

*** APPROVALS ***

CITY OF MEDFORD
(File No. LDP-21-287)

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

[Signature]
Matt Brinkley, Planning Director

JANUARY 10, 2024
Date

EXAMINED AND APPROVED as required by ORS 92.100 as of January 9, 2024.

[Signature]
Jon Proud, City Surveyor

EXAMINED AND APPROVED this 9 day of JANUARY, 2024.

[Signature]
Alex Georgevitch, City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of January 11, 2024.

[Signature]
Dave Arrasmith, County Assessor

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of January 11, 2024.

[Signature]
M. Merritt, deputy Marissa Merritt
Tax Collector

*** DECLARATION ***

Know all men by these presents that we STEVE F. WELDON and CHERIE L. WELDON, 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 Public Utility Easement (PUE) and do hereby make and establish the Private Storm Drainage Easement (PSDE), Private Sanitary Sewer Easement (PSSE) and Minimum Access Easement (MAE) for the benefit of and use by the Parcels as noted all as shown on Sheet 2.

[Signature]
STEVE F. WELDON

[Signature]
CHERIE L. WELDON

STATE OF OREGON }
COUNTY OF JACKSON }SS.

Personally appeared the above named Steve F. Weldon and Cherie L. Weldon and acknowledged the foregoing instrument to be their voluntary act and deed.

[Signature]
Tika Lynn Phipps - Notary Public of Oregon

Commission No. 1034518

My Commission Expires: April 17, 2027

PARTITION PLAT NO. P-1-2024

In the S.E. 1/4 of Sec. 16, T.37S., R.1W., W.M. & in the City of Medford Jackson County, Oregon (File No. LDP-21-287)

SURVEY FOR:

STEVE WELDON
PO BOX 4008
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:

APRIL 3, 2023

*** RECORDER'S CERTIFICATE ***

FILED FOR RECORD THIS 16th DAY OF JANUARY, 2024
AT 9:53 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-1-2024
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 35, PAGE 1 & DOC. # 2024-000836, ORJCO.

[Signature] COUNTY CLERK
[Signature] DEPUTY

COUNTY SURVEYOR FILE NO. 24053

OPERATION & MAINTENANCE AGREEMENT FOR STORMWATER FACILITY RECORDED AS DOC. # 2024-000835, ORJCO.

DECLARATION OF COVENANTS FOR THE OPERATION & MAINTENANCE OF STORMWATER FACILITIES RECORDED AS DOC. # 2024-000834, ORJCO.

DEED RESTRICTION FOR PARCEL 3 REGARDING FIRE SPRINKLERS RECORDED AS DOC. # 2024-000833, ORJCO.

*** 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 Southwest corner of Lot 16 of STEWART ACRES, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the West line thereof, North 00°05'48" West, 343.57 feet (record North 00°01'00" East, 343.00 feet) to the Southwest corner of Lot 4, Block 3 of FOOTHILL SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the South line thereof, North 89°57'55" East (record South 89°59'00" East), 120.00 feet to the Northeast corner of that tract set forth in Document No. 2021-003573, Official Records of Jackson County, Oregon; thence along the East line thereof, South 00°05'48" East, 344.73 feet (record South 00°01'00" West, 343.00 feet) to the South line of said Lot 16; thence along said South line, North 89°28'40" West, 120.01 feet (record North 89°21'00" West, 120.00 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 three parcels created through a Land Partition per O.R.S. Chapter 92 & Medford File No. LDP-21-287. The parent tract is set forth in Doc. 2021-003573, ORJCO.

PROCEDURE: Using Trimble R10 G.P.S. receivers and Trimble S6 robotic total station, made ties to as many controlling monuments left existing as shown on Sheet 2. The lot line between Lots 15 & 16 of Stewart Acres was positioned by this office during FS23683. From the S.W. corner of Lot 16, held plat record distance per FHS Northerly to position the S.W. corner of Lot 4, Block 3 of FHS. As monuments per FHS have been destroyed over the years by various reasons, I held the bearing difference between the South line of Lot 10 and the South line of Section 16 per FHS to control the direction of the South line of said Lot 10. Held deed record distance Easterly to position the N.E. corner of the subject tract and then held the East line of the subject tract parallel to the West line per deed calls. With the exterior boundary resolved, computed the parcel corner positions per the approved tentative plat and set monuments at the locations as shown on Sheet 2.

FILED
Date 1/16/24 By PE
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

SURVEY FOR:
STEVE WELDON
PO BOX 4008
MEDFORD, OR 97501

DATE:
APRIL 3, 2023

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
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PARTITION PLAT NO. P-1-2024

In the S.E. 1/4 of Sec. 16, T.37S., R.1W., W.M. &
in the City of Medford Jackson County, Oregon
(File No. LDP-21-287)

EASEMENTS PER FIRST AM PRRS 7169-4038510 DATED 2023-02-27

- 3) 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.
- 4) THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.
- 5) EASEMENT FOR IRRIGATION FACILITIES PER V.130, P.162, JCDR. NO SPECIFIC LOCATION GIVEN.
- 6) EASEMENT FOR IRRIGATION FACILITIES PER V.195, P.226, JCDR. NO SPECIFIC LOCATION GIVEN.
- 8) SHARED WATER LINE EASEMENT PER V.526, P.163, JCDR. NO SHARED WATER LINES FOUND ON PROPERTY.
- 9) PUBLIC SANITARY SEWER EASEMENT (SSE) PER DOC. 81-10307, ORJCO. SHOWN.
- 10) PRIVATE STORM DRAINAGE EASEMENT (PSDE1) PER DOC. 2016-006419, ORJCO. SHOWN.

LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
- = FD. 5/8" IRON PIN PER FS6765.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. THOMAS LS505 PER FS11687.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MCMAHAN LS1913 PER FS12667.
- ▲ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER AH.
- = 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.
- WC = WITNESS CORNER.
- () = RECORD DATA AS SHOWN.
- DR = DEED RECORD DATA PER DOC. 2021-003573, ORJCO.
- FS = FILED SURVEY.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- X- = FENCE LINE.
- MAE = MINIMUM ACCESS EASEMENT & PRIVATE UTILITY EASEMENT FOR PARCELS 2 & 3 PER THIS PLAT.
- PSSE(2&A) = PRIVATE SANITARY SEWER EASEMENT FOR PARCEL 2 & LOT 1 OF ADDERSON HEIGHTS PER THIS PLAT.
- PSDE(2&3) = PRIVATE STORM DRAINAGE EASEMENT FOR PARCELS 2 & 3 PER THIS PLAT.
- SSE = PUBLIC SANITARY SEWER EASEMENT PER DOC. 81-10307, ORJCO.
- PSDE1 = PRIVATE STORM DRAINAGE EASEMENT PER DOC. 2016-006419, ORJCO.
- [] = RECORD DATA PER FHS.
- FHS = FOOTHILL SUBDIVISION.
- WG3 = WILLOW GLEN SUBDIVISION UNIT NO. 3 (FS11726).
- WG4 = WILLOW GLEN SUBDIVISION UNIT NO. 4, PHASE 1 (FS13055).
- L1/C1 = SEE COURSE DATA TABLE.
- DR1 = DEED RECORD DATA PER DOC. 2020-020612, ORJCO, ORJCO.
- AH = ADDERSON HEIGHTS (FS23983).

BASIS OF BEARINGS:

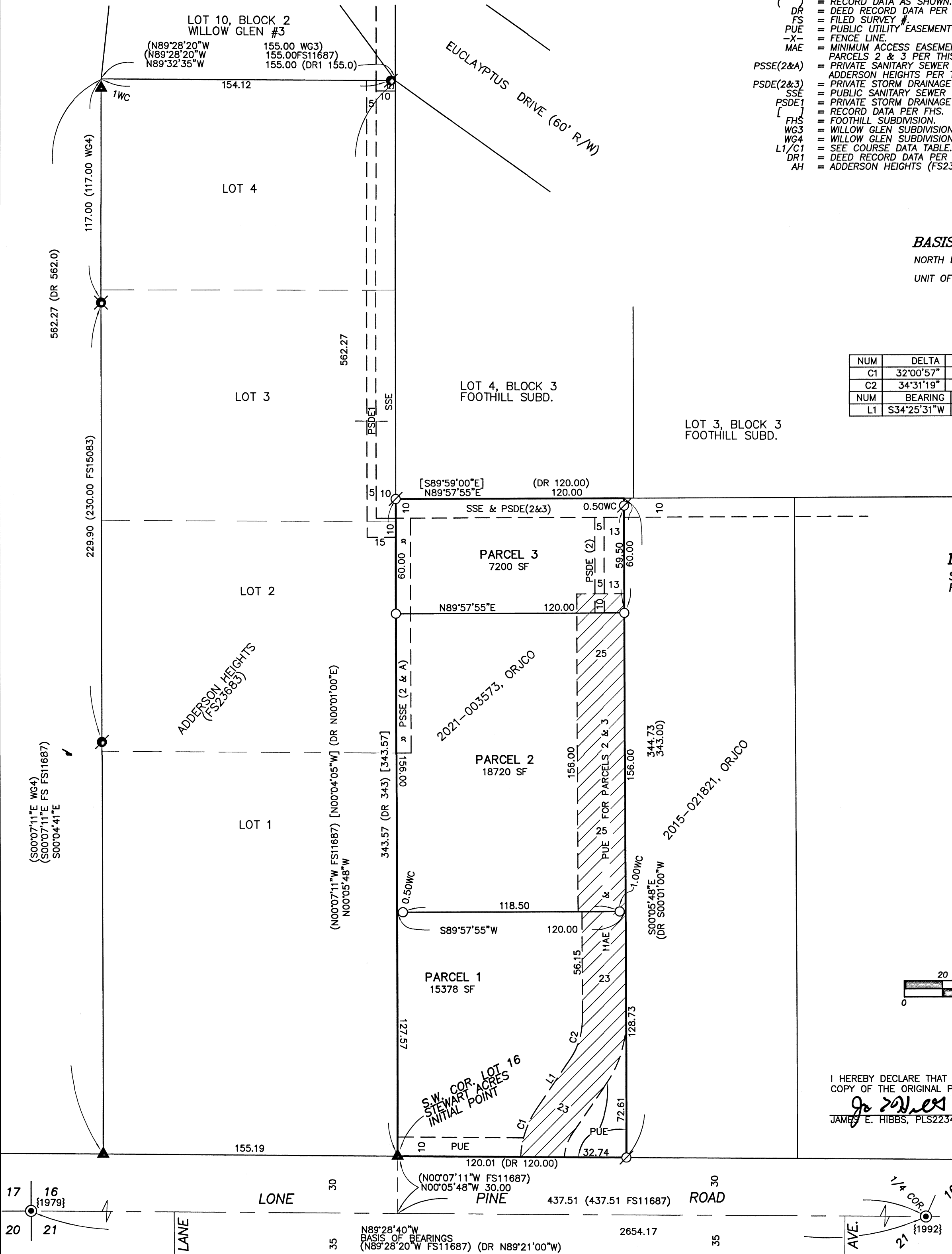
NORTH LINE OF SECTION 21 PER SURVEY NO. 16810.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	32°00'57"	26.82	48.00	S18°25'03"W 26.47
C2	34°31'19"	22.29	37.00	N17°09'52"E 21.96
NUM	BEARING	DISTANCE		
L1	S34°25'31"W	31.48		

NOTE FOR PARCEL 3:

SEE SHEET 1 FOR DEED RESTRICTION REGARDING FIRE SPRINKLERS.



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

James E. Hibbs
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 1/16/24 By PB
This Survey Consists Of:
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JACKSON COUNTY SURVEYOR