

*** SURVEYORS CERTIFICATE ***

I, Gary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, being first duly sworn, do hereby certify that I have correctly surveyed and marked with proper monuments, the land represented on the attached Minor Land Partition map, the boundaries being described as follows:

Commencing at the Southwest corner of Donation Land Claim No. 44, Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the centerline of South Oakdale Avenue, North 0° 10' 45" East, 2078.38 feet; thence South 89° 49' 15" East, 30.00 feet to a 5/8" rebar found set for THE TRUE POINT OF BEGINNING; thence along the Easterly right-of-way line of said Avenue, South 0° 10' 45" West, 109.50 feet to a found 5/8" rebar; thence along that boundary established by agreement and recorded in Instrument No. 78-10221 of the Official Records of said County, North 83° 06' 40" East, 81.20 feet to a found 3/4" iron pipe; thence along said agreement boundary, North 80° 19' 40" East, 4.15 feet to a found 5/8" rebar; thence along said agreement boundary, North 89° 43' 45" East, 60.00 feet to a found 5/8" rebar; thence South 10° 35' 20" East, 73.23 feet to the terminus of said agreement boundary; thence North 84° 51' 10" East, 18.07 feet to a 5/8" rebar with plastic cap set for the Westerly terminus of that boundary established by agreement and recorded in Instrument No. 77-25912 of said Official Records; thence along said boundary established by agreement and to and along that boundary established by agreement and recorded in Instrument No. 77-25914 of said Official Records, North 73° 41' 30" East, 116.77 feet to a found 5/8" rebar found set for the Easterly terminus of said agreement boundary recorded in Instrument No. 77-25914; thence North 00° 35' East, 129.35 feet to a 3/4" iron pipe found set for an angle point on the Easterly boundary of tract described in Instrument No. 78-24239 of said Official Records; thence continue along the Easterly boundary of said tract, North 34° 43' 45" West, 49.12 feet to a found 3/4" iron pipe; thence North 72° 24' 45" East, 100.15 feet to a 5/8" rebar with plastic cap set for the most Easterly Southeast corner of said tract; thence along the Southwesterly right-of-way line of "J" Street, North 35° 07' 35" West (Instrument No. 78-24239 = North 35° 07' 45" West), 14.98 feet; thence along the Northerly boundary of said tract, South 72° 27' 35" West, 100.08 feet to a found 3/4" iron pipe located at the Easterly terminus of that boundary established agreement and recorded in Instrument No. 77-25913 of said Official Records; thence along said agreement boundary, South 72° 25' 40" West, 117.54 feet to a found 5/8" rebar; thence continue along said agreement boundary, South 86° 00' 40" West, 129.47 feet to the Westerly terminus of said agreement boundary and THE TRUE POINT OF BEGINNING.

G. D. Kaiser
SURVEYOR

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF July, 1991.

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

*** DEDICATION ***

KNOW ALL MEN BY THESE PRESENTS, THAT M.J.M. AND ASSOCIATES, INC. IS THE CONTRACT PURCHASERS OF THE LAND SHOWN HEREON AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED IN TO PARCELS AS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE PUBLIC UTILITY EASEMENT SHOW HEREON.

THE UNDERSIGNED HEREBY DEDICATES THE AREA HEREON DESIGNATED INGRESS-EGRESS EASEMENT ACROSS PARCEL NO. 2 AS ACCESS BENEFITING PARCEL NO. 1. SAID ACCESS AREA IS NOT TO BE SOLELY FOR THE USE OF PARCEL NO. 1, BUT ALSO PROVIDES ACCESS TO PARCEL NO. 2.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 24 DAY OF July, 1991.

James L. Chaplin D.B.A.
JAMES L. CHAPLIN, PRESIDENT
M.J.M. AND ASSOCIATES, INC.

STATE OF OREGON)
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED JAMES L. CHAPLIN, PRESIDENT OF M.J.M. AND ASSOCIATES, INC. AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE MY VOLUNTARY ACT AND DEED.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF July, 1991.

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

*** APPROVALS ***

We certify that, pursuant of the authority granted in Ordinance No. 5785, this plat is hereby approved (File No. LDP-90-10)

PLANNING DIRECTOR James M. Emswiler DATE: July 29, 1991
MEDFORD CITY PLANNING

EXAMINED AND APPROVED THIS 29th DAY OF JULY, 1991.

ACTING CITY SURVEYOR

PARTITION PLAT NO. P-26-1991
MINOR LAND PARTITION LOCATED IN THE S.W.
1/4 OF SECTION 30 AND D.L.C. NO. 44,
T.37S., R.1W., W. M., MEDFORD
JACKSON COUNTY, OREGON
NOVEMBER 1, 1990

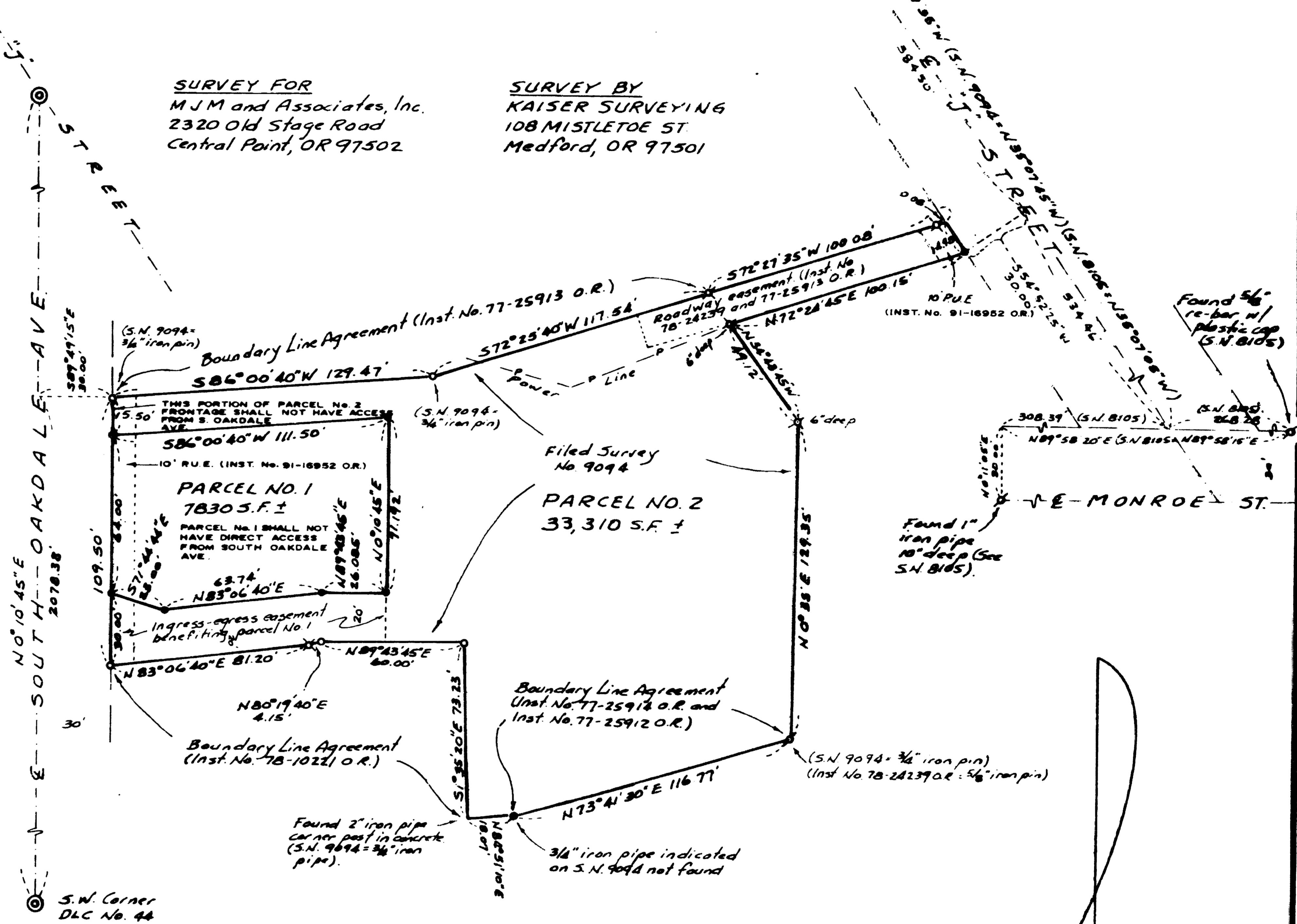
REGISTERED
PROFESSIONAL
LAND SURVEYOR

G. D. Kaiser

OREGON
JULY 18, 1987
GARY D. KAISER
No. 803

SURVEY FOR
M.J.M. and Associates, Inc.
2320 Old Stage Road
Central Point, OR 97502

SURVEY BY
KAISER SURVEYING
108 MISTLETOE ST
Medford, OR 97501



*** RECORDERS CERTIFICATE ***

Filed for Record this 31st Day of July, 1991, at 8:35 O'CLOCK, A.M., and Recorded as Partition Plat No. P-26-1991 of the Records of Jackson County, Oregon.
Index Volume 2 Page 76.

Kathleen J. Beckett Samuel Vitale
County Clerk DEPUTY

County Surveyor file No. 12603.

*** WATER RIGHTS STATEMENT ***

Instrument No. 91-17761 Official Records.

LEGEND

- X Found 3/4" iron pipe per S.N. 9094
- o Found 5/8" re-bar (S.N. 9094 and recorded boundary line agreements as shown which stem from S.N. 9094)
- o Found monument as indicated
- o Found brass disk in monument case
- o Set 5/8" x 24" re-bar with plastic cap marked "KAISER RLS 803"

RECEIVED
Date: 7-31-91 By: BF
This survey consists of:
1 sheet map
1 plat
JACKSON COUNTY SURVEYOR



SCALE: 1" = 40'
BASIS OF BEARINGS
FILED SURVEY NO. 9094
(E OAKDALE AVE)

I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPY OF THE ORIGINAL PLAT
G. D. Kaiser
SURVEYOR

GARY D. KAISER
R.P.L.S. ORE. 803
C.W.R.E. ORE. 73

KAISER SURVEYING
108 MISTLETOE STREET
MEDFORD, OREGON 97501

PHONE
MEDFORD (503) 779-8040
SHADY COVE (503) 878-3995

SURVEY NO. 12603

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

SURVEY FOR: M.J.M. AND ASSOCIATES, INC.
2320 OLD STAGE ROAD
CENTRAL POINT, OREGON 97502

SURVEY BY: KAISER SURVEYING
108 MISTLETOE STREET
MEDFORD, OREGON 97501

LOCATION: SW ¼ OF SECTION 30 AND D.L.C. NO.
44, T. 37 S., R. 1 W., W.M.,
MEDFORD, JACKSON COUNTY, OREGON

BASIS OF BEARINGS: FILED SURVEY NO. 9094.

DATE: NOVEMBER 1, 1990

PURPOSE: To monument corners not previously
monumented and to describe Parcel
Nos. 1 and 2 of an approved Minor
Land Partition, City File No.
LDP-90-10. The tract being
partitioned is described in
Instrument No. 78-24239 O.R.

PROCEDURE: Utilizing E.D.M. equipment, ties
were made to found monuments as shown on the annexed map. As
hereinbefore mentioned, the tract being partitioned is
described in Inst. No. 78-24239 O.R. Portions of the tract
boundary were established by recorded boundary line
agreements as shown and portions by unrecorded survey as
noted on Filed Survey No. 9094. The most Southerly Southwest
corner of the subject tract falls on a 2" iron pipe corner
post set in concrete. The tract described in Inst. No.
78-24239 O.R. calls for a fence corner here and Survey No.
9094 calls for 3/4" iron pipe. Filed Survey No. 9094 calls
for setting 3/4" iron pins, 5/8" rebars were found.

The Parcel No. 1 boundaries were located per the clients
instruction and per the city approval.

** RECEIVED **
Date 7-31-91 By BF
This survey Consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
G. D. Kaiser
OREGON
JULY 16, 1967
GARY D. KAISER
No. 803