

# PARTITION PLAT NO. P-3-1991

LOCATED IN THE N.E. 1/4 OF SEC. 32, T.37 S., R.1 W.,  
W.M., CITY OF MEDFORD, JACKSON COUNTY, OREGON.  
(FILE NO. LDP-90-36)

NO.	BRNG.	DIST.
1.	S 0°00'00" W	37.20'
2.	S 90°00'00" W	55.00'
3.	S 0°00'00" W	49.98'
4.	N 24°25'48" W	8.79'
5.	N 90°00'00" W	18.52'
6.	N 0°00'00" E	28.40'
7.	N 23°40'19" W	102.70'
8.	N 55°02'13" W	25.04'
9.	N 0°00'00" E	27.41'
10.	N 90°00'00" W	27.63'
11.	N 24°25'49" W	28.70'
12.	N 71°06'31" W	7.03'
13.	N 0°00'00" E	12.99'
14.	N 83°46'40" E	30.18'

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

*Larry J. Friar*  
LARRY J. FRIAR

\*\*\* 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, AND CONFORMS WITH THE REGULATIONS FOR MINOR LAND PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Commencing at the Northeast corner of Donation Land Claim No. 50, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon; thence South, along the East line of said Claim, 975.59 feet (record 975.8 feet) to intersect the Southerly right-of-way line of Barnett Road; thence along said right-of-way line on the arc of a 1462.39 foot radius curve to the left, 169.66 feet (the long chord of which bears North 80°11'59" East, 169.57 feet); thence North 76°52'34" East, 30.00 feet; thence leaving said right-of-way line, South, 10.27 feet to a 5/8 inch iron pin and the true point of beginning; thence North 76°52'34" East, 180.10 feet to a 5/8 inch iron pin; thence South, 257.51 feet to a 5/8 inch iron pin; thence East, 145.08 feet to a 5/8 inch iron pin; thence South, 37.20 feet to a 5/8 inch iron pin; thence East, 113.00 feet to a 5/8 inch iron pin; thence South, 307.80 feet to a 5/8 inch iron pin; thence West, 113.00 feet to a 5/8 inch iron pin; thence South, 55.00 feet to a 5/8 inch iron pin; thence West, 49.98 feet to a 5/8 inch iron pin; thence South, 197.94 feet to a 5/8 inch iron pin witness corner; thence continue South, 14 feet to the centerline of Larson Creek; thence along said centerline, North 50°43'17" West, 322.13 feet; thence North 24°25'48" West, 8.79 feet; thence leaving said centerline West, 18.52 feet to a 5/8 inch iron pin; thence North, 28.40 feet to the centerline of Larson Creek; thence along said centerline, North 7°06'28" West, 110.50 feet; thence North 23°40'19" West, 102.70 feet; thence North 55°02'13" West, 25.04 feet to the Easterly right-of-way line of Ellendale Drive; thence leaving said centerline, along said right-of-way line, North, 27.41 feet to a 5/8 inch iron pin; thence East, 166.31 feet to a 5/8 inch iron pin; thence North, 416.62 feet to the true point of beginning.

\*\*\* DEDICATION \*\*\*

KNOWN ALL MEN BY THESE PRESENTS, that we, Peaks Ranches Ltd., a limited partnership are the owners in fee simple of the lands hereon described and that we, John A. Underwood and Kathleen C. Underwood, husband and wife, the undersigned mortgagees of a certain Mortgage recorded October 19, 1990 as Document No. 90-26481, Official Records of Jackson County, Oregon, have subdivided the same into parcels, and that the size of the parcels and the course and length of all lines are plainly set forth, and that this plat is a correct representation of the Partition, and that we hereby dedicate to the public for public use the easements shown hereon, labeled as Public Utility Easement (PUE) and Bicycle and Pedestrian Path Easement.

*Donald A. Blaser* *John A. Underwood* *Kathleen C. Underwood*  
Donald A. Blaser, G.P. John A. Underwood Mortgagee Kathleen C. Underwood Mortgagee  
Peaks Ranches, Ltd. Mortgagee

STATE OF OREGON )  
County of Jackson ) ss

On this 11th day of December, 1990, before me appeared Donald A. Blaser, a General Partner of Peaks Ranches, Ltd., John A. Underwood and Kathleen C. Underwood, husband and wife, who being duly sworn did acknowledge the above instrument to be their free act and deed. Donald A. Blaser further acknowledges the above instrument was signed on behalf of Peaks Ranches, Ltd., the within named Limited Partnership.  
Notary Public:

*James Parish*  
JAMES PARISH  
NOTARY PUBLIC - OREGON  
My Commission Expires 2-12-94

We, Reginald P. Breeze and Annette C. Breeze, husband and wife, the undersigned beneficiaries of a certain Trust Deed recorded November 21, 1989 as Document No. 89-27268, Official Records of Jackson County, Oregon, affecting the lands shown hereon, do hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

Signed this 12 day of Dec., 1990.  
*Reginald P. Breeze* *Annette C. Breeze*  
Reginald P. Breeze Annette C. Breeze

The foregoing instrument was acknowledged before me this 12th day of December, 1990.

Notary Public: *Wayne H. Breeze* *Comm. Exp. 11/9/91*  
WAYNE H. BREEZE MY COMMISSION EXPIRES

SURVEY FOR: SURVEY BY:

Peaks Ranches Ltd.  
1800 Rogue River Drive  
Eagle Point, OR 97524

L.J. Friar & Associates, P.C.  
Consulting Land Surveyors  
304 South Holly Street  
Medford, Oregon 97501  
Phone: (503) 772-2782

LEGEND:

- ⊙ = Fd. County Surveyor Brass capped monument and accessories.
- = Fd. 5/8" iron pin with plastic cap stamped FRIAR PLS 961 per RS 10183, 11028, & 11919.
- ⊛ = Fd. 5/8" iron pin per RS 6751.
- = Set 5/8" x 24" iron pin with plastic cap stamped FRIAR PLS 961.
- ⊚ = Set LS 961 tag & lead in concrete sidewalk.

ORJC = OFFICIAL RECORDS OF JACKSON COUNTY.  
JCOMLPR = JACKSON COUNTY, OREGON MINOR LAND PARTITION RECORDS.  
PUE = PUBLIC UTILITY EASEMENT.

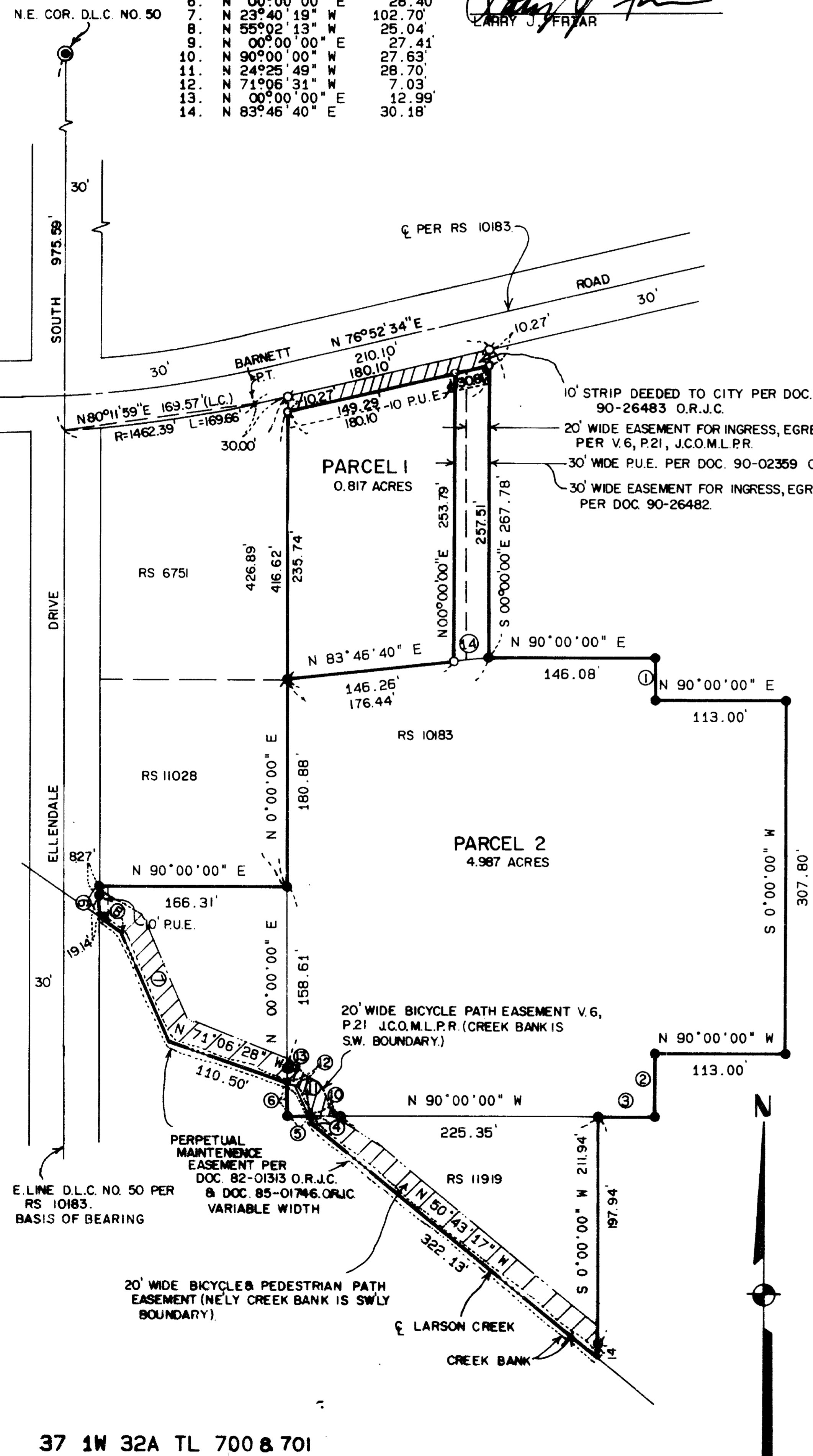
BASIS OF BEARINGS:  
Survey No. 10183.

DATE:  
October 15, 1990

SCALE:  
1" = 100'

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

RECEIVED  
Date: 1-9-91  
JACKSON COUNTY



Subscribed and sworn before me this \_\_\_ day of \_\_\_ 1990.

\*\*\* APPROVALS \*\*\*

Approved by the Medford City Planning Department:

By: *[Signature]* Date: January 15, 1991

Approved by Medford City Surveyor:

By: *[Signature]* Date: 12/14/90

\*\*\* RECORDER'S CERTIFICATE \*\*\*

Filed for record this 9 day of January, 1991, at 3:51 o'clock P.M., and recorded as Partition Plat No. P-3-1991 of the records of Jackson County, Oregon.

Index Volume 2 Page 3

*Kathleen S. Beckett* *[Signature]*  
County Clerk Deputy

County Surveyor File No. 12359

\*\*\* WATER RIGHTS STATEMENT \*\*\*

Document No. 91-00611 Jackson County Official Records.

Survey No. 12359

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

Survey For: Peaks Ranches, Ltd.  
1800 Rogue River Drive  
Eagle Point, OR 97524

Location: Located in the N.E. 1/4 of Sec. 32, T.37 S., R.1 W.  
W.M., City of Medford, Jackson County, Oregon.

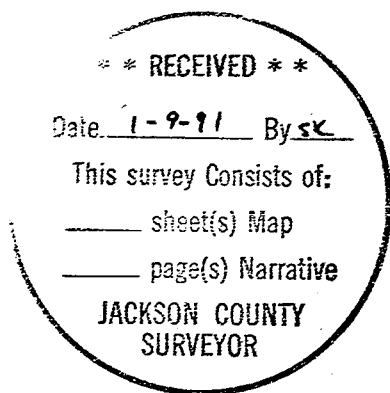
Purpose: To monument the corners of two parcels created  
through a Minor Land Partition. See City of Medford  
Planning File No. LDP-90-36.

Procedure: The exterior of the partition was surveyed and  
monumented by this office during Survey Nos. 10183  
11028, and 11919. Calculated the positions of the  
corners of the Parcels and monumented them as shown  
on the attached plat. Those monuments found as well  
as those set are as shown.

Basis of Bearing: Survey No. 10183.

Date: October 15, 1990

T37S R1W SEC32A TL700, 1101N, 1102N



Larry J. Friar  
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Consulting Land Surveyors  
304 South Holly Street  
Medford, OR 97501  
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