## MINOR LAND PARTITION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, DONATION LAND CLAIM NUMBER 42, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON

R-60296'

			L=1 09.77" East northeast corner of Δ=1 0°25'51" Donation Land Claim No. 42
DEDICATION	Fd. 3 STEVE	ENS STREET N89'57'32"E	1 908.97' - Fd. 2 Fd. 9
NOW ALL MEN BY THESE PRESENTS, That we, APR INVESTORS, INC., a California corporation	Fd.	8 533.82	F
HE PHOENIX PARTNERSHIP, a California general partnership and Western Federal Savings and L	oan B	365.27	168.55'
association, a Federal Corporation do hereby dedicate to the public the Public Utility Easements	shown hereon.		10' P.U.E. RS 7061
N WITNESS WHEREOF, We have set our hands and seals this 7th day of JUNE	. , 1985. <b>3</b> \	RS 10258	Note 1 7 7
	B	ks 5707	☐ ( Rec. N89°56'4C"E ) N89°57'32"E
PR INVESTORS, INC., a California corporation		2 0 RS 519	180.00'
Conselled Backery		PARCEL 2	PARCEL 1 169.50'
onald Barclay, President and Treasurer Charles Martinez/ Vice President and	Secretary	oo oo	0 0 P.U.E.
	RS 1071	Ž	S
IE PHOENIX PARTNERSHIP, a California general partnership			10.50'
	PARTITIONER	N89'59'10"W 22.31'	N89°59'1 0"W
mold Sarely When	Real Property Resources	9	
onald Barclay, a general partner Charles Martinez, a general par	Suite 200		3 169.50′
talistitus la Lahn	12-27-35 21 235 Hawthorne Boulevard	2 0	DI PARCEL 3 OF
ATE OF CALIFORNIA  Western Federal Savings and Loan Association	Date Torrance, California 90503	<b>6</b> 0	8.9
unty of Los Angeles		S .0	0 502.21,32,E 80 80 80 80 80 80 80 80 80 80 80 80 80
		2.4.2	65.09'
	SURVEYED BY	0.00	180.00'
ald Barclay as President and Treasurer of RPR INVESTORS, INC., a California corporation	Marquess & Associates, Inc.	5 15' wide waterline right of way	N89'59'1 0"W
as a general partner of THE PHOENIX PARTNERSHIP, a California general partnership, by Charles Martinez as Vice President and Secretary of RPR INVESTORS, INC., a California	1120 Foot Inches Charles	for the City of Medford per	15' P.U.E. ( Rec. N89'59'20"W )
as a general partner of THE PHOENIX PARTNERSHIP, a California partnership.	P.O. Box 490	D.R. Volume 164, Page 592	25' P.U.E.
	Medford, Oregon 97501	342.99'	300.00'  O.R. 78-14736   C.
Ulison Jenkins My Commission Expires: APRIL 1. 1987			
Notary Public	Fd.		1 . 3
STATE OF CALIFORNIA		RS 8821 (Record We	st)
County of Los Awerces			
ALISON PENKING This instrument was acknowledged before me on this	27th to a December 1005 h	11 10 9 SUNF	ISE HOME PARK 3 2 1
		i ti i ti i	
of Western Federal Savings and Loan Association.	BOB KATHU BOASST. SECRETARY	, AS 8983	
Notary Public: Beckeren Kontata	My Commission Expires: SEFTEMBER 15, 19	· · · · · · · · · · · · · · · · · · ·	
RVEYOR'S CERTIFICATE BARDARA A. HOSTETLER REGISTERE			INETT AVENUE
PROFESSIO	WAL BARBARA A HOSTITLER		2
bert Joseph Milts, a duly registered Professional Land Surveyor	LOS ANGELES COUNTY  My Comm. Expires Sept. 15, 1989	LEGEND	Exact Copy of Original
he State of Oregon, hereby certify that this map correctly	gette 0	Monument Found, see Narrative	
sents a survey made by me or under my direction and complies  ORIGOR		Found 5/8" Rebar with yellow plastic	
the regulations for Minor Land Partitions.  September 23 1977 ROBERT JOSEPH MI No. 1270		cep merked "MARQUESS & ASSOC."	
	* * RECEIVED * *	es per Recorded Survey No. 10258	
PROVAL	Date 1/23/86 By 5K		
	This survey Consists of P.U.E	. Public Utility Easement for water facilities,	
tify that pursuant to authority granted in Ordinance No. 4041 the attached plat is hereby app		sanitary sewer, storm sewer, electric power,	
	2 page(s) Narrative	cable T.V., and gas.	1" = 100'
ames Milian La Konstan Director	JACKSON COUNTY Note	1 10' wide non-exclusive easement as follows: O.R. 78-20953 for the City of Medford for S	Sanitary Sewer
City of Medford Planning Director	SURVEYOR	O.R. 79-25671 for Pacific Power & Light for	· · · · · · · · · · · · · · · · · · ·
			- · · · · · · · · · · · · · · · · · · ·
CORDER'S CERTIFICATE	Rome River Valley Irrigation	n District, in regular session has examined and app	
d for record this day of			
	this plat on this <u>u</u> de	y of July , 1985.	EAST JACKSON STREET
recorded in Volume 6, Page 17 of "Minor Land Partitions" in Jackson County, Oreg	9A.	-	Fd. 4
	Otto Bohnert	Q , p 8 =	?
Alen & Buchett de a Ramiter	- June 100 man		

10453

## Monuments Found:

- 1. Found Brass Disk in monument box at the east northeast corner of Donation Land Claim No. 42.
- 2. Found Brass Disk in monument box at the point of curvature on the centerline of Stevens Street.
- 3. Found Brass Disk in monument box at the centerline intersection of Stevens Street and Biddle Road.
- 4. Found Brass Disk in monument box at the centerline intersection of Crater Lake Avenue and East Jackson Street (monument for E. Jackson Street running west of Crater Lake Avenue).
- 5. Found 5/8" Rebar at back of sidewalk near power pole down guy, see RS 5707.
- 6. Found 5/8" Rebar with yellow plastic cap marked "R. Bath L.S. 1069", see RS 8821.
- 7. Found 5/8" Rebar with yellow plastic cap marked "R. Bath L.S. 1069", see RS 8821.
- 8. Found 1" Iron Pipe in concrete at ground surface, 0.05! south, see RS 1071.
- 9. Found 5/8" Iron Pin, see RS 7061.
- 10. Found 5/8" Iron Pin, see RS 7061.
- 11. Found 5/8" Iron Pin at back of sidewalk, see RS 7061.

\* \* RECEIVED \* \*

Date 1/23/86 BySic

This survey Concists of:

\_\_\_\_\_\_ shcet(s) Map

2 page(s) Marrative

JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert Joseph Multo
SPIEMBER 23, 1977
ROBERT JOSEPH MILTS
No. 1270

MARQUESS & ASSOCIATES, INC. 1120 E. Jackson Street P. O. Box 490 Medford, Oregon 97501

Robert Joseph Milts, P. E. Professional Land Surveyor

SURVEY NO.

## SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209,250 OREGON REVISED STATUTES

SURVEY FOR: Real Property Resources

Suite 200

21235 Hawthorne Boulevard Torrance, California 90503

Within the southeast quarter of Section 19, Donation Land LOCATION:

Claim No. 42, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

**PURPOSE:** To partition this tract into lots for development and to

create the required Public Utility Easements.

PROCEDURE: This office has done the field work for a survey around the

lands known as the Medford Shopping Center. The field work done extends from Biddle Road on the west to Crater Lake Avenue on the east and from Stevens Street on the north to East Jackson Street on the south. This Minor Land Partition is for the undeveloped easterly portion of the shopping center.

The west line of Crater Lake Avenue was established as being 30' west of the found centerline monuments shown.

We have used the found monuments shown on Recorded Surveys 5707 and 8821 for the north line of the Sunrise Home Park,

The north and west boundaries of Evergreen Federal Savings have been set at their record distances as per O.R. 78-14736.

We have used the found monuments shown on Recorded Survey 7061 for the south and west lines of the Benjamin Franklin Federal Savings tract of land.

The west line of this partition was established using the shown found monuments from Recorded Surveys 1071 and 8821.

The City of Medford Field Book 284, Page 28, dated February 15, 1961 shows a survey done on Stevens Street. This survey indicates that the City established the south line of Stevens Street to be the same as the north line of DLC No. 42 as determined from the found monuments at the east northeast corner of DLC No. 42 and the northeast corner of the COPCO tract which was set by C. Z. Boyden. We have established the north line of this partition as being 30' south of the found centerline monuments for Stevens Street.