

PARTITION PLAT NO. P-67-1990

A MINOR LAND PARTITION Located in the Oregon and California Railroad Depot Grounds shown on the map of Railroad Addition to the Town (City) of Phoenix, Jackson County, Oregon in D.L.C.# 42 and in the NE 1/4 of Section 16, T.38 S, R.1W, W.M. July 12, 1990

SURVEY BY:
BOYDEN SURVEYORS
108 MISTLETOE STREET
MEDFORD, OR 97501

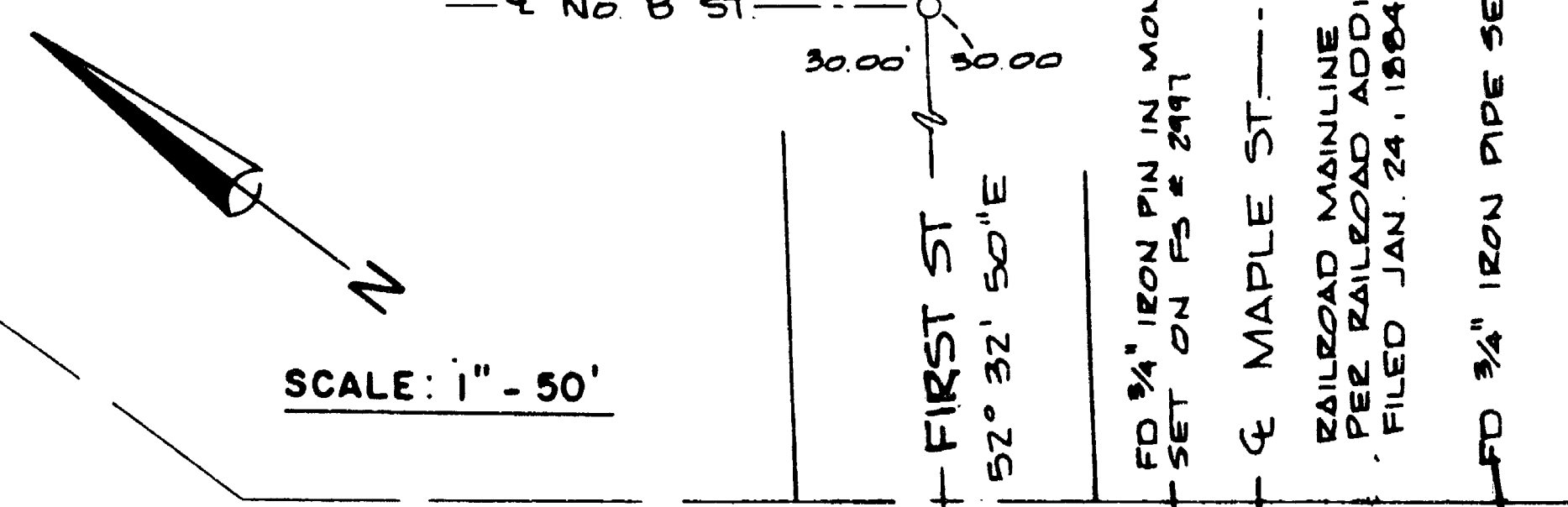
LEGEND
● SET 5/8" X 24" REBAR W/ RED PL CAP STAMPED "BOYDEN RLS #281"
○ FOUND MONUMENTS AS INDICATED
BASIS OF BEARINGS FS# 11997

RECORDER'S CERTIFICATE

Filed for record this 2 day of August, 1990 at 2:37 O'Clock P. M., and recorded as Partition Plat No. P-67-90 of the records of Jackson County, Oregon. Index Volume 1 Page 67. County Surveyor File No. 12134.

Kathleen S. Beckett
COUNTY CLERK

Jay A. Damiter
DEPUTY



SURVEYOR'S CERTIFICATE

I, Mark E. Boyden, being first duly sworn, hereby depose and say that I have correctly surveyed and marked with proper monuments, the land represented on the attached Minor Partition Map, the boundaries being described as follows:

Commencing at the Quarter corner common to Sections 9 and 16, Township 38 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South 74° 36' 30" East, 1059.27 feet to a 5/8" rebar with red plastic cap set on the Northwesterly boundary of the Railroad Depot Grounds as described in Volume 10, Deeds, Page 722 of Jackson County Records for the TRUE POINT OF BEGINNING; thence, parallel with the existing mainline Southern Pacific Railroad tracks and being 30.00 feet Easterly at right angles therefrom, South 35° 05' 05" East, 649.30 feet to the centerline of First Street in the City of Phoenix, Oregon; thence along said First Street centerline, North 52° 32' 50" East, 220.23 feet; thence along the Northwesterly projection of the Southwesterly right-of-way line of "C" Street, North 35° 05' 28" West, 640.23 feet to the most-Northerly corner of said Depot Grounds; thence South 54° 54' 32" West, 219.97 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO that indenture granted to the City of Phoenix by the Southern Pacific Company for a 60-foot right-of-way for First Street, as described in Volume 466 Deeds, Page 188 of the Records of Jackson County, Oregon.

Subscribed and Sworn to before me this 18 day of July, 1990.

Sheryl Branscum
SHERYL BRANSCUM
NOTARY PUBLIC - OREGON
My Commission Expires 1-15-94

STATEMENT OF WATER RIGHTS

Instrument No. 90-19127, Official Records.

REGISTERED PROFESSIONAL LAND SURVEYOR

Mark E. Boyden
MARK E. BOYDEN
281

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT

Mark E. Boyden
SURVEYOR

OWNER'S DECLARATION:

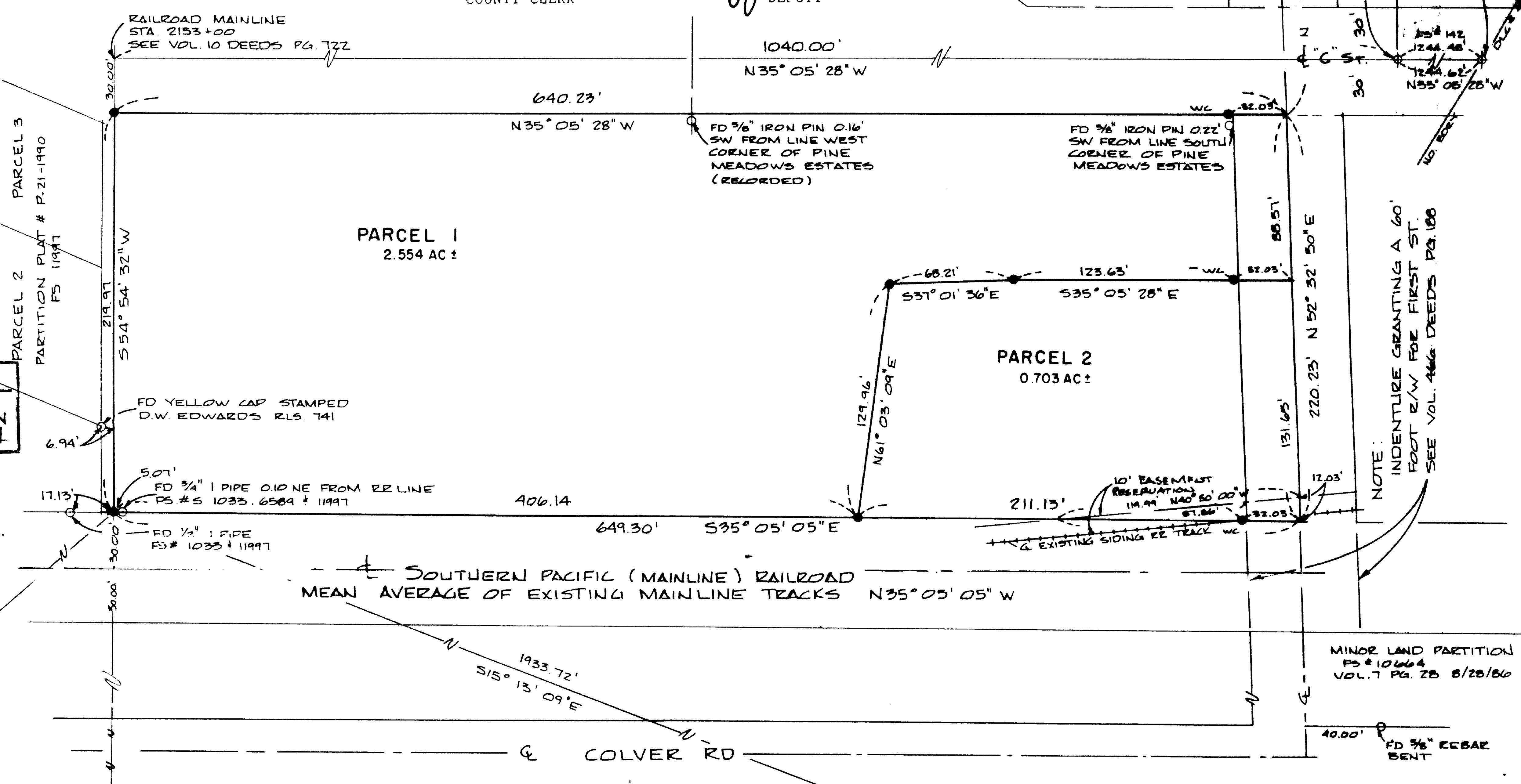
Know all men by these presents that Southern Pacific Transportation Company, a Delaware Corporation, is the owner of the land represented on the annexed map, and more particularly described in the accompanying Surveyor's Certificate, and has caused the same to be partitioned and surveyed into Parcels 1 and 2 as shown on the annexed map.

Southern Pacific Transportation Company

E.P. Ahern
E.P. AHERN VICE PRESIDENT

SURVEY FOR:

Southern Pacific Transportation Company
Southern Pacific Building
One Market Plaza, Suite 225
San Francisco, ca 94105
c/o Associated Fruit Company
3721 Colver Road
Phoenix, OR 97535



ACKNOWLEDGMENT

State of California ss
County of San Francisco

Know all these people by these presents on this 26th day of July, 1990, before me a Notary Public in and for said State and County, personally appeared E. PAHERN, Vice President of Southern Pacific Transportation Company, who being duly sworn, does say that he is the identical person named in the foregoing instrument, and that said instrument was executed on behalf of Southern Pacific Transportation Company and that he executed said instrument freely and voluntarily.

Barbara J. Slade
Notary Public for the State of California
My Commission Expires: September 29, 1993

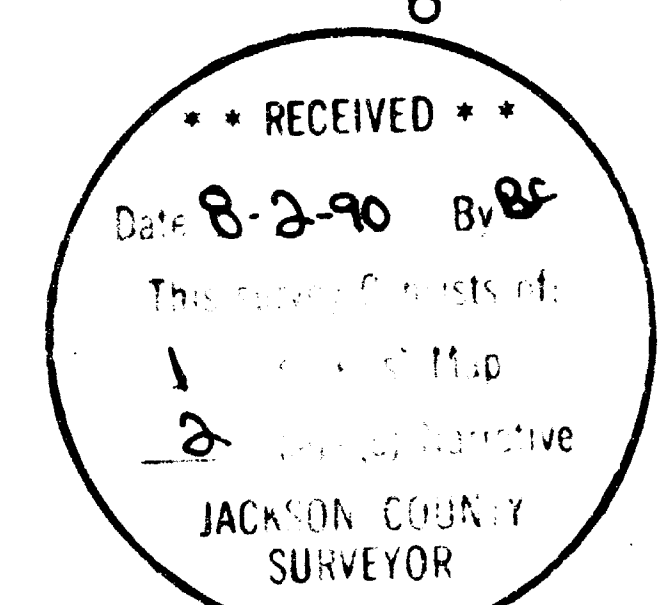
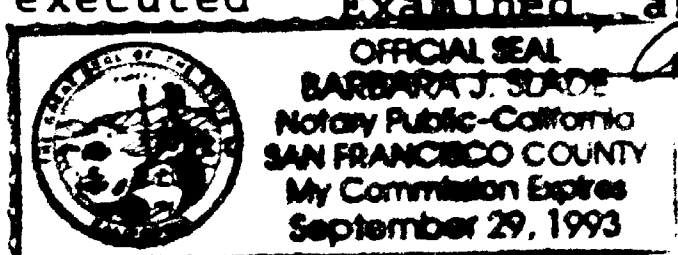
APPROVALS:

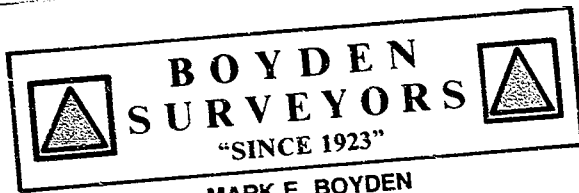
Examined and approved this 2 day of August, 1990.

Paul D. ...
PHOENIX CITY PLANNER

Examined and approved this 2 day of August, 1990.

Wesley Thomas
JACKSON COUNTY SURVEYOR





MARK E. BOYDEN
R.P.L.S. ORE. 281
108 MISTLETOE ST., MEDFORD, OREGON 97501
PHONE (503) 773-6000

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SURVEY NO. 12134

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

SURVEY FOR: SOUTHERN PACIFIC TRANSPORTATION CO.
SOUTHERN PACIFIC BUILDING
ONE MARKET PLAZA, SUITE 225
SAN FRANCISCO, CA 94105
c/o ASSOCIATED FRUIT CO.
3721 COLVER ROAD
PHOENIX, OR 97535

SURVEY BY: BOYDEN SURVEYORS
108 MISTLETOE STREET
MEDFORD, OREGON 97501

LOCATION: OREGON & CALIFORNIA RAILROAD DEPOT
GROUNDS RAILROAD ADDITION TO THE
TOWN (NOW CITY) OF PHOENIX, JACKSON
COUNTY OREGON.
D.L.C. NO. 42, NE ¼ OF SECTION 16,
TOWNSHIP 38 SOUTH, RANGE 1 WEST, W M

BASIS OF BEARINGS: FILED SURVEY NO. 11997

DATE: JULY 9, 1990

PURPOSE: To monument and prepare a MINOR LAND
PARTITION plat for recording with
the County Recorder and County
Surveyor.

PROCEDURE: Utilizing E.D.M. equipment, enclosed
the subject property, tying to control monuments as shown on
the annexed map.

A study of previous surveys after 1885 indicated
considerable confusion as to the location of the
Northwesterly boundary of said Railroad Depot Grounds.

PARK ADDITION as platted in 1912, but now vacated, as
tied to the SW corner of D.L.C. 42 and the mainline railroad
tracks calculated a position approximately 10 feet
Southeasterly from the most-Westerly corner of Parcel 1 as
monumented on this survey. HILSINGER SUBDIVISION as platted
in 1922 and positioned by Filed Survey No. 1033 located the
corner position 17 feet Northwesterly from the said most-
Westerly corner of Parcel 1.

Filed Survey No. 6589 located the corner position
approximately 3 feet Southeasterly from said most-Westerly

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 3721 COLVER ROAD
 PHOENIX, OR 97535

corner of Parcel 1.

Filed Survey No. 11997 positioned the corner approximately 7 feet Northwesterly from the said most-Westerly corner of Parcel No. 1.

The original deed, (See Deed Volume 10, Page 722) for the DEPOT GROUNDS calls for railroad centerline mainline stationing (2153 + 00) and right angle distances therefrom, with ties to old property lines being "more-or-less". Fortunately on the plat of the RAILROAD ADDITION to Phoenix, the plat show a railroad stationing at the centerline of "C" and Maple Streets of 2163 + 40. This street center was located on Filed Survey No. 142 and later replaced on Filed Survey No. 2997. The alignment of the centerline of "C" Street was projected a record distance 1040.00 feet from the monument at "C" and Maple Streets and then run 30.00 feet Northwesterly at right angles from said "C" Street centerline to establish the most-Northerly corner of said Parcel 1.

Having tied to the 3/4" pin #17 and the Quarter corner common to Sections 9 and 16, this tie was compared to the ties from Filed Survey No. 11997 and found to compare very favorably. Our preliminary bearings were then rotated to agree with the bearings of said Filed Survey No. 11997.

From the controls tied as shown, monumented the desired parcels as shown on the annexed map.

** RECEIVED **
 Date 8-2-90 By ES
 This survey Consists of:
1 sheet(s) Map
2 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

July 9, 1990

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Mark E. Boyden
 OREGON
 NOV. 9, 1951
 MARK E. BOYDEN
 281