

# PARTITION PLAT NO. P-66-1990

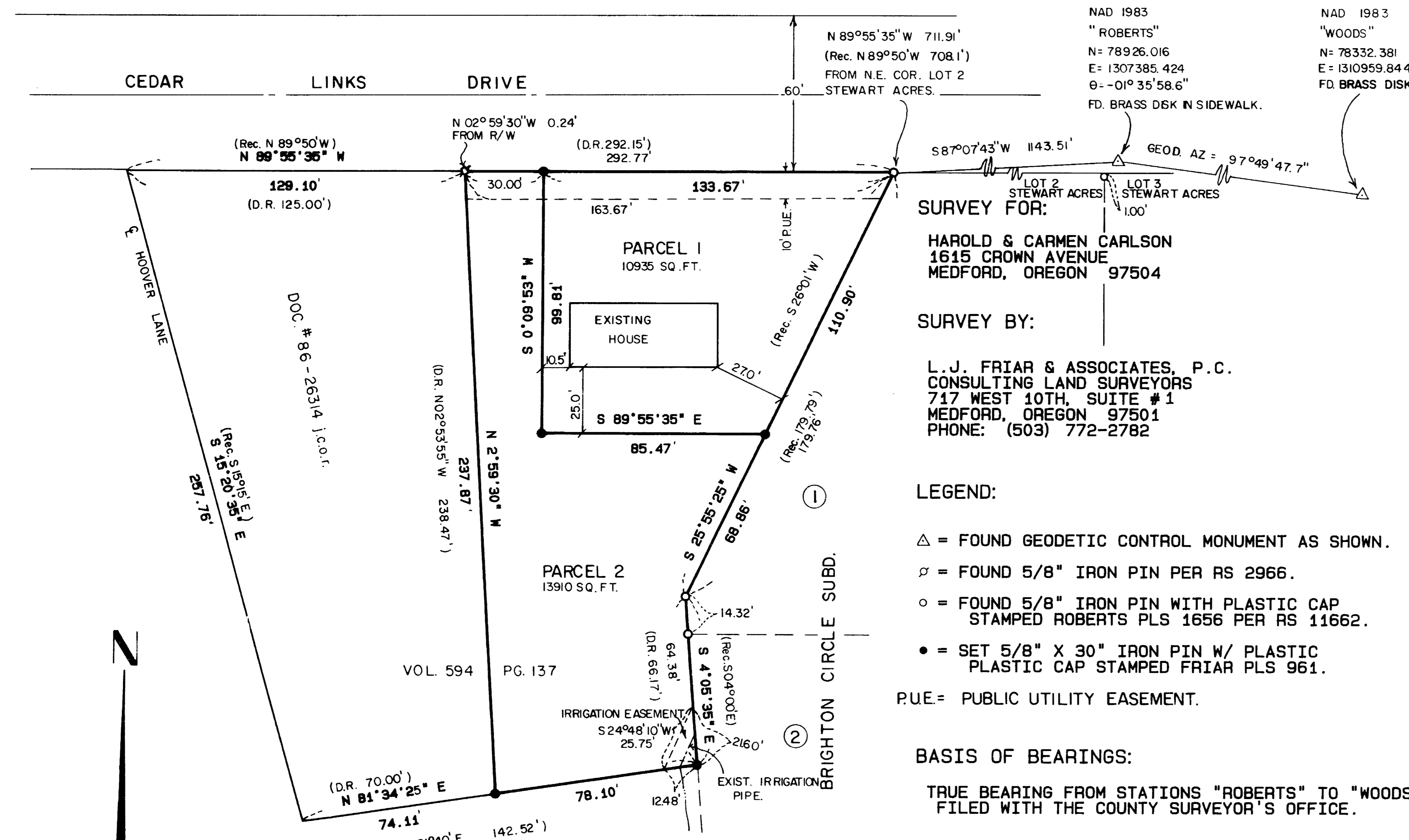
A PORTION OF LOTS 1 & 2 OF "STEWART ACRES" BEING IN THE S.E. 1/4 OF SEC. 17, T.37 S., R.1 W., W.M. CITY OF MEDFORD JACKSON COUNTY, OREGON (FILE NO. LDP-90-4)

### SURVEYOR'S CERTIFICATE:

STATE OF OREGON )  
COUNTY OF JACKSON )

I, LARRY J. FRIAR, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, BEING FIRST DULY SWORN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, CONFORMS WITH THE REGULATIONS FOR MINOR LAND PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING DESCRIBED AS FOLLOWS:

Commencing at the Northeast corner of Lot 2, of STEWART ACRES, according to the official plat thereof, now of record being in the Southeast one-quarter of Section 17, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon; thence along the North line of said Lot 2, North 89° 55' 35" West, 711.91 feet (record North 89° 50' West, 708.1 feet) to the Northwest corner of BRIGHTON CIRCLE SUBDIVISION, according to the official plat thereof, now of record, and the true point of beginning; thence along the Westerly boundary of said subdivision, South 25° 55' 25" West, 179.77 feet (Deed record South 26° 01' 00" West, 179.79 feet) to an angle point in said Westerly boundary; thence continue along said boundary, South 04° 05' 35" East, 64.38 feet (Deed record South 04° 00' 00" East); thence leaving said Westerly boundary along the South boundary of that tract of land described in Volume 594, Page 137 of Jackson County Deed Records, South 81° 34' 25" West, 78.10 feet (record South 81.40' West) to a 5/8 inch iron pin; thence leaving said South boundary along the East boundary of that tract of land described as Parcel 1 in Document No. 86-26314, Official Records of Jackson County, Oregon North 02° 59' 30" West, 237.87 feet (record North 02° 53' 55" West, 238.47 feet) to the South right-of-way line of Cedar Links Drive; thence along said right-of-way line, South 89° 55' 35" East, 163.67 feet (record South 89° 50' East, 167.15 feet) to the true point of beginning



SURVEY FOR:  
HAROLD & CARMEN CARLSON  
1615 CROWN AVENUE  
MEDFORD, OREGON 97504

SURVEY BY:  
L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
717 WEST 10TH, SUITE #1  
MEDFORD, OREGON 97501  
PHONE: (503) 772-2782

- LEGEND:
- △ = FOUND GEODETIC CONTROL MONUMENT AS SHOWN.
  - ♣ = FOUND 5/8" IRON PIN PER RS 2966.
  - = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED ROBERTS PLS 1656 PER RS 11662.
  - = SET 5/8" X 30" IRON PIN W/ PLASTIC PLASTIC CAP STAMPED FRIAR PLS 961.
- P.U.E. = PUBLIC UTILITY EASEMENT.

BASIS OF BEARINGS:  
TRUE BEARING FROM STATIONS "ROBERTS" TO "WOODS" AS FILED WITH THE COUNTY SURVEYOR'S OFFICE.

DATE:  
MARCH 29, 1990

SCALE:  
1" = 40'

SUBSCRIBED AND SWORN BEFORE ME THIS 27<sup>th</sup> DAY OF April, 1990.

SHARON A. KATZMIRACH  
NOTARY PUBLIC - OREGON  
My Commission Expires: 11-30-91

REGISTERED PROFESSIONAL LAND SURVEYOR  
LARRY J. FRIAR  
JULY 16, 1971  
961

APPROVALS:  
PURSUANT TO AUTHORITY GRANTED IN ORDINANCE NO. 5785 THIS PLAT IS HEREBY APPROVED.

*James M. Emanuel* July 27, 1990  
PLANNING DIRECTOR DATE  
APPROVED BY THE MEDFORD CITY SURVEYOR.

*Paul G. Lewis* 6/8/90  
CITY SURVEYOR DATE

RECORDER'S CERTIFICATE:  
FILED FOR RECORD THIS 30 DAY OF July, 1990, AT 2:41 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-66-1990 OF THE RECORDS OF JACKSON COUNTY, OREGON. INDEX VOLUME 1 PAGE 66.

*Kathleen M. Beckett* *Glenda E. Bartlett*  
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 132

WATER RIGHTS STATEMENT:  
DOCUMENT NO. 90-19028 JACKSON COUNTY OFFICIAL RECORDS.

DEDICATION:  
KNOW ALL MEN BY THESE PRESENTS, THAT WE, HAROLD & CARMEN CARLSON, HUSBAND & WIFE, ARE THE OWNERS IN FEE SIMPLE OF LAND SHOWN HEREON, AND HAVE PARTITIONED THE SAME INTO PARCELS AS SHOWN HEREON. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENT.

*Harold Carlson* *Carmen Carlson*  
HAROLD CARLSON CARMEN CARLSON  
*Neal Renfro* *Neal Renfro*  
NEAL RENFRO NEAL RENFRO  
STATE OF OREGON, COUNTY OF JACKSON )  
PERSONALLY APPEARED NEAL RENFRO WHO, BEING DULY SWORN, DID SAY THAT HE IS THE ATTORNEY IN FACT FOR HAROLD CARLSON AND CARMEN CARLSON, HUSBAND AND WIFE, AND THAT HE EXECUTED THE FOREGOING INSTRUMENT BY AUTHORITY OF AND IN BEHALF OF SAID PRINCIPALS; AND HE ACKNOWLEDGED SAID INSTRUMENT TO BE THE ACT AND DEED OF SAID PRINCIPALS.

SUBSCRIBED AND SWORN BEFORE ME THIS 8 DAY OF June, 1990.

*Francine J. Stumpf*  
FRANCINE J. STUMPF  
NOTARY PUBLIC - OREGON  
My Commission Expires: 2-9-94

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL  
*Larry J. Friar*

Survey No. 12127

Survey Narrative To Comply With O.R.S. 209.250

Survey For: Harold & Carmen Carlson  
1615 Crown Avenue  
Medford, OR 97504

Location: A portion of Lots 1 & 2 of "STEWART ACRES" being in the S.E. 1/4 of Sec. 17, T.37 S., R.1 W., W.M., Jackson County, Oregon.

Purpose: To survey and monument two parcels created through a Minor Partition. See City of Medford Planning File No. LDP-90-4.

Procedure: Tied in pins set by Survey Nos. 2966, 11662 and pins found on the BRIGHTON CIRCLE SUBDIVISION. The Westerly boundary of the BRIGHTON CIRCLE SUBDIVISION was held as the Easterly boundary of the subject tract. The 5/8" pin found at the Northwest corner of the tract, called for in Document No. 86-26314, Parcel 1, was held as a point on the Westerly line of the subject tract. From said pin the Deed angle was held to determine the direction of the Westerly line of the subject tract. This line was projected Southerly to intersect the South line of Vol. 594, Page 137, Deed Records, and the Southwest corner of the subject tract. The intersection of the Easterly projection of said South line with the Westerly boundary of BRIGHTON CIRCLE SUBDIVISION determined the subject tract's Southeast corner. The centerline of Hoover Lane was determined from data from Survey No. 11662. From this information set corners as shown on the attached plat. Tied the Northeast corner of Parcel 1 to triangulation station "ROBERTS" with an azimuth backsight on station "WOODS".

Basis of Bearing: True bearings from stations "ROBERTS" to "WOODS" as filed with the County Surveyor's Office.

Date: March 29, 1990

T37S R1W SEC17D TL401

Larry J. Friar  
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Consulting Land Surveyors  
717 West 10th, Suite 1  
Medford, OR 97501  
(503) 772-2782

