



# PARTITION PLAT NO. P-35-1990

LOCATED in the NE 1/4 of Section 32, T. 37 S., R. 2 W., W.M., City of Jacksonville, Jackson County, Oregon

April 30, 1990

SURVEYED FOR: *John & Frances Lichtenwalner*  
2300 Barnett Rd. #2  
Medford, Oregon 97504

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  
JUL 29, 1988  
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 a stone monument marking the Southwest corner of Government Lot 4 in Section 32, Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon;  
thence North 0° 03' 00" West, along the West line of said Lot 4, 472.00 feet to a point on the North line of Laurelwood Drive, the true point of beginning; thence continue North 0° 03' 00" West, along said West line, 202.50 feet to a 5/8 inch steel pin; thence South 84° 30' 00" East 162.00 feet to a 5/8 inch steel pin; thence North 0° 03' 00" West 13.17 feet; thence North 89° 57' 00" East 126.45 feet to a 5/8 inch steel pin; thence South 0° 03' 00" East 170.00 feet; thence North 89° 57' 00" East 180.18 feet to a 5/8 inch steel pin marking a point on the Westerly line of said Laurelwood Drive; thence along the arc of a 50.00 foot radius curve to the right, being concave to the Northwest and having a long chord which bears South 56° 43' 13" West 54.84 feet, a distance of 58.04 feet to a found 5/8 inch iron pin; thence South 89° 58' 28" West 422.00 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 26 day of April, 1990.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that we, John Lichtenwalner and Frances Lichtenwalner, husband and wife, are the owners 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 1 situated within the "Mutual Private Access Easement", as shown hereon, shall be utilized for mutual ingress and egress to Parcel 1 and to the City of Jacksonville pump station building shown hereon. 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 Parcel 1 to the new landowners, their heirs, assigns, or successors in interest. Public and private emergency vehicles shall have the right of access over and across said "Mutual Private Access Easement". We do hereby dedicate to the City of Jacksonville the "Pump Station Building Easement" and the 7.50 foot wide "Water Line Easement", as shown hereon. We do hereby acknowledge the fact that Parcel 2 shall not be divided into additional building lots.

IN WITNESS WHEREOF, we have set our hands and seals this 30 day of April, 1990.

*John Lichtenwalner*  
John Lichtenwalner

*Frances Lichtenwalner*  
Frances Lichtenwalner

STATE OF OREGON ) ss  
County of Jackson )

April 30 A.D. 1990. Personally appeared before me the above named John Lichtenwalner and Frances Lichtenwalner and acknowledged the foregoing instrument to be their voluntary act and deed.

*Kim L. Carson*  
Notary Public for Oregon

Before me:

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

My commission expires 10/5/93

APPROVED by the City of Jacksonville.

By *[Signature]* Date 5/11/90

NOTE: Rotate bearings 0° 03' 14" clockwise to match 1983 datum.

EXAMINED and approved this 30 day of April, 1990.

*Vickie Thomas*  
County Surveyor

### RECORDER'S CERTIFICATE

Filed for record this 16 day of May, 1990, at 4:05 o'clock, P.M. and

recorded as Partition Plat No. P-35-1990 of the records of Jackson County, Oregon.

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*Kathleen S. Beckett*  
County Clerk

*[Signature]*  
Deputy

County Surveyor File No. 12020

STATEMENT OF WATER RIGHTS: Document Number 90-12028 Official Records.

### LEGEND

- Indicates monument found as noted.
- Indicates 5/8" x 24" steel pin w/plastic cap mkd. "D.A. EDWARDS-RPLS 2339" set.

R.S.N. = Recorded Survey Number

SCALE: 1" = 50'

BASIS OF BEARINGS: West line of Gov'l. Lot 4 per R.S.N. 3132

( ) Denotes record date as shown

J.C.S. = Jackson County Surveyor

RECEIVED  
Date 5/10/90  
This survey consists of:  
1 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

I certify this plat to be an exact photocopy of the original.  
*David A. Edwards*  
SURVEYOR

SURVEY NUMBER 12020

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:** John & Frances Lichtenwalner  
2300 Barnett Rd. #2  
Medford, Oregon 97504

**LOCATION:** In the NE 1/4 of Section 32, T. 37 S., R. 2 W.,  
W.M., City of Jacksonville, Jackson County,  
Oregon.

**PURPOSE:** Minor Land Partition: To locate and monument  
the boundaries of that tract described in  
Document Number 89-21158, Official Records, and  
to partition said tract into 2 parcels as shown  
on the attached plat and to dedicate a Mutual  
Private Access Easement, Water Line Easement &  
a Pump Station Building Easement.

**PROCEDURE:** The outside boundary of the parent tract was  
determined by utilizing existing monuments of  
record at the Center 1/4 corner and on the  
North-South center line of the Section as shown  
on the accompanying plat. The vast majority of  
deeds for tracts in this area call for the  
stone at the Center 1/4 corner and the bearings  
that I show on the attached plat, which follow  
deed record. Monuments set on this survey  
consist of 5/8" x 24" steel pins with red  
plastic caps mkd. "D.A. EDWARDS-RPLS 2339".

**BASIS OF  
BEARINGS:** West line of Gov't. Lot 4 per R.S.N. 3132.

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

**DATE  
COMPLETED:** April 30, 1990.

