

PARTITION PLAT NUMBER: P - 26 - 2023

A Replat of Partition Plat P-26-2004, located in the Southwest One-quarter of Section 24, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, Walter and Ruth Coppock, Andrea Harms and Jonathan Martin, hereinafter referred to as DECLARANTS, are the owners in fee simple of the lands as described in the "Surveyor's Certificate" herewith. Declarants have caused this partition, being is a replat of the plat recorded May 21, 2004, as Partition Plat Number P-26-2004 of the Records of Jackson County, Oregon, Index Volume 15, at Page 26, and vacate and extinguish Parcels 1 and 2, the Common Space, Public Utility Easement and Private Utilities Easement per said P-26-2004, and also extinguish that building setback line per Verde Hills-Unit No. 2, recorded January 18, 1952, in Volume 6 of plats at Page 7 of the Records of Jackson County, Oregon, and also hereby create Parcel 1 and Parcel 2, and dedicate to the City of Medford, that area depicted as a 10.00 feet wide Public Utility Easement. Declarants do hereby create a 5.00 wide easement, the centerline of which is depicted within Detail A on Sheet 2 hereof, being over, through and across a portion of Parcel 2 hereof, and being for the use and benefit of Parcel 1 hereof.

IN WITNESS WHEREOF, signed this 12 day of July, 2023.

Walter J. Coppock, Trustee of the 2007 Coppock Family Revocable Trust

Ruth J. Coppock, Trustee of the 2007 Coppock Family Revocable Trust

STATE OF OREGON } ss County of Jackson }

Signed or attested before me on July 12, 2023, by Walter J. and Ruth J. Coppock as Trustees of the 2007 Coppock Family Revocable Trust.

NOTARY PUBLIC - OREGON

COMMISSION NO: 1000922

MY COMMISSION EXPIRES: June 18, 2024

IN WITNESS WHEREOF, signed this 17 day of July, 2023.

Andrea J. Harms

Jonathan D. Martin

STATE OF OREGON } ss County of Jackson }

Signed or attested before me on July 17, 2023, by Andrea J. Harms and Jonathan D. Martin.

NOTARY PUBLIC - OREGON

COMMISSION NO: 1000922

MY COMMISSION EXPIRES: June 18, 2024

TITLE RELATED NOTES:

PURSUANT TO THE PROVIDED TITLE REPORT FROM AMERITITLE, ORDER NUMBER 582083AM, DATED MARCH 2, 2023, THIS PARTITION PLAT MAY BE SUBJECT TO THE FOLLOWING MATTERS OF RECORD PER THE RECEIVED TITLE REPORT:

City liens, if any, of the City of Medford and the Medford Utility Department.

Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. Recorded: March 12, 1951, Book: 348, Page: 1.

Restrictive Covenants regarding Roxy Ann Place, including the terms and provisions thereof, and including among other things a waiver of right of remonstrance, Recorded: May 18, 2004, Instrument No.: 2004-027504. Currently being amended by owner's attorney.

Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. Easement or easements, including the terms and provisions thereof, as contained in Instrument Recorded: May 21, 2004 Instrument No.: 2004-028665.

Public and private utilities easement, as shown on the Partition Plat No. P-26-2004, being vacated and extinguished per the Declaration hereof.

Building setback as shown on the plat for Verde Hills-Unit No. 2. Being extinguished per the Declaration hereof.

Covenants, including the terms and provisions thereof, Recorded: August 23, 2013 Instrument No.: 2013-028425.

PREPARED FOR:

WALTER AND RUTH COPPOCK 301 Grant Street Ashland, OR 97520

SURVEYOR'S CERTIFICATE

I, Robert V. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments, as provided by law, the tract of land depicted hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

Those real properties per Instruments Numbered 2013-028426 and 2017-023248 of the Official Records of Jackson County, Oregon, being Parcels 1 and 2, and the Common Space per the plat recorded May 21, 2004, as Partition Plat Number P-26-2004, of the Records of Jackson County, Oregon, in Index Volume 15 at Page 26.

Robert V. Neathamer Surveyor

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Perform a boundary survey and prepare a Partition Plat pursuant to Client's instructions and as approved by the City of Medford Planning Commission (File Number LDP-23-046).

PROCEDURE: Equipment/Software utilized: Trimble S7 robotic instrument and Trimble TSC1 data collector with Trimble Access Software; Trimble Business Center and Trimble Terramodel. Records utilized: Instruments Numbered 2013-028426 and 2017-023248 of the Official Records of Jackson County, Oregon; VERDE HILLS-UNIT NO. 2, recorded January 18, 1952, in Volume 6 of Plats at Page 70 of the Records of Jackson County, Oregon; and, the plat recorded May 21, 2004, as Partition Plat Number P-26-2004, of the Records of Jackson County, Oregon, in Index Volume 15 at Page 26.

Resolved Parcels 1 and 2, and the Common Area, as described in said Instruments Numbered 2013-028426 and 2017-023248, and as created by said Partition Plat Number P-26-2004, by locating and verifying control and monuments found and set per said plat. From which, utilized said Planning File Number LDP-23-046 to compute Parcels 1 and 2 hereof.

Completed field work and establishing monuments, as depicted on Sheet 2 hereof, on May 10, 2023.

APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBER: LDP-23-096

I certify that, pursuant to the authority granted in Ordinance No. 5785, of the City of Medford Municipal Code, that this plat is hereby approved.

MATT BRINKLEY Planning Director JULY 27, 2023 Date

Examined and approved this 20 day of July, 2023.

ALEX GEORGEVICH City Engineer JEN FROUD City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S.

92.045 have been paid as of August 9th, 2023.

Tax Collector/Deputy

Examined and approved as required by O.R.S. 92.100 this 9 day of August, 2023.

Cheryl Hollister Assessor/Agent

RECORDING

FILED FOR RECORD THIS 9th DAY OF August, 2023, AT 1:34 O'CLOCK P.M. AND RECORDED IN VOLUME 34 OF PLATS AT PAGE 26 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine Dwalker County Clerk Heather Simpson Deputy

I hereby certify that this is an exact copy of the original. Robert V. Neathamer Surveyor

RECEIVED DATE 8/9/23 BY SS This survey consists of: 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR Robert V. Neathamer OREGON JULY 19, 1994 ROBERT V. NEATHAMER 2675 Renewal Date 12/31/24

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 23959

PREPARED BY: Neathamer Surveying, Inc. 3126 State St, Suite 203 P.O. Box 1584 Medford, Oregon 97501 Phone (541) 732-2869 FAX (541) 732-1382

PLOT DATE: July 12, 2023 PROJECT NUMBER: 23007

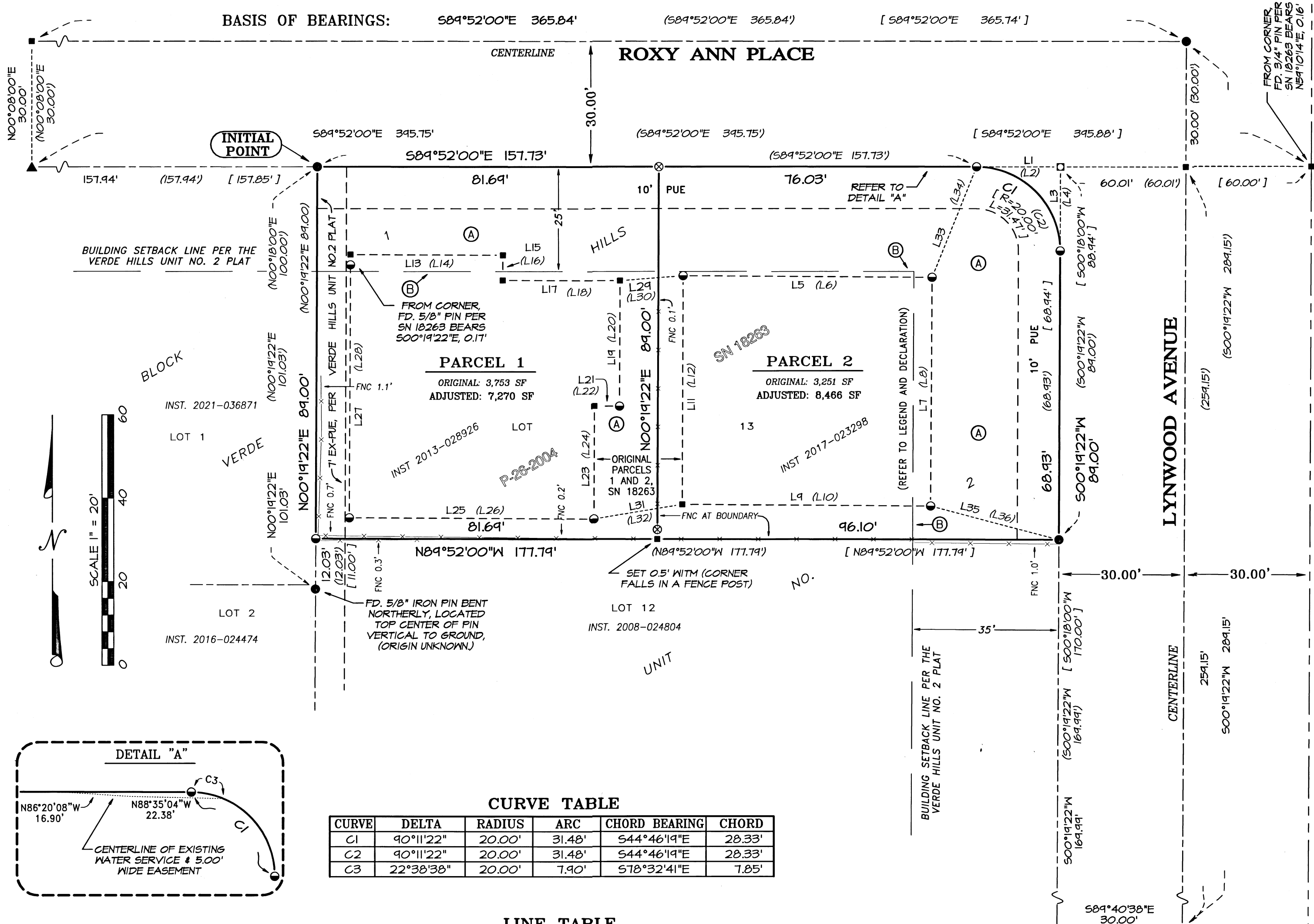
A Replat of Partition Plat P-26-2004, located in the Southwest One-quarter of Section 29, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

WALTER AND RUTH COPPOCK
301 Grant Street
Ashland, OR 97520

LEGEND:

- ⊙ Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a found 5/8-inch diameter iron pin with an orange plastic cap marked "C. NEATHAMER LS 56545", per SN 18263.
- Indicates a found 1/2-inch diameter iron pin, per VERDE HILLS UNIT NO. 2, unless noted otherwise.
- ▲ Indicates a found 3/4-inch diameter iron pin, per VERDE HILLS UNIT NO. 2.
- Indicates a found 1/2-inch diameter iron pin, origin unknown.
- Indicates a computed position, nothing found or set.
- () Indicates record information as per SN 18263.
- [] Indicates record information as per VERDE HILLS UNIT NO. 2, recorded January 18, 1952, in Volume 6 of Plats at Page 10 of Records of Jackson County, Oregon.
- EX-FUE Indicates an existing Public Utility Easement.
- FUE Indicates a Public Utility Easement, being created hereon.
- SF Indicates the number of square feet within a closed area such as a lot.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- WITM Indicates a set Witness Monument (as noted).
- FNC 0.3' Indicates the distance and which side from the boundary line that the centerline of an existing fence line is located.
- x— Indicates the centerline of an existing fence.
- (A) Indicates the Common Area, PUE & Private Utilities Easement per P-26-2004 (SN 18263) to be extinguished and removed by this re-plat.
- (B) Indicates the existing Building Setback Line per Verde Hills Unit Number 2, to be extinguished and removed by this re-plat.



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	90°11'22"	20.00'	31.48'	S44°46'19"E	28.33'
C2	90°11'22"	20.00'	31.48'	S44°46'19"E	28.33'
C3	22°38'38"	20.00'	7.90'	S78°32'41"E	7.85'

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S89°52'00"E	20.07'	L13	S89°40'38"E	36.50'	L25	N89°40'38"W	58.50'
L2	S89°52'00"E	20.07'	L14	S89°40'38"E	36.50'	L26	N89°40'38"W	58.50'
L3	S00°19'22"W	20.07'	L15	S00°19'22"W	6.00'	L27	N00°19'22"E	63.00'
L4	S00°19'22"W	20.07'	L16	S00°19'22"W	6.00'	L28	N00°19'22"E	63.00'
L5	S89°29'42"E	59.57'	L17	S89°40'38"E	28.00'	L29	N85°37'56"E	15.14'
L6	S89°29'42"E	59.57'	L18	S89°40'38"E	28.00'	L30	N85°37'56"E	15.14'
L7	S00°25'44"W	54.64'	L19	S00°19'22"W	30.00'	L31	N80°44'24"E	21.44'
L8	S00°25'44"W	54.64'	L20	S00°19'22"W	30.00'	L32	N80°44'24"E	21.44'
L9	N89°31'15"W	59.41'	L21	N89°40'38"W	6.00'	L33	N22°06'58"E	28.47'
L10	N89°31'15"W	59.41'	L22	N89°40'38"W	6.00'	L34	N22°06'58"E	28.47'
L11	N00°16'05"E	54.67'	L23	S00°19'22"W	27.00'	L35	S75°20'04"E	31.73'
L12	N00°16'05"E	54.67'	L24	S00°19'22"W	27.00'	L36	S75°20'04"E	31.73'

I hereby certify that this is an exact copy of the original.
Robert V. Neathamer
Surveyor

BASIS OF BEARINGS:

Partition Plat Number P-26-2004, recorded May 21, 2004, in Volume 15 of Plats at Page 26 of the Official Records of Jackson County, Oregon. Basis applied to the centerline of Roxy Ann Place.

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 23959

PREPARED BY: Neathamer Surveying, Inc.
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: July 12, 2023 PROJECT NUMBER: 23007

Sheet 2 of 2

**** RECEIVED ****
DATE 8/9/23 BY SS
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR
Renewal Date 12/31/24

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
OREGON JULY 19, 1994
ROBERT V. NEATHAMER 2675