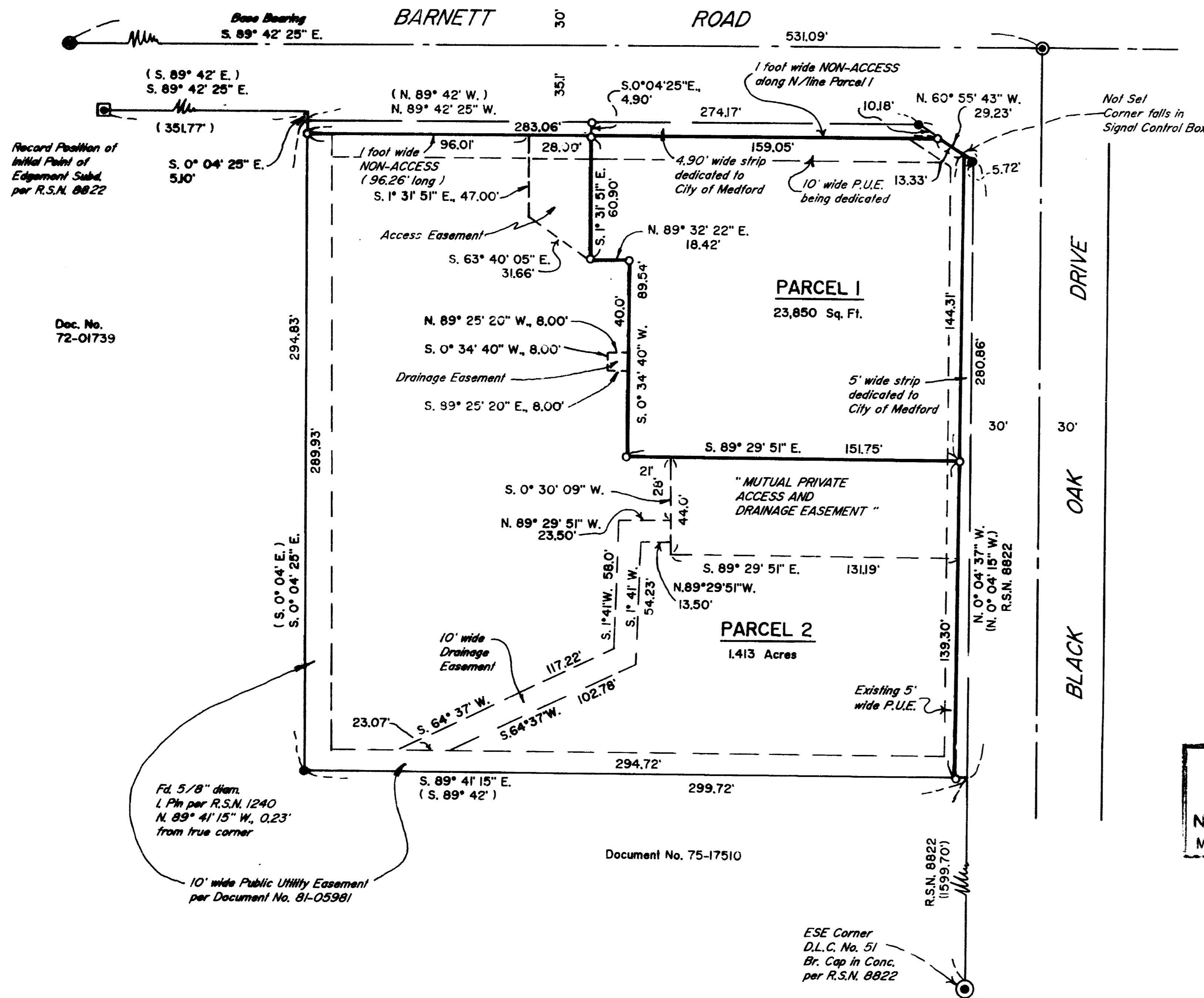


# PARTITION PLAT NO. P-22-1990

A MINOR LAND PARTITION located in the NE 1/4 of Section 32, T. 37 S., R. 1 W., W.M., City of Medford, Jackson County, Oregon.  
 March 9, 1990



**SURVEYED FOR:**  
 Far West Federal Bank  
 421 SW 6th Avenue - 2nd Floor  
 Portland, Oregon 97204  
 323-6652

**SURVEYED BY:**  
 Edwards Surveying and Land Planning Inc.  
 1014 East Pine Street  
 Central Point, Oregon 97502  
 Phone: (503) 664-1539

REGISTERED PROFESSIONAL LAND SURVEYOR  
 David A. Edwards  
 OREGON  
 JULY 24, 1989  
 DAVID A. EDWARDS  
 2339

**SURVEYOR'S CERTIFICATE**

STATE OF OREGON ss  
 County of Jackson

I, David A. Edwards, a Registered Land Surveyor of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law, the tract of land as shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines:  
 Commencing at the Northeast corner of Edgemont Subdivision in Donation Land Claim No. 51 in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon, on the South line of Barnett Road; thence South 89° 42' 25" East, along said South line, 351.77 feet; thence South 0° 04' 25" East, along the West line of tract described in Document No. 81-01251, Official Records for said County and State, 5.10 feet to the true point of beginning; thence continue South 0° 04' 25" East, along said West line 294.83 feet to the Southwest corner of said tract; thence South 89° 41' 15" East, along the South line of said tract, 299.72 feet; thence North 0° 04' 37" West, along the West line of Black Oak Drive, 280.86 feet; thence North 60° 55' 43" West 29.23 feet to a 5/8 inch steel pin; thence North 89° 42' 25" West 274.17 feet to the true point of beginning.

David A. Edwards  
 Surveyor

Kim L. Carson  
 KIM L. CARSON  
 NOTARY PUBLIC - OREGON  
 My Commission Expires 10-5-93

Subscribed and sworn to before me this 2nd day of March, 1990.

**APPROVALS - LDP 89-19**

I certify that, pursuant to the authority granted in Ordinance No. \_\_\_\_\_, this plat is hereby approved.  
 Medford City Planning

Mark S. Gallagher 4-23-90  
 Acting Director Date

EXAMINED and approved this 10 day of APRIL, 1990.

Paul D. Lewis  
 City Surveyor

\*\* RECEIVED \*\*  
 Date 4-26-90 By PS  
 This survey consists of:  
 - sheets Map  
 - parts Narrative  
 JACKSON COUNTY SURVEYOR

**LEGEND**

- Indicates 5/8" I. Pin/cap found per R.S.N. 8822 unless noted.
- ⊙ Indicates City of Medford center line brass cap unless noted.
- Indicates 5/8"x24" Steel Pin w/plastic cap mkd. "D.A. EDWARDS-RPLS 2339" set.
- ( ) Denotes Deed Record Data unless noted otherwise.
- R.S.N. = Recorded Survey Number
- SCALE: 1" = 50'
- P.U.E. = Public Utility Easement: Electricity, Telephone, Natural Gas, Cable T.V., Water, Sanitary Sewer and Storm Drain construction and maintenance.

**RECORDER'S CERTIFICATE**

Filed for record this 26 day of April, 1990.

at 12:09 o'clock, P. m. and recorded as Partition Plat

No. P-22-1990 of the records of Jackson County, Oregon.

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Kathleen S. Buckett  
 County Clerk

Joy A. Ramirez  
 Deputy  
 11998

County Surveyor file number \_\_\_\_\_

water Rights 90-10066  
 I certify this plat to be an exact photocopy of the original.  
 David A. Edwards  
 SURVEYOR

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that we, Tom Sjoström, Vice-President and Carol Frohoff, Secretary, being duly authorized officers of Far West Federal Bank, S.B., a United States Corporation and the owner in fee simple of the lands shown hereon and designated as Parcels 1 and 2, and we have caused the partitioning as shown hereon. That portion of Parcel 2 situated within the "Mutual Private Access and Drainage Easement", as shown hereon, shall be utilized for mutual ingress and egress to Parcels 1 and 2. Restrictions of any kind, maintenance of said "Mutual Private Access", and to the extent these or any other provisions that are felt necessary by the dedicators herein, shall be set forth as encumbrances in the deed conveying said parcels of land to the new landowners, their heirs, assigns or successors in interest. Public and private emergency vehicles shall have the right of ingress and egress over and across said "Mutual Private Access Easement". We do hereby reserve unto Parcel 1 the access and drainage easements as shown hereon, together with the right to repair facilities therein. We do hereby dedicate to the City of Medford the 4.90 foot wide and 5.00 foot wide strips of land along Barnett Road and Black Oak Drive, respectively, for use as public right of way. We do hereby dedicate to the City of Medford the 10.00 foot wide Public Utility Easement along the new North line of this property, as shown hereon. We do hereby dedicate to the City of Medford the 1.00 wide "Non-Access" strip along the North line of Parcels 1 and 2, as shown hereon.

IN WITNESS WHEREOF, we have set our hands and seals this 26 day of March, 1990.

Tom Sjoström Carol Frohoff

STATE OF OREGON ss  
 County of Multnomah

March 20 A.D. 1990.

Personally appeared before me the above named Tom Sjoström and Carol Frohoff and acknowledged the foregoing instrument to be their voluntary act and deed.

Joann D. Callis

SURVEY NUMBER 11998

Edwards Surveying and Land Planning Inc.  
Registered Land Surveyors  
1014 East Pine St.  
Central Point, Oregon 97502  
(503)664-1539

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

**SURVEY FOR:** Far West Federal Bank  
421 SW 6th Ave. -2nd Floor  
Portland, Oregon 97204

**LOCATION:** In the NE 1/4 of Section 32, T. 37 S., R. 1 W.,  
W.M., City of Medford, Jackson County, Oregon.

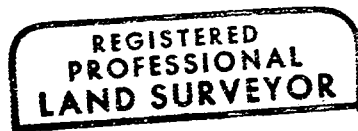
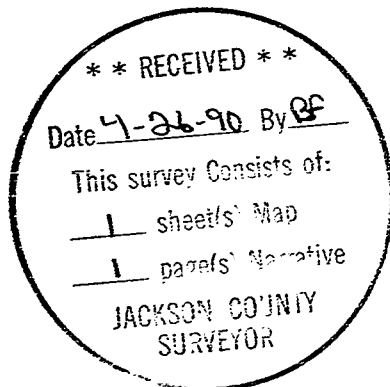
**PURPOSE:** To locate and monument the boundaries of that  
tract described in Document Number 81-01184,  
Official Records of Jackson County, Oregon, to  
partition said tract into the two parcels shown  
on the attached plat and to dedicate certain  
easements on said plat.

**PROCEDURE:** The outside boundary of the parent tract was  
determined by retracing Recorded Survey Number  
8822. Monuments set on this survey consist of  
5/8" x 24" steel pins with red plastic caps  
mkd. "D.A. EDWARDS-RPLS 2339", being set at the  
locations shown on the accompanying plat.

**BASIS OF BEARINGS:** Center line of Barnett Rd. per R.S.N. 8822.

**EQUIPMENT:** Nikon NTD-4 Semi-automatic theodolite/E.D.M.

**DATE COMPLETED:** March 9, 1990.



*David A. Edwards*

