

# MAJOR LAND PARTITION

LOCATED IN:  
S.E. 1/4 of SECTION 17, T.37S., R.1W., W.M.,  
CITY of MEDFORD, JACKSON COUNTY, OREGON

FOR:  
**ALL PROPERTY DEVELOPMENT COMPANY**

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that we, All Property Development Company, an Oregon Corporation, are the owners in fee simple of the land shown hereon and that we have caused the same to be surveyed and partitioned into parcels and a street as shown hereon, and we do hereby dedicate to the public for public use all easements as shown hereon and the street as shown hereon.

We hereby grant to the City of Medford in fee simple that area portrayed and designated hereon as a 1-foot non-access strip. By its approval of this plat, the said City of Medford undertakes that upon approved dedication of the extension of the affected street, it will dedicate the 1-foot non-access strip for public street purposes.

All Property Development Company:

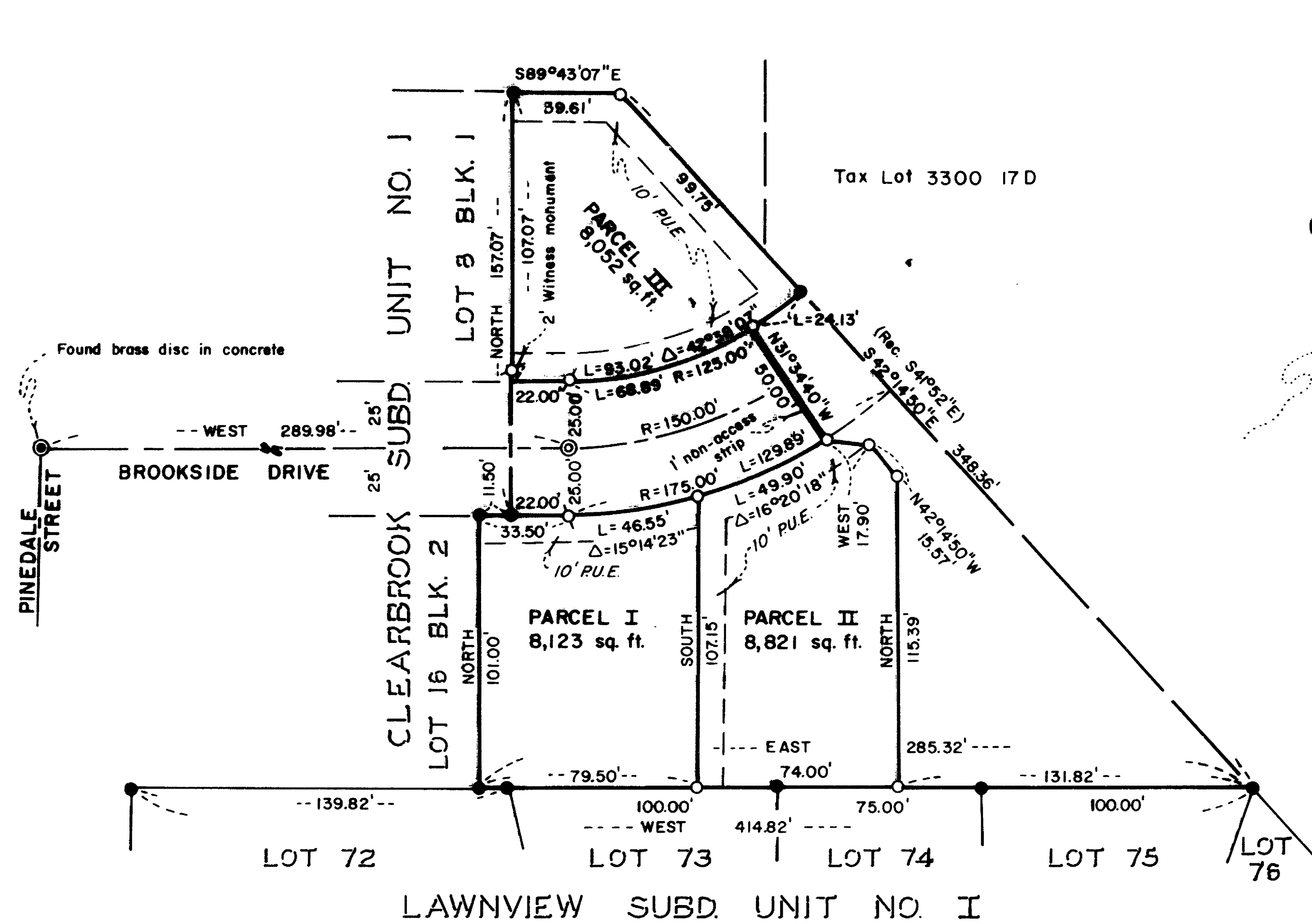
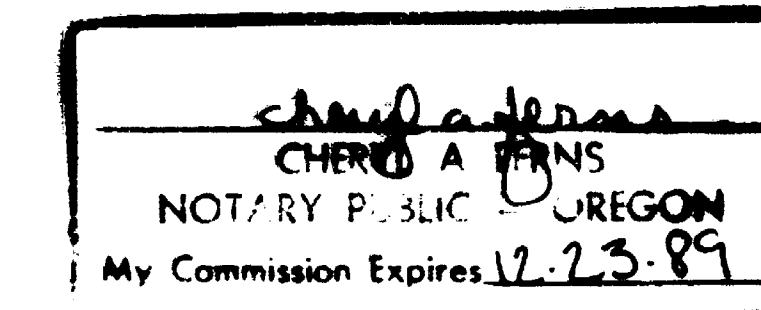
*Allen W. Forrette, President*  
Allen W. Forrette, President

*Joyce N. Forrette, Secretary*  
Joyce N. Forrette, Secretary

STATE OF OREGON ) s.s.  
County of Jackson )

On this, the 19<sup>th</sup> day of JANUARY, 1989, before me appeared Allen W. Forrette and Joyce N. Forrette, both to me personally known, who being duly sworn, did say that he, the said Allen W. Forrette is the President, and she, the said Joyce N. Forrette is the Secretary of All Property Development Company, the within named Corporation, and that the said instrument was signed in behalf of said Corporation by authority of its Board of Directors, and acknowledge said instrument to be their free act and deed of said Corporation.

Before me:



NOTE: Portions of this plat are subject to periodic inundation as determined by the Federal Flood Insurance Rate Maps.

### Survey by:

HOFFBUHR & ASSOCIATES, INC.  
219 N. OAKDALE, MEDFORD, OREGON  
BY: DOUGLAS C. McMAHAN - R.L.S. NO. 1913  
SCALE: 1" = 50' JANUARY 6, 1989  
BEARING BASE: LAWNVIEW SUBDIVISION, UNIT NO. 1

### Legend:

- = Set 5/8" x 24" iron pin w/yellow plastic cap marked "D. McMAHAN L.S. 1913"
- ⊙ = Set 5/8" x 30" iron pin w/yellow plastic cap marked "D. McMAHAN L.S. 1913"
- ⊗ = Set brass disc in concrete, flush, marked "L.S. 1913"
- P.U.E. = Easement for public utilities, drainage, cable television, water, and sanitary sewer construction and maintenance
- = Found 5/8" iron pin

### APPROVALS:

Examined and approved this 27<sup>th</sup> day of FEBRUARY, 1989.  
*Paul D. Lewis* City Surveyor  
*Van Wulck* City Engineer

I certify that, pursuant to the authority granted in Ordinance No. 5785, this plat is hereby approved.

*Jean M. Eimund* MEDFORD CITY PLANNING Director  
Date March 7, 1989

### RECORDER'S CERTIFICATE:

Filed for record this 20 day of March, 1989 at 1:27 O'clock P.M. and recorded in Volume 3, page 16 of the "Major Land Partition" records of Jackson County, Oregon.  
*Kathleen S. Beckett* County Clerk  
*Robert Cohen* Deputy

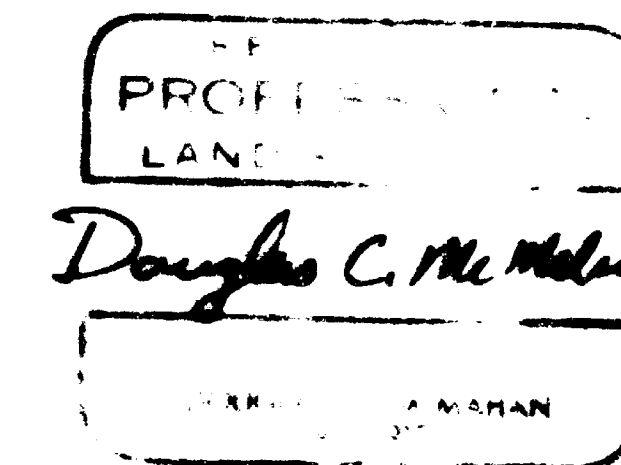
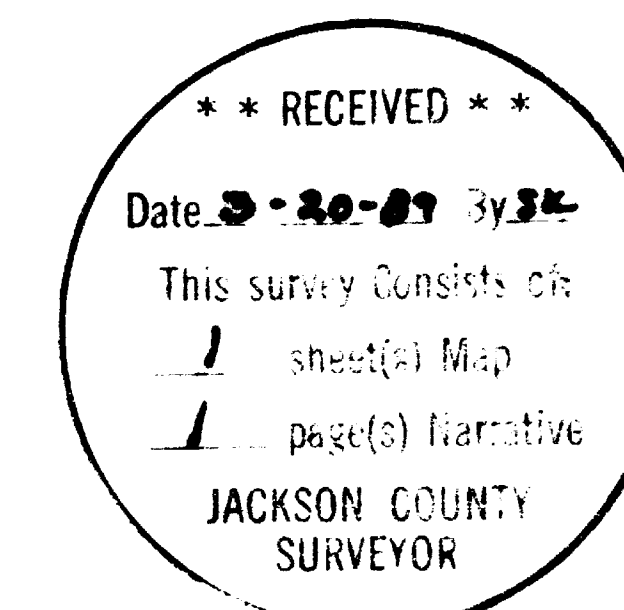
### WATER RIGHTS STATEMENT:

Instrument No. 89-05561 Official Records

### SURVEYOR'S CERTIFICATE:

I, Douglas C. McMahan, a duly Registered Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and complies with the regulations for Major Land Partitions.

*Douglas C. McMahan*  
Surveyor



I certify this plat to be an exact photocopy of the original.  
*Douglas C. McMahan*  
SURVEYOR

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SURVEY NO. 11550

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: All Property Development Company  
1100 Spring Street  
Medford, Oregon 97504

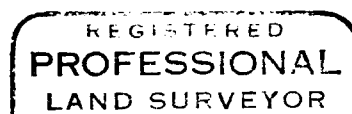
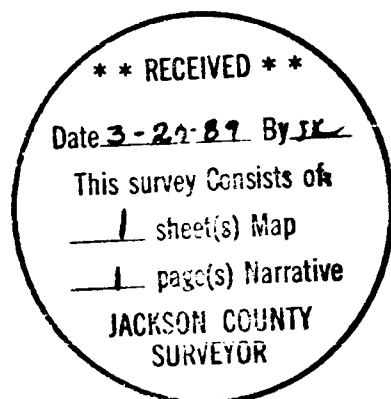
LOCATION: Southeast one-quarter (1/4) of Section 17,  
Township 37 South, Range 1 West, Willamette  
Meridian, Jackson County, Oregon

PURPOSE: To survey, monument, describe and prepare  
final plat for the major land partition as per  
client's request and as shown on the attached  
map of survey

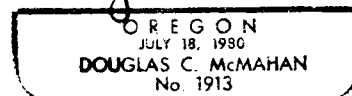
PROCEDURE: Utilizing found monumentation as shown on the  
attached map, per Clearbrook Subdivision, Unit  
No. 1 and Lawnview Subdivision, Unit No. 1,  
for control, I established monuments for the  
three parcels as per client's request and as  
shown on the attached map.

Basis of Bearing: Lawnview Subdivision, Unit No. 1

Date: January 6, 1989



*Douglas C. McMahan*



Douglas C. McMahan  
Hoffbuhr & Associates, Inc.  
219 North Oakdale  
Medford, Oregon 97501