

LAND PARTITION SURVEY PARTITION PLAT NO. P-03-2024

FILED
Date 2/2/24 By PP
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

APPROVAL:

EXAMINED AND APPROVED THIS 31st DAY OF January, 2024

[Signature]
KELLY EVANS, ASSISTANT PLANNING DIRECTOR
PLANNING FILE NO. LDP-21-069

APPROVAL:

EXAMINED AND APPROVED THIS 24 DAY OF January, 2024

[Signature]
JON PROUD, MEDFORD CITY SURVEYOR

APPROVAL:

EXAMINED AND APPROVED THIS 30 DAY OF JANUARY, 2024

[Signature]
ALEX GEORGEVITCH, MEDFORD CITY ENGINEER

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF February 4 2024

Chad Hollister DATE 2/2/2024
CHAD HOLLISTER, COUNTY ASSESSMENT

Joel Diaz DATE 2/2/24
JOEL DIAZ, TAX COLLECTOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT ESTEBAN GONZALEZ DURAN IS THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN ON THIS PARTITION PLAT, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED SAID LANDS TO BE PARTITIONED INTO THE PARCELS AS SHOWN HEREIN. ALL BOUNDARY LINES ARE PLAINLY SET FORTH AND THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION.

I DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, UNDER THE JURISDICTION OF THE CITY OF MEDFORD, THE PUBLIC UTILITY EASEMENTS (PUE) ALONG ERIN WAY AND CHERRY STREET, AND DO HEREBY CREATE THE PRIVATE STORM DRAIN EASEMENT FOR THE BENEFIT OF PARCELS 2 AND 3 OVER AND ACROSS PARCEL 1 AS SHOWN HEREIN.

[Signature]
ESTEBAN GONZALEZ DURAN

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF JACKSON) S.S.

ON THIS, THE 18th DAY OF January, 2024,
ESTEBAN GONZALEZ DURAN, TO ME PERSONALLY
KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE
SAID INSTRUMENT WAS SIGNED BY AND TO BE HIS
FREE ACT AND DEED.

[Signature]
DORNE MARIE WILLIAMS
NOTARY PUBLIC, STATE OF OREGON

COMMISSION NO. 1031921

MY COMMISSION EXPIRES January 9, 2027

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN,
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON
(FILE LDP-21-069)

SURVEY FOR:
ESTEBAN GONZALEZ DURAN
616 CHERRY ST.
MEDFORD, OREGON

RECORDING:

FILED FOR RECORD THIS 2nd DAY OF February
2024, AT 1:43 O'CLOCK, A. M. AND RECORDED AS
PARTITION PLAT NO. P-03-2024 OF THE RECORDS

INDEX VOLUME 35, PAGE 03

Christine D. Walker Sonya J. Morgan
CHRISTINE WALKER, COUNTY CLERK SONYA MORGAN, DEPUTY

COUNTY SURVEYOR FILE NO. 24069

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2017-007188 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON (ORJCO).

PROCEDURE: USING A TRIMBLE S6 TOTAL STATION AND TRIMBLE R-10 GPS RECEIVERS, I RECOVERED AND TIED THE EXISTING MONUMENTS OF RECORD AS SHOWN HEREIN. I HOLD THE RECOVERED CORNERS AS SET ON SURVEY NUMBERS (S/N) 216 AND 16723 TO CONTROL THE EXTERIOR OF THE SUBJECT PROPERTY LINES AS SHOWN HEREIN. I HOLD THE PROPORTIONING RATIO FOR NICKELL ADDITION AS SHOWN ON S/N 318 TO PLACE THE SOUTHEAST CORNER OF LOT 1, BLOCK 4 OF SAID ADDITION AND FROM THERE I FIND THE 5/8" REBAR AT THE INTERSECTION OF CHERRY ST. AND ERIN WAY AS SET ON S/N 16723 TO BE 46.25' SOUTH OF SAID PROPORTIONED POSITION WHICH WITHIN REASON OF THE DEED DISTANCE OF 46.0' AND I HOLD SAID CORNER AS FOUND. I HOLD THE RECOVERED CENTERLINE MONUMENTS OR CITY OF MEDFORD REFERENCE OBJECTS TO ESTABLISH THE STREET CENTERLINES AND RIGHT-OF-WAYS. THERE IS A PENDING 2.50' RIGHT-OF-WAY VACATION ALONG THE WEST LINE OF CHERRY STREET. THE WITNESS CORNERS SET ON THIS SURVEY ARE IN ANTICIPATION OF SAID VACATION.

EASEMENTS OF RECORD

EASEMENTS SHOWN IN AMERITITLE ORDER NO. 377875AM EFFECTIVE DATE JANUARY 10, 2024 ARE NOT LOCATABLE OR BLANKET IN NATURE AND ARE NOT SHOWN GRAPHICALLY ON THIS PARTITION PLAT.

#5. TO - UNITED STATES OR OTHERWISE
FOR - RIGHT-OF-WAY FOR DITCHES, CANALS AND RESERVOIR FOR
IRRIGATION PURPOSED
VOL. 61. PG. 500 - RECORDED OCTOBER 25, 1907

SURVEYOR'S CERTIFICATE

I, PHILIP J. DROSSOS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 90718, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREIN AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2017-007188 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE INTERSECTION OF THE SOUTHERLY BOUNDARY OF THE RAILROAD RIGHT-OF-WAY AS DESCRIBED IN VOLUME 112, PAGE 590 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON (NOW ABANDONED) AND THE WESTERLY BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN VOLUME 277, PAGE 124 SAID DEED RECORDS AND BEING THE NORTHEAST CORNER OF LOT 18 IN MEADOWS WEST SUBDIVISION IN THE CITY OF MEDFORD, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON AND BEING FILED AS SURVEY NUMBER 16723 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, FROM WHICH A 2-1/2" BRASS CAP MARKING THE NNW CORNER OF DLC NO. 87, T37S, R2W, W.M. BEARS NORTH 73°04'02" WEST, A DISTANCE OF 524.20 FEET, SAID POINT BEING MARKED WITH A 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "D. MCMAHAN LS 1913"; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°56'43" EAST, A DISTANCE OF 138.00 FEET TO A FOUND 1" AXLE ON THE WEST RIGHT-OF-WAY LINE OF CHERRY STREET, SAID AXLE BEING A POINT ON THE EAST LINE OF LOT 1, BLOCK 4 NICKELL ADDITION TO THE CITY OF MEDFORD, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF; THENCE LEAVING SAID SOUTHERLY LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID EAST LINE, SOUTH 00°00'41" EAST, A DISTANCE OF 171.89 FEET (RECORD SOUTH 167.0 FEET, MORE OR LESS) TO A SET 5/8" REBAR MARKING THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF CHERRY STREET AND THE NORTH RIGHT-OF-WAY LINE OF ERIN WAY, SAID REBAR BEARS SOUTH 00°00'41" EAST, 46.25 FEET (RECORD 46.0 FEET) FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 4 SAID NICKELL ADDITION; THENCE LEAVING SAID WEST AND EAST LINE AND ALONG SAID NORTH LINE, NORTH 89°59'47" WEST, A DISTANCE OF 138.00 FEET TO A FOUND 5/8" REBAR MARKING THE SOUTHEAST CORNER OF LOT 16, SAID MEADOWS WEST SUBDIVISION AND BEING A POINT ON AFOREMENTIONED WESTERLY BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN VOLUME 277, PAGE 124 SAID DEED RECORDS; THENCE LEAVING SAID NORTH LINE AND ALONG SAID WESTERLY BOUNDARY, NORTH 00°00'41" WEST, A DISTANCE OF 172.01 FEET (RECORD NORTH 00°00'30" EAST, 171.97 FEET AND NORTH 167.0 FEET, MORE OR LESS) TO THE POINT OF BEGINNING.

[Signature]
PHILIP J. DROSSOS, PLS 90718

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

[Signature]
PHILIP J. DROSSOS, PLS 90718

DATE OF SURVEY
06-07-2023

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2016
PHILIP J. DROSSOS
No. 90718

Renewal 12-31-25

TERRASURVEY, INC.
PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET
ASHLAND, OREGON 97520

(541) 482-6474
terrain@bisp.net
JOB NO. 1328-20

LAND PARTITION SURVEY PARTITION PLAT NO. P-03-2024

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TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN,
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON
(FILE LDP-21-069)

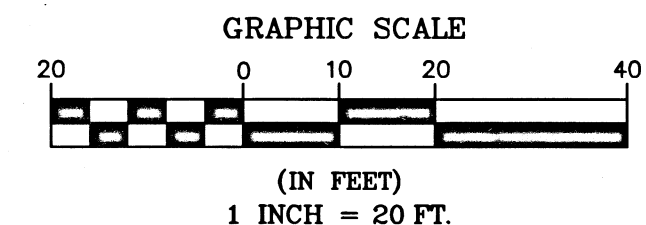
SURVEY FOR:
ESTEBAN GONZALEZ DURAN
616 CHERRY ST.
MEDFORD, OREGON

FILED
Date 2/2/24 By DB
This Survey Consists Of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

DATE: 06-07-2023
SCALE: 1" = 20'

LEGEND

- BOUNDARY LINE
- ⊕ FOUND 2-1/2" BRASS CAP MONUMENT PER JACKSON COUNTY RE-ESTAB. AS NOTED
- ⊕ FOUND 2-1/2" BRASS CAP WITH OFFSET DRILL HOLE, IN MONUMENT CASE STAMPED "CITY OF MEDFORD SURVEYOR" PER S/N 16249
- ⊕ COMPUTED POSITION PER FOUND REFERENCE OBJECTS - NOTHING FOUND NOR SET
- ⊕ FOUND 0.38 CALIBER SHELL FLUSH IN CONCRETE PER S/N 16249
- FOUND 1" AXLE PER S/N 216
- ⊕ FOUND 1-1/2" ALUMINUM CAP STAMPED "LS 1913" PER S/N 16723 OR AS NOTED
- ⊕ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "D. MCMAHAN LS 1913" PER S/N 16723
- ⊕ FOUND REFERENCE OBJECT PER CITY OF MEDFORD FIELD BOOK 1773, PAGE 5
- ⊕ SET 5/8" X 30" REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "DROSSOS LS 90718"
- S/N SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, JACKSON COUNTY
- PUE PUBLIC UTILITY EASEMENT
- W.C. WITNESS CORNER
- PP PROPORTIONED DISTANCE (SEE NARRATIVE)
- (R1) RECORD DATA PER S/N 216
- (R2) RECORD DATE PER S/N 14943 AND 16249
- (R3) RECORD DATA PER S/N 16723
- (R4) RECORD DATA PER CITY OF MEDFORD FIELD BOOK 1773, PAGE 5
- (R5) RECORD DATA PER NICKELL ADDITION
- {xx} PRIVATE STORM DRAIN EASEMENT



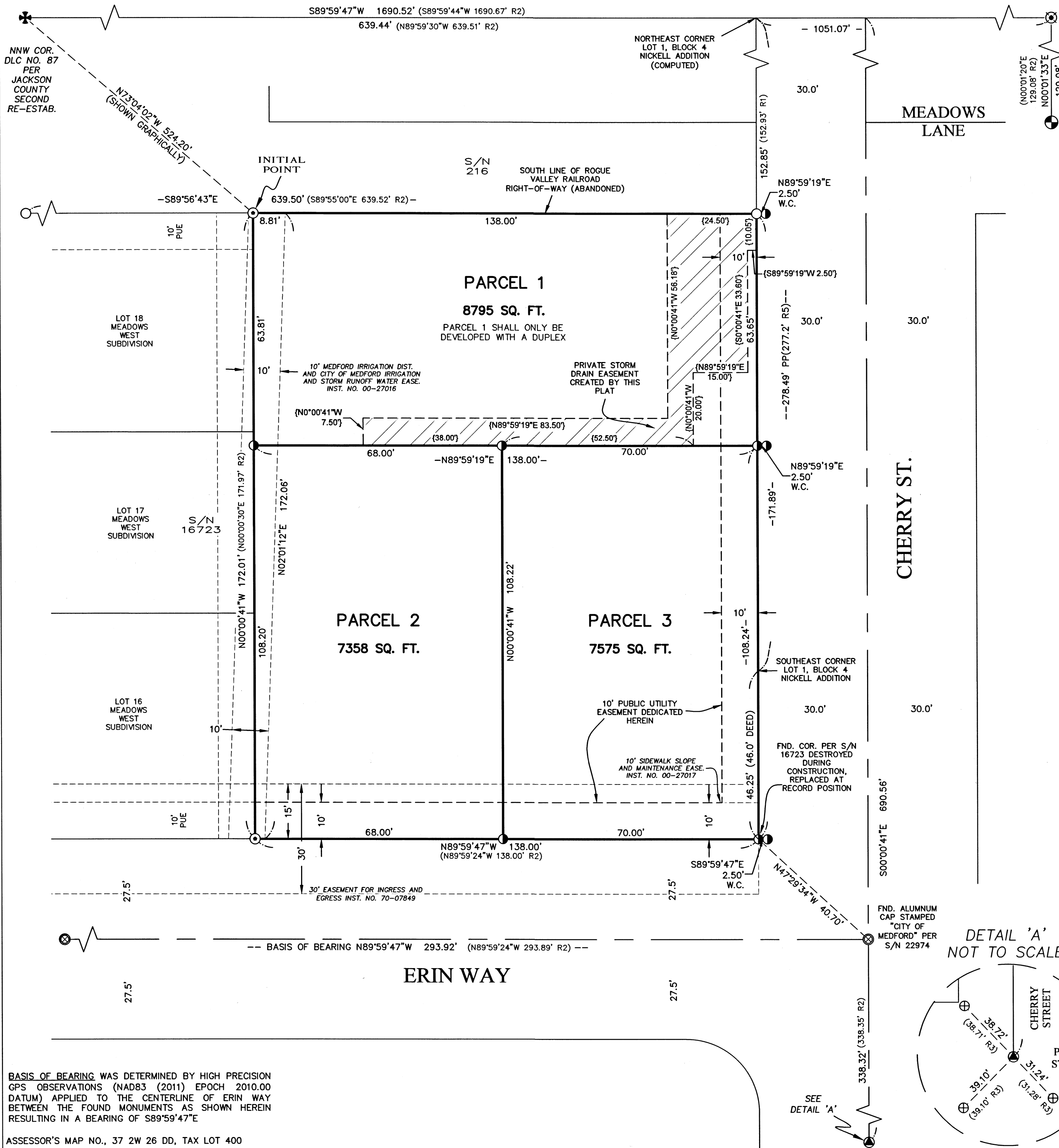
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[Signature]
PHILIP J. DROSSOS, PLS 90718

REGISTERED
**PROFESSIONAL
LAND SURVEYOR**
[Signature]
OREGON
JULY 12, 2016
PHILIP J. DROSSOS
No. 90718

Renewal 12-31-25

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SHEET 2 OF 2



BASIS OF BEARING WAS DETERMINED BY HIGH PRECISION GPS OBSERVATIONS (NAD83 (2011) EPOCH 2010.00 DATUM) APPLIED TO THE CENTERLINE OF ERIN WAY BETWEEN THE FOUND MONUMENTS AS SHOWN HEREIN RESULTING IN A BEARING OF S89°59'47"E

ASSESSOR'S MAP NO., 37 2W 26 DD, TAX LOT 400