

\*\*\* APPROVALS \*\*\*

CITY OF MEDFORD  
(File No. LDP-21-335)

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

[Signature]  
Matt Brinkley, Planning Director  
MAY 24, 2023  
Date

EXAMINED AND APPROVED as required by ORS 92.100 as of MAY 19, 2023

[Signature]  
Jon Proud, City Surveyor

EXAMINED AND APPROVED this 23 day of MAY, 2023

[Signature]  
Alex Georgevitch, City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96

as of May 31, 2023

[Signature]  
Chad Hollister (Chad Hollister)  
County Assessor's OFFICE

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of 31st of May, 2023

[Signature]  
(Joel Diaz) Deputy  
Tax Collector

\*\*\* DECLARATION \*\*\*

Know all men by these presents that CASSIEL INC., an Oregon Corporation, is the owner 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 (PUE) and does hereby make and establish the Private Road Slope Easement (RSE) and Private Utility Easement (UE) for Parcel 2 as shown on Sheet 2.

SEE CONSENT AFFIDAVIT  
DOC. 2023-010553, ORJCO  
MICHAEL JAMIESON, President  
Cassiel, Inc.

STATE OF OREGON )  
                          ) SS.  
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED MICHAEL JAMIESON AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF CASSIEL, INC.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC - OREGON

COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

\*\*\* AFFIDAVIT OF CONSENT \*\*\*

From SUMMIT BANK recorded as Document No. 2023-010554, ORJCO.

PARTITION PLAT NO. P-21-2023

Located 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-21-335)

SURVEY FOR:  
ADRIAN BROADHURST  
1980 WESTWOOD DR.  
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 OF SURVEY:

MARCH 22, 2023

\*\*\* RECORDER'S CERTIFICATE \*\*\*

FILED FOR RECORD THIS 2nd DAY OF JUNE, 2023  
AT 10:57 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-21-2023  
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.  
INDEX VOLUME 34, PAGE 21 & DOC. # 2023-10555, ORJCO.

Christine D Walker  
COUNTY CLERK  
Heather Simpson  
DEPUTY

COUNTY SURVEYOR FILE NO. 23906

\*\*\* 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, Section 2, Township 38 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence EAST, 1440.27 feet (record 1440 feet); thence NORTH, 482.00 feet (record 481.95 feet) to the Southwest corner of that tract set forth in Document No. 2020-045842, Official Records of Jackson County, Oregon said point being on the North line of Sunset Drive and the INITIAL POINT OF BEGINNING; thence along said North line, North 89°57'53" East, 177.44 (record EAST, 177.5 feet) to the Southeast corner of said tract; thence along the East line of said tract, North 00°00'24" West, 457.00 feet (record NORTH, 457 feet) to the Northeast corner thereof; thence along the North line of said tract, South 89°57'22" West, 177.50 feet (record WEST, 177.5 feet) to the Northwest corner thereof; thence along the West line thereof, South 00°00'51" East, 456.97 feet (record SOUTH, 457 feet) to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-25

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

PURPOSE: To survey and monument the corners of two parcels and street right of way created through a Land Partition. See City of Medford File No. LDP-21-335. The parent tract is set forth in Doc. 2020-045842, ORJCO.

PROCEDURE: The exterior of this property was monumented by this office during FS23709. Computed the position of the Parcel and street right of way per the approved tentative plat and set monuments as shown on Sheet 2 using Trimble R10 G.P.S. receivers and Trimble S8 robotic total station.

FILED  
Date 6/2/23 By SS  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

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

[Signature]  
JAMES E. HIBBS, PLS2234

**PARTITION PLAT NO. P-21-2023**  
 Located 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-21-335)

**SURVEY FOR:** ADRIAN BROADHURST  
 1980 WESTWOOD DR.  
 MEDFORD, OR 97501

**DATE:** MARCH 22, 2023

**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

**LEGEND:**

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
  - = FD. IRON MONUMENT PER FS265. TYPE & SIZE AS NOTED.
  - ⦿ = FD. 5/8" IRON PIN PER FS1050.
  - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS23709.
  - = 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.
- JCDR = JACKSON COUNTY DEED RECORDS.  
 ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.  
 ( ) = RECORD DATA PER FS265.  
 FS = FILED SURVEY #.  
 -X- = FENCE LINE.  
 [ ] = RECORD DATA PER FS1050.  
 < > = RECORD DATA PER DOC. 2020-045842, ORJCO.  
 L1 = COURSE DATA TABLE.  
 PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.  
 R/W = RIGHT OF WAY.  
 RSE = PRIVATE ROAD SLOPE EASEMENT FOR PARCEL 2 PER THIS PLAT.  
 SDE = STORM DRAINAGE EASEMENT PER DOC. 2008-019241, ORJCO.  
 #WC = ## FOOT WITNESS CORNER MONUMENT.  
 UE = PRIVATE UTILITY EASEMENT FOR PARCEL 2 PER THIS PLAT.

EASEMENTS PER FIRST AM PUBLIC RECORD REPORT #7169-3992045 DATED 2022-09-02

CITY LIENS, IF ANY, OF THE CITY OF MEDFORD.

THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.

THESE PREMISES ARE SITUATED IN THE MEDFORD IRRIGATION DISTRICT, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.

THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.

EASEMENT FOR DITCHES AROUND BOUNDARIES PER DOC. 71-14000, ORJCO. NO DITCHES ARE EVIDENT AROUND BOUNDARIES.

EASEMENT FOR PUBLIC STORM DRAIN SYSTEM PER DOC. 2008-019241, ORJCO. SHOWN..

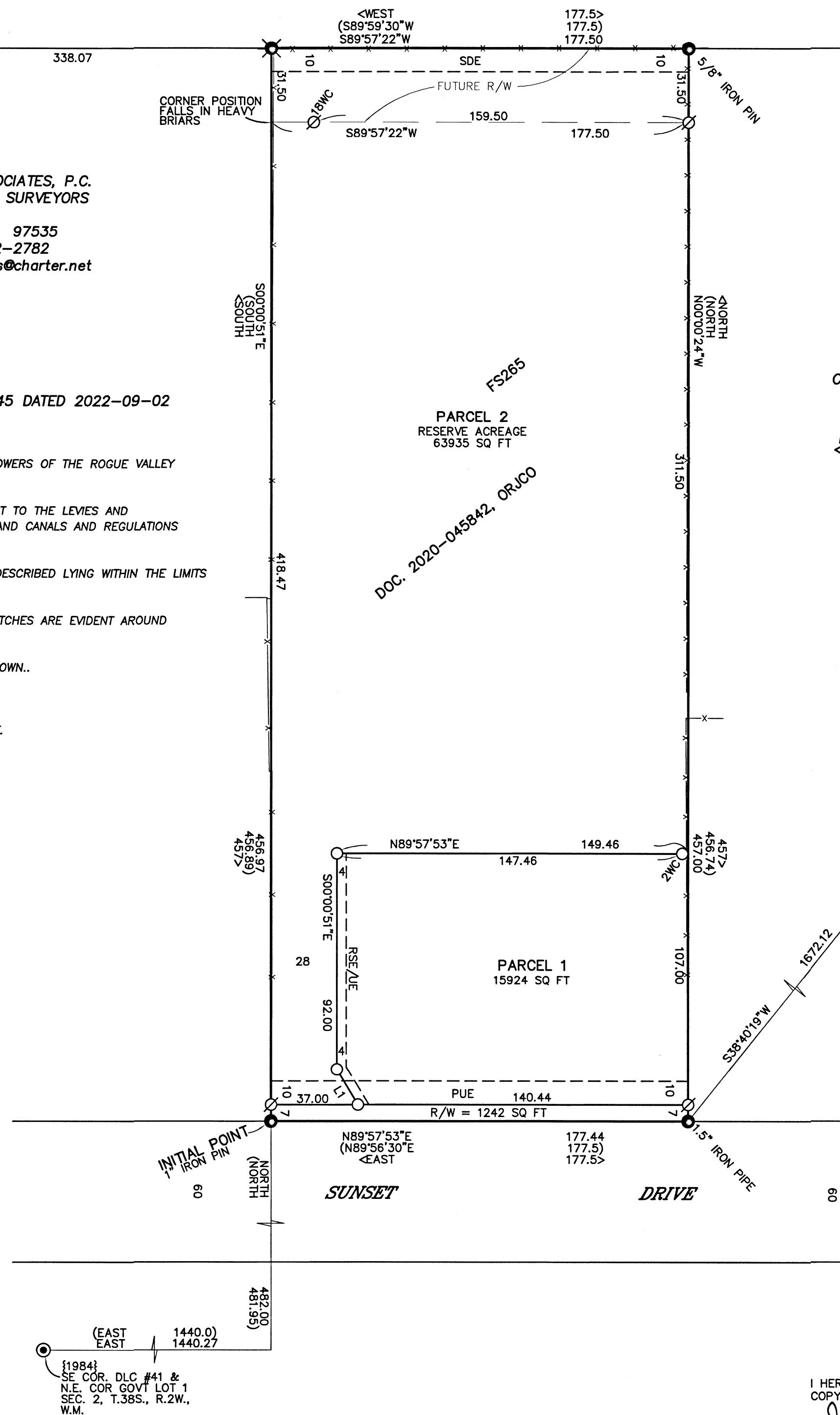
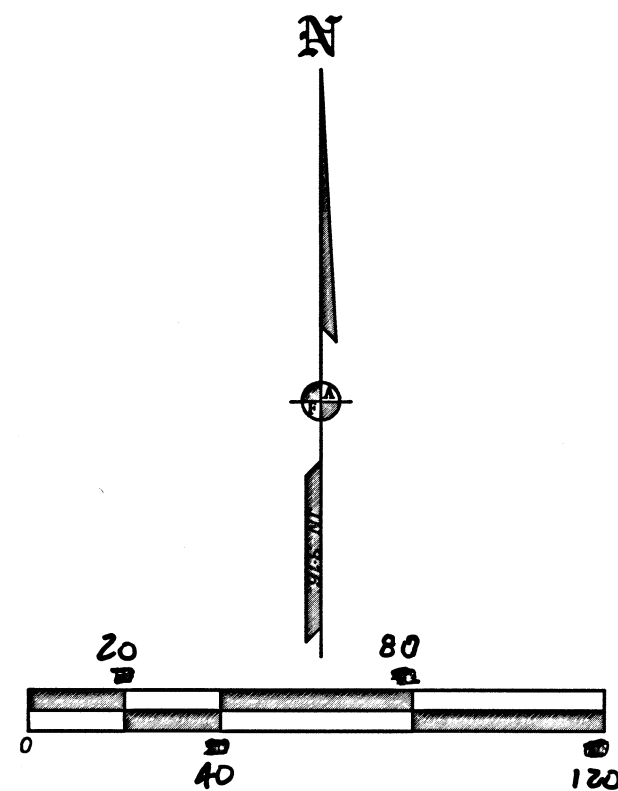
DEED OF TRUST PER DOC. 2021-006894, ORJCO. BLANKET.

ASSIGNMENT OF LEASES AND/OR RENTS PER DOC. 2021-006895, ORJCO. BLANKET.

**BASIS OF BEARINGS:**

THE MEADOWS OF GRIFFIN CREEK (FS16476) AS SHOWN HEREON.  
 UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'

NUM	BEARING	DISTANCE
L1	N30°59'01"W	17.49



{1984}  
 SE COR. DLC #41 &  
 N.E. COR GOVT LOT 1  
 SEC. 2, T.38S., R.2W.,  
 W.M.

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

JAMES E. HIBBS, PLS2234

REGISTERED PROFESSIONAL LAND SURVEYOR

*James E. Hibbs*

OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 RENEWAL DATE 6-30-25

FILED  
 Date 6/2/23 By SS  
 This Survey Consists Of:  
2 sheet(s) Map  
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 JACKSON COUNTY SURVEYOR