

12457

APPROVALS:

MEDFORD CITY PLANNING

*Mak S. Subyge*  
DIRECTOR (Acting)      3-29-91  
DATE

EXAMINED AND APPROVED THIS 13 DAY OF MARCH, 1991.

*Paul D. Lewis*  
CITY SURVEYOR

# PARTITION PLAT No. P-28-1991

## MINOR LAND PARTITION (RE: LDP-90-49)

LOCATED IN  
SW 1/4, SEC. 12, T.37 S., R.2 W., W.M.  
CITY OF MEDFORD  
JACKSON COUNTY, OREGON  
FOR  
GUADALUPE S. MENDOZA  
283 PAWNEE  
MEDFORD, OR. 97501

RECORDING:

FILED FOR RECORD THIS THE 29 DAY OF March 19 91  
AT 2:56 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT No. P-28-1991

OF "RECORD OF PARTITION PLAT" JACKSON COUNTY, OREGON.

*Kathleen S. Beckett*      *Joe A. Hamlett*  
COUNTY CLERK      DEPUTY

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FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR

AS NO. 12457

WATER RIGHTS STATEMENT:

SEE DOCUMENT No. 91-06546 OF THE  
OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

SURVEYOR'S AFFIDAVIT:

I, Richard L. Bath, being first duly sworn, do hereby certify that I am a duly Registered Land Surveyor of the State of Oregon, License No. 1069, and I further do hereby declare that this plat correctly represents a survey made by me and that I have correctly surveyed and marked with the proper monuments the tract of land hereon shown, and that said plat and survey conform with the Ordinances of the City of Medford, the County of Jackson and the Statutes of the State of Oregon, and that the following is an accurate survey and title description of the outside boundaries of said tract:

Commencing at the Southwest Corner of Donation Land Claim No. 59 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon, thence deed record North 00° 01' 30" West 2583.90 feet and deed record East 661.72 feet to a found 1" iron pipe situated on the easterly right of way line of Merriman Road, thence along said easterly right of way line 224.38 feet along the arc of a 11,492.12 foot radius curve to the left (the long chord to which bears North 30° 36' 24" West 224.38 feet (record North 30° 36' 02" West)) to a found 5/8" iron pin monumenting the most southerly corner of the tract described in deed recorded as No. 90-06406 of the Official Records in Jackson County, Oregon, for the TRUE POINT OF BEGINNING; thence continue along said easterly right of way line 141.76 feet (record 141.40 feet) along the arc of a 11,492.12 foot radius curve to the left (the long chord to which bears North 31° 30' 48" West 141.75 feet (record North 31° 30' 50" West 141.40 feet)) to a set 5/8" iron pin; thence continue along said right of way line North 31° 52' 00" West 19.14 feet (record 19.47 feet) to a set 5/8" iron pin; thence North 58° 08' 00" East 150.00 feet (record 150.17 feet) to a set 5/8" iron pin; thence North 18° 06' 14" East 62.46 feet (record North 18° 02' 20" East 62.49 feet) to a found 5/8" iron pin; thence South 36° 38' 20" East, along the southwesterly boundary of MORNINGSIDE SUBDIVISION UNIT No. 1, according to the official plat thereof, now of record, (deed record South 36° 37' 10" East 201.83 feet) 201.73 feet to a found 5/8" iron pin; thence South 58° 07' 30" West 215.49 feet (record South 58° 08' 00" West 215.56 feet) to the true point of beginning.

Subscribed and sworn to before me this 29th day of February, 1991.

*Janice D. McNamee*  
JANICE D. MCNAMEE  
NOTARY PUBLIC - OREGON  
My Commission Expires 7/27/91

Notary

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Richard L. Bath*

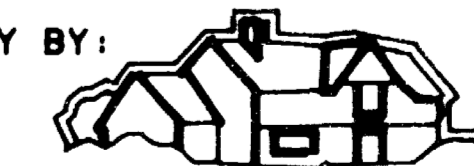
RICHARD L. BATH  
No. 1069

Surveyor

### LEGEND

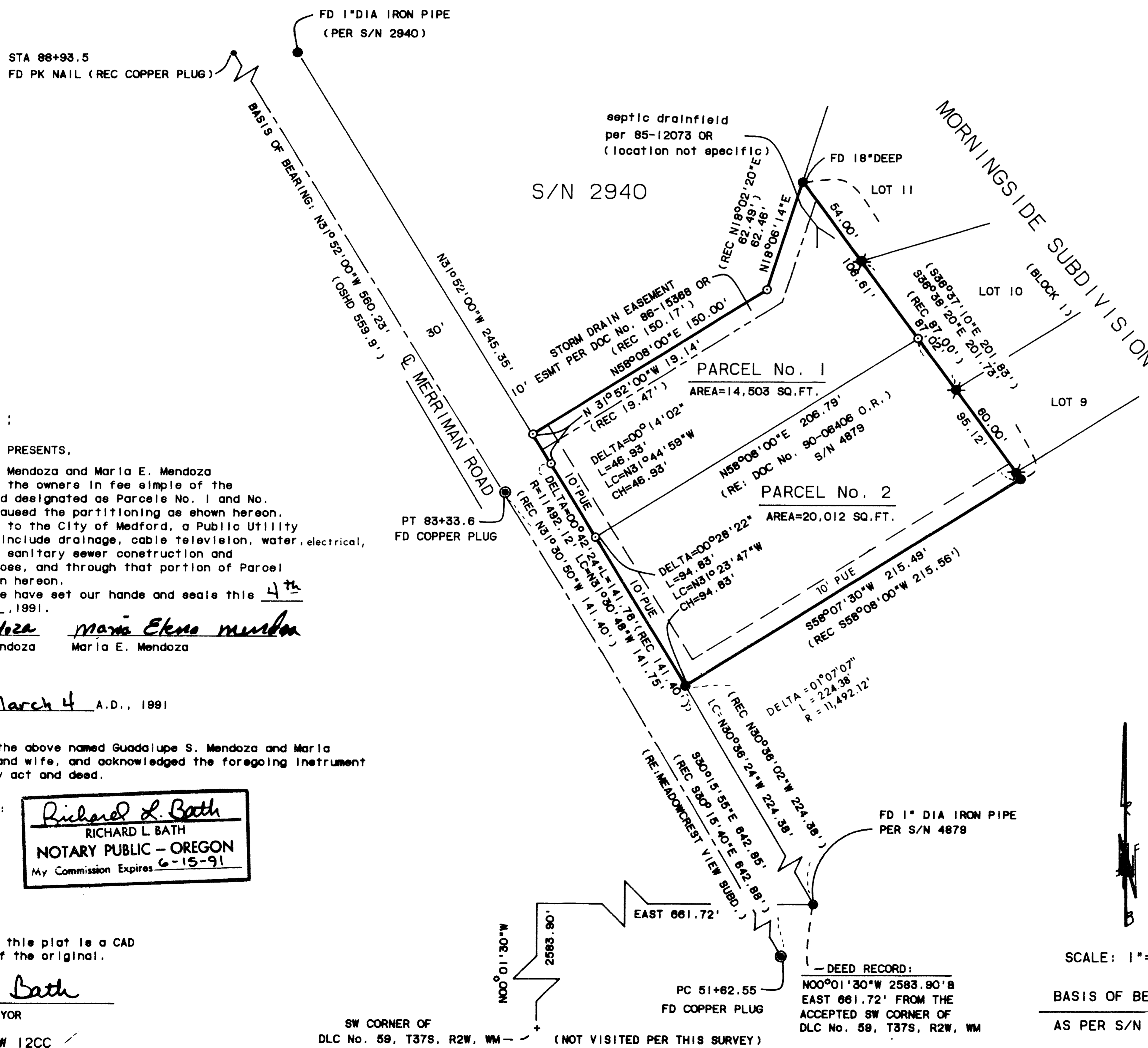
- 5/8" IRON REBAR FOUND PER SURVEY NUMBER 4879
  - ⊗ 5/8" IRON REBAR FOUND PER MORNINGSIDE SUBDIVISION (MARKED: "THOMAS")
  - SET 5/8" x 24" IRON REBAR WITH PLASTIC CAP MARKED: "R. BATH, L.S. 1069"
  - S/N FILED SURVEY NUMBER
  - OR OFFICIAL RECORDS OF JACKSON COUNTY, OR
  - PUE EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, NATURAL GAS, CABLE TELEVISION, & SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
  - ( ) DOCUMENT NUMBER 90-06406 OFFICIAL RECORD JACKSON COUNTY, OREGON
- REC=RECORD    DIA=DIAMETER    FD.=FOUND    O.S.H.D.= OREGON STATE HIGHWAY DEPT.

SURVEY BY:



Jackson County Title Division  
Survey Department  
RICHARD L. BATH L.S. No. 1069  
CONTINENTAL LAWYERS TITLE COMPANY  
502 WEST MAIN STREET  
MEDFORD, OREGON 97501  
(503) 779-2811

FEBRUARY 19, 1991



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS,

that we, Guadalupe S. Mendoza and Maria E. Mendoza husband and wife, are the owners in fee simple of the lands shown hereon and designated as Parcel No. 1 and No. 2, and that we have caused the partitioning as shown hereon. We do hereby dedicate to the City of Medford, a Public Utility Easement (P.U.E.) to include drainage, cable television, electrical, gas, storm drain, and sanitary sewer construction and maintenance, over across, and through that portion of Parcel No. 1 and 2 as shown hereon. IN WITNESS WHEREOF, we have set our hands and seals this 4th day of March, 1991.

*Guadalupe S. Mendoza*      *Maria Elena Mendoza*  
Guadalupe S. Mendoza      Maria E. Mendoza

State of Oregon )  
                          ss  
County of Jackson) March 4 A.D., 1991

Personally appeared the above named Guadalupe S. Mendoza and Maria E. Mendoza, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

*Richard L. Bath*  
RICHARD L. BATH  
NOTARY PUBLIC - OREGON  
My Commission Expires 6-15-91

I hereby certify that this plat is a CAD generated duplicate of the original.

*Richard L. Bath*  
SURVEYOR

TAX LOT 400, 37 2W 12CC

SW CORNER OF  
DLC No. 59, T37S, R2W, WM - (NOT VISITED PER THIS SURVEY)

SCALE: 1"=50'

BASIS OF BEARING:  
AS PER S/N 4879

FILED SURVEY NO. 12457

**SURVEY NARRATIVE TO COMPLY WITH  
OREGON REVISED STATUTES 209.250**

**SURVEY FOR:** Guadalupe Mendoza  
283 Pawnee  
Medford, OR 97501

**LOCATION:** Southwest 1/4 of Section 12 in Township 37 South,  
Range 2 West of the Willamette Meridian, Jackson  
County, Oregon

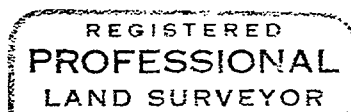
**DATE:** February 19, 1991

**EQUIPMENT:** Lietz SET-3 S.N. 105857

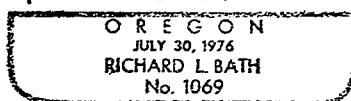
**PURPOSE:** To survey and monument and partition the subject  
property into two parcels per client's request and  
City of Medford approval per LDP-90-49.

**PROCEDURE:** A review of filed Survey No's 2940, 4879, and  
Morningwide Subdivision produced the survey control  
necessary to survey and monument the subject  
property. The controlling deed was Document No. 90-  
06406, Official Records, with the resulting  
measurements being shown on the partition plat.

**BASIS OF  
BEARING:** C/L of Merriman Road per S/N 4879



*Richard L. Bath*



Tax Lot : 372W12CC TL 400  
File Ref.: 910219.mlp

*Richard L. Bath* RPLS NO. 1069  
JACKSON COUNTY TITLE  
Division of  
CONTINENTAL LAWYERS TITLE CO.  
502 West Main Street  
Medford, OR 97501  
(503) 779-2811