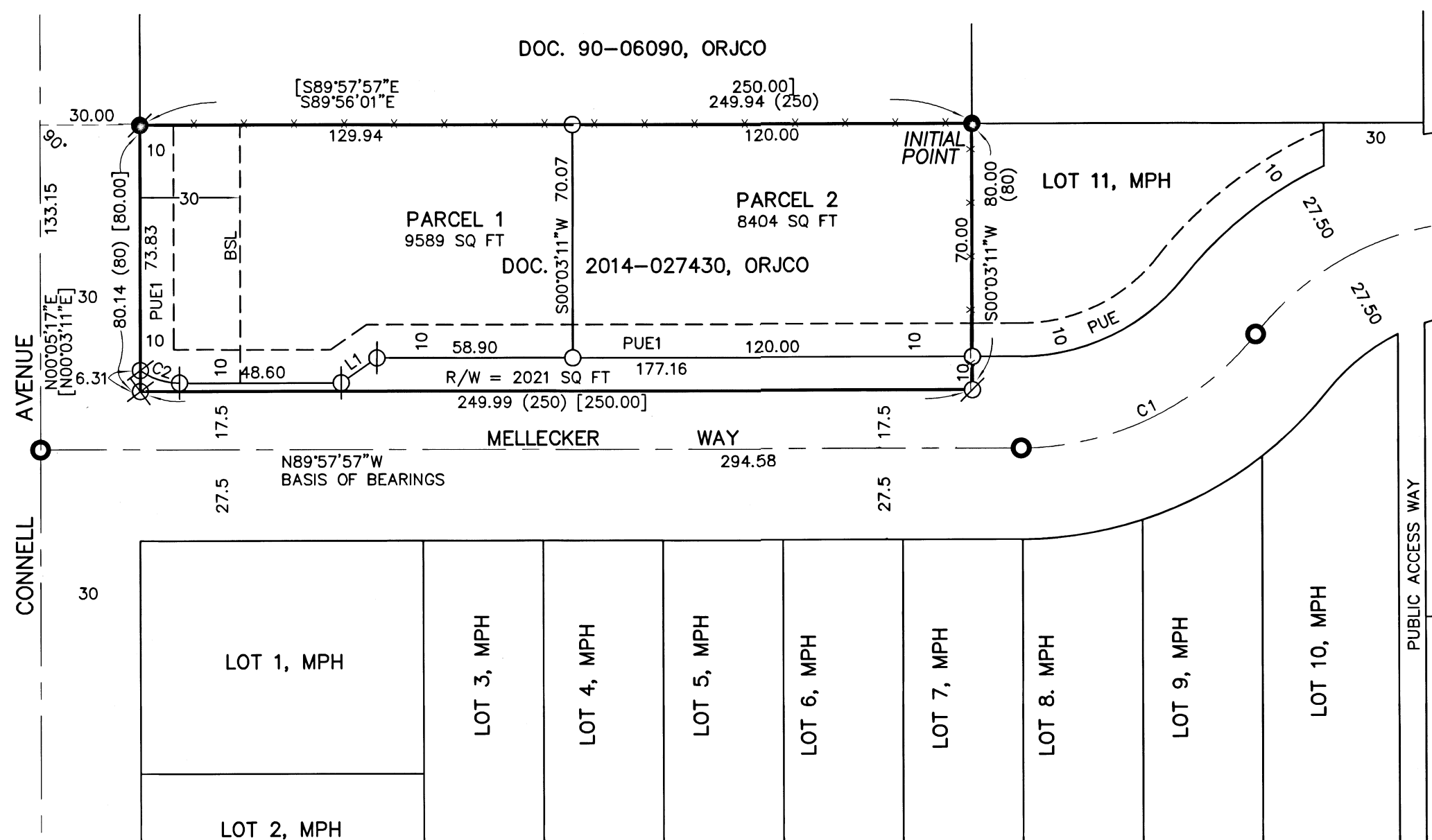
EASEMENTS PER FIRST AM PUBLIC RECORD REPORT #7169-3852430
5) BUILDING SETBACK PER VCS. SHOWN.
6) RESTRICTIONS PER VOL. 367, PG. 145, JCDR. BLANKET.
7) PUBLIC UTILITY EASEMENT PER VCS. NOT ON SUBJECT PROPERTY.

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	51°35'29"	81.04	90.00	N64°14'18"E 78.33
C2	35°57'32"	12.55	20.00	S71°59'11"E 12.35

NUM	BEARING	DISTANCE
L1	N55°07'54"E	13.11

BASIS OF BEARINGS:
CENTERLINE OF MELLECKER WAY PER MPH AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'



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

REGISTERED PROFESSIONAL LAND SURVEYOR

J. Friar
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-23

FILED
Date 8/18/22 By SS
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR