

PARTITION PLAT NO. P-41-1990

MINOR LAND PARTITION (LDP-90-12)

LOCATED IN:

NW 1/4 of Section 17, T.37S., R.1W., W.M.  
City of Medford, Jackson County, Oregon

FOR:

D.L. BANDY

APPROVALS:

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

Mark S. Gallagher  
Acting Director

5-30-90  
Date

Examined and approved this 27 day of May, 1990.

[Signature]  
City Surveyor

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 31 DAY OF May, 1990, AT 11:28 O'CLOCK, A.M. AND RECORDED AS PARTITION PLAT NO. P-41-1990 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 1 PAGE 41.)

Kathleen S. Beckett  
County Clerk

Jay A. Ramirez  
Deputy

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 12053

WATER RIGHTS STATEMENT:

Instrument No. 90-13885 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 Minor Land Partitions and the following is an accurate description of the parent tract of land as set forth hereon:

BEGINNING at a point on the Southerly line of Lot 12 of SPRINGBROOK SUBDIVISION, according to the Official Plat thereof, now of record in Jackson County, Oregon, 1008.26 feet East of the Southwest corner of said Lot 12, said point being the Southeast corner of MOUNTAIN GLEN SUBDIVISION UNIT NO. 2, according to the Official Plat thereof, now of record in said Jackson County; thence South 89°53'03" East (Record South 89°49' East) along the Southerly line of said Lot 12, a distance of 256.24 feet to the Southeast corner thereof; thence along the Easterly line of said Lot 12, North 12°00'03" West 48.87 feet (Record North 11°56' West 49 feet); thence North 35°02'03" West (Record North 34°58' West) 149.71 feet to a point on the Southerly line of tract described in Volume 243, Page 406 of the Deed records of Jackson County, Oregon; thence along said Southerly line, South 89°27'43" West 205.19 feet to a point on the Easterly boundary of the aforementioned MOUNTAIN GLEN SUBDIVISION UNIT NO. 2; thence along said Easterly boundary, South 21°02'41" East 90.47 feet; thence South 05°11'08" East 64.55 feet; thence South 19°19'33" East 20.36 feet to the Point of Beginning.

Douglas C. McMahan  
SURVEYOR

Subscribed and sworn to before me this 5<sup>th</sup> day of May, 1990.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, that I D. L. Bandy, the owner in fee simple of the lands as shown hereon have caused the partitioning as shown hereon, and do hereby dedicate to the public for public use the hatched area as shown hereon for street purposes, together with the easements labeled as public utility easement and maintenance easement.

IN WITNESS WHEREOF, I have set my hand and seal this 30<sup>th</sup> day of May, 1990.

D.L. Bandy  
D.L. BANDY

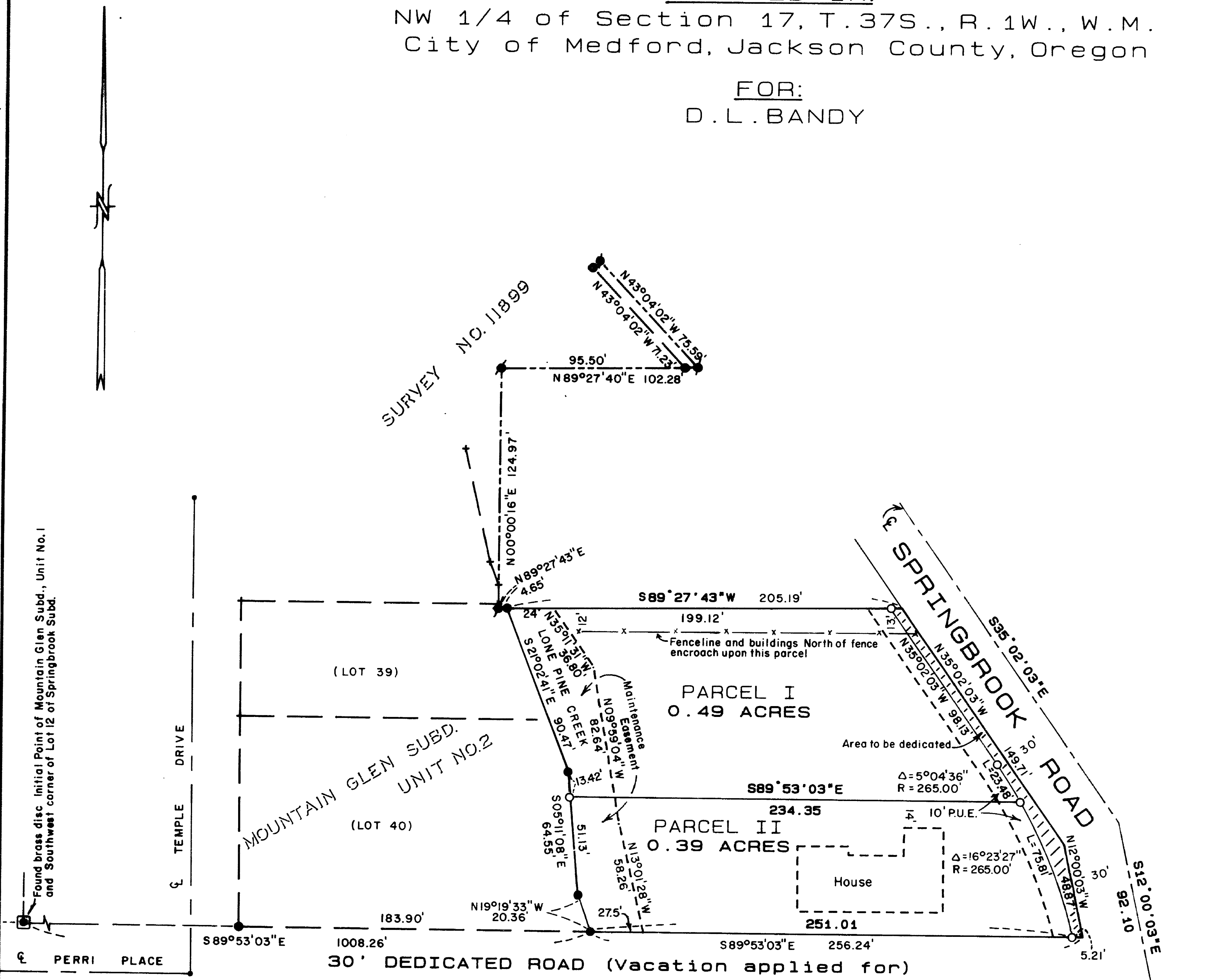
STATE OF OREGON )  
County of Jackson ) ss. Date: May 15, 1990.

Personally appeared before me the above named D.L. Bandy and acknowledge the foregoing instrument to be his voluntary act and deed.

REGISTERED PROFESSIONAL LAND SURVEYOR  
Douglas C. McMahan  
REGON  
JULY 21, 1980  
DOUGLAS C. MCMAHAN  
No. 1913

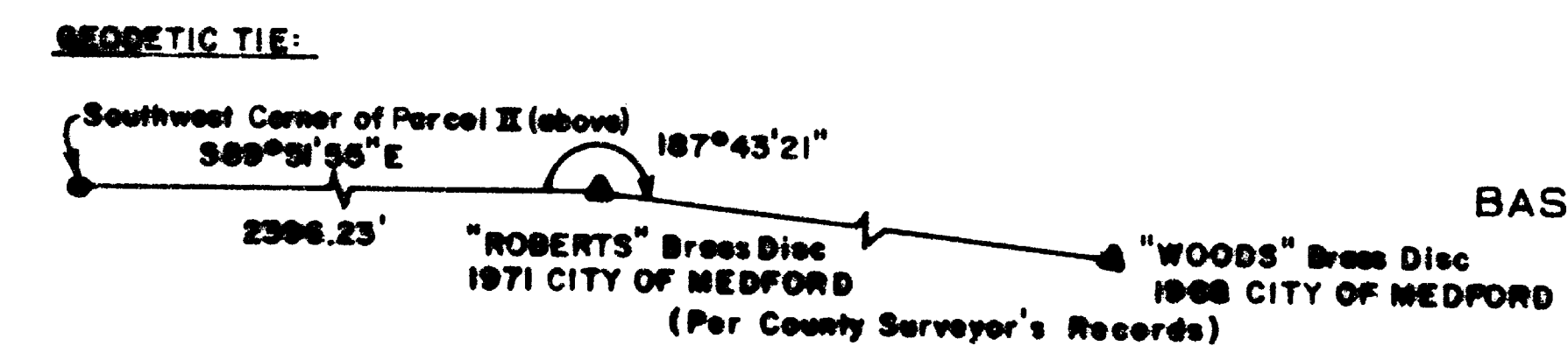
SURVEY BY: HOFFBUHR & ASSOCIATES, INC.  
219 N. OAKDALE AVENUE  
MEDFORD, OR. 97501

SCALE: 1"=50' DATE: MAY 7, 1990  
BASIS OF BEARING: FILED SURVEY NO. 6582



\*\* RECEIVED \*\*  
Date 5-31-90 By [Signature]  
This survey consists of:  
- sheets (1) Map  
- pages (1) Narrative  
JACKSON COUNTY SURVEYOR

- LEGEND:
- O - Set 5/8"x24" iron pin w/yellow plastic cap marked "D. MCMAHAN L.S. 1913"
  - - Found 3/4" iron pin
  - P.U.E. - Easement for public utilities, drainage, cable television, water, gas and sanitary sewer maintenance and construction.
  - = Found 5/8" iron pin per survey no. 11899



SURVEY NO. 12053

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: D.L. Bandy  
2417 Springbrook Road  
Medford, Oregon 97504

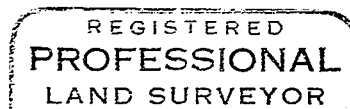
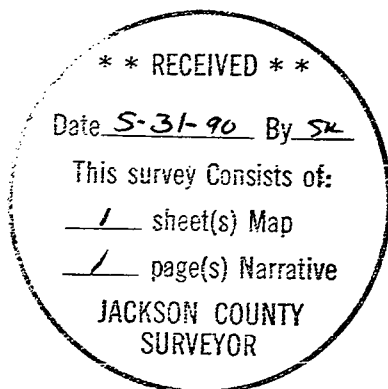
LOCATION: Northwest 1/4 of Section 17, Township 37  
South, Range 1 West, Willamette Meridian City  
of Medford, Jackson County, Oregon.

PURPOSE: To survey, monument and prepare plat for a  
Minor Land Partition (LDP-90-12) as per the  
clients request.

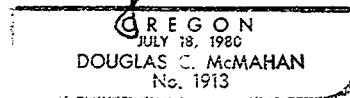
PROCEDURE: Utilizing control established by this office  
for filed survey No. 11899 and Mountain Glen  
Subdivisions Unit No. 1 and Unit No. 2, I  
establish monuments as per the clients  
request and as shown on the attached map. A  
boundary line agreement is proposed along a  
line, South of the fence line near the  
Northerly line of parcel I to clear up the  
area of encroachments.

BASIS OF BEARING: Filed Survey No. 6582

DATE: May 7, 1990



*Douglas C. McMahan*



Douglas C. McMahan  
Hoffbuhr & Assoc. Inc.  
219 N. Oakdale  
Medford, Oregon 97501 .