

PARTITION PLAT NO. P-159-1990
MINOR LAND PARTITION (90-45-MP)

LOCATED IN:
 THE SOUTHEAST 1/4,
 SECTION 5, T.38S., R.1W., W.M.
 Jackson County, Oregon

FOR:

TOWNE and COUNTRY PROPERTIES

APPROVALS:

JACKSON COUNTY PLANNING:

Doreen Rodriguez Director 11-30-90 Date

Examined and approved this 4 day of December, 1990.

Wesley Thomas
 County Surveyor

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 28 DAY OF December, 1990, AT 1:37 O'CLOCK, P.M. AND
 RECORDED AS PARTITION PLAT NO. P-159-1990 OF "RECORD OF PARTITION PLATS"
 IN JACKSON COUNTY, OREGON. (INDEX VOLUME 1 PAGE 159)

Kathleen S. Beckett County Clerk *Susan Cohen* Deputy

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 12348

WATER RIGHTS STATEMENT: Instrument No. 90-3242 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:

Commencing at a brass cap monument on the South line of PEPPER AND TAYLOR SUBDIVISION in Jackson County, Oregon, according to the Official Plat thereof, now of record, in the Southeast Quarter (1/4) of Section 5, Township 38 South, Range 1 West, Willamette Meridian said monument being the Northwest corner of Donation Land Claim No. 41, said Township and Range, thence, along the Southline of said Subdivision, North 89°48'10" West (record North 89°48' West) 109.10 feet to a 5/8" iron pin and the POINT OF BEGINNING; thence North 89°48'10" West (record North 89°48' West) 144.31 feet to intersect the Northeastly right-of-way of the Southern Pacific Railroad, at a 1" iron pipe; thence North 35°05'10" West (record North 35°05' West), along said North-easterly right-of-way 810.80 feet to a 5/8" iron pin; thence North 20°15'50" East 508.76 feet (record North 20°16' East 509.5 feet), between Lots 4 and 5 of said Subdivision, to intersect the Southwesterly right-of-way line of Pacific Highway U. S. #99; thence along said Highway right-of-way line South 42°50'30" East (record South 42°48' East) 1132.30 feet to a 5/8" iron pin; thence South 47°11'40" West (record South 47°12' West) 457.67 feet to the point of beginning.

Douglas C. McMahan
 SURVEYOR

Before me this 30th day of November, 1990.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that we, Towne & Country Properties, a California Limited Partnership, are the owners in fee simple of the parcel of real property situated in Jackson County, Oregon and have caused the same to be surveyed, mapped and platted as shown hereon. We hereby dedicate for public use the utility easement shown hereon.

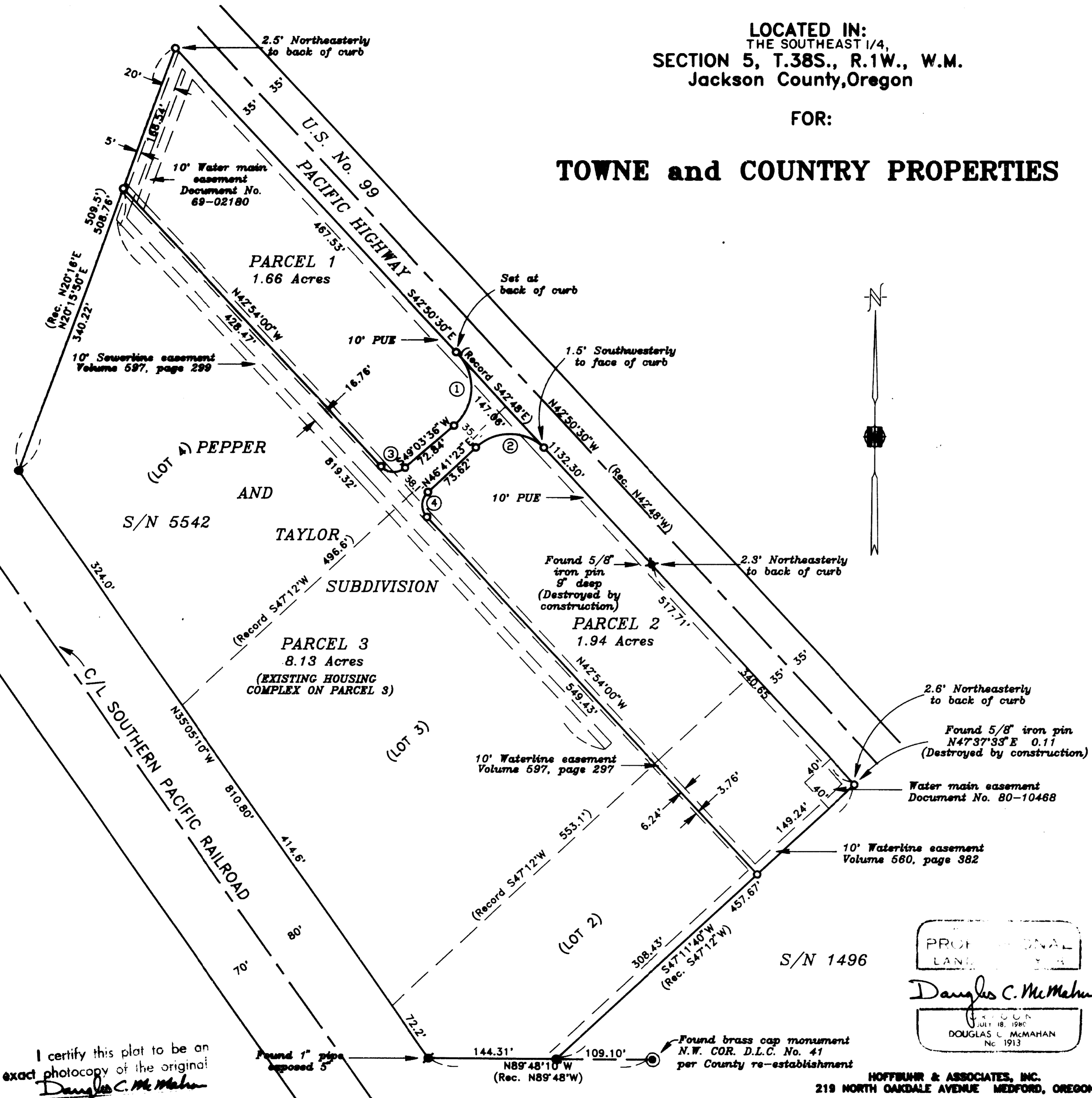
TOWNE & COUNTRY PROPERTIES:

Andrew J. Davis
 Andrew J. Davis - General Partner

State of OREGON
 County of JACKSON
 on December 26, 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Andrew J. Davis known to me to be one of the partners of the above named partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

Witness my hand and official seal.

Cheryl A. Ferns
 CHERYL A. FERNS
 NOTARY PUBLIC - OREGON
 My Commission Expires 12-23-93



I certify this plat to be an exact photocopy of the original
Douglas C. McMahan
 SURVEYOR

CURVE TABLE

No.	Delta	Radius	Arc	Chord	Chord Brg.
1	95°34'03"	56.00	93.41	82.94	S 1°16'34"W
2	86°48'20"	56.00	84.86	76.97	S 88°53'54"E
3	88°02'24"	20.00	30.73	27.79	N 86°55'58"W
4	88°35'23"	20.00	31.28	28.19	N 1°53'26"E

HOFFBUHR & ASSOCIATES, INC.
 219 NORTH OAKDALE AVENUE MEDFORD, OREGON
 BY: DOUGLAS C. McMAHAN RPLS No. 1913
 SCALE: 1 inch = 100 feet November 20, 1990
 BASIS OF BEARING - SURVEY No. 8642

- = Set 5/8"x24" Iron pin with plastic cap stamped "D. McMahan LS 1913".
- = Found 5/8" Iron pin
- S/N = Survey Number
- PUE = Easement for public utilities, storm drainage, gas, water, electric, cable television, sanitary sewer construction and maintenance and Oregon State Highway Dept.

SURVEY NO. 12348

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

Survey for: Andrew James Davis
11707 Fair Oaks Blvd., Suite 200
Fair Oaks, Ca. 95628

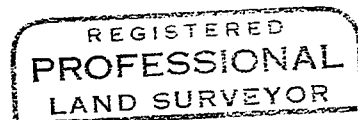
Location: Southeast one-quarter (1/4) of Section 5,
Township 38 South, Range 1 West, Willamette
Meridian, Jackson County, Oregon

Purpose: To survey, monument and prepare final plat
for a Minor Land Partition (90-045-MP) per
client's request

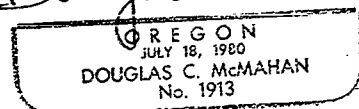
Procedure: Utilizing found monumentation per filed
Surveys No. 1496 and 5542 for control, I
established monuments as requested by client
and as shown on the attached map. The field
work for this project was started in 1988 but
due to unforeseen circumstances this project
was put on hold until recently. Because of
the highway improvements along the frontage
found monumentation was disturbed as shown on
the map.

Basis of Bearing: Survey No. 5542

Date: November 20, 1990



Douglas C. McMahan



Douglas C. McMahan
Hoffbuhr & Associates, Inc.
219 North Oakdale
Medford, Or. 97501

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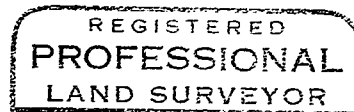
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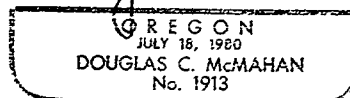
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