

HOFFMAN & ASSOCIATES, INC.
210 NORTH GANDALE AVENUE MEDFORD, OREGON
773-4341
BY DOUGLAS C. McMAHAN RPLS No. 1913
SCALE: 1 inch = 80 feet July 24, 1991
BASE OF BEARINGS - SURVEY NUMBER 11687

PARTITION PLAT NO. P-96-1991.

MAJOR LAND PARTITION (LDP-91-7)

LOCATED IN:

Lot 15, STEWART ACRES
S.W. 1/4 Sec. 16, T.37S., R.1W., W.M.
City of Medford, Oregon

FOR:

DANIEL R. MAHAR/PACIFIC TREND BLDG. CO.

1014 N. Riverside Ave.
Medford, Oregon 97501
773-4385

APPROVALS:

MEDFORD CITY PLANNING:

James McEwen Sept 24, 1991
Director
Exempt and approved this 17 day of September, 1991.
Paula Lewis
City Surveyor

RECORDER'S CERTIFICATE:
FILED FOR RECORD THIS 25 DAY OF September 1991, AT 2:06 O'CLOCK,
P.M. AND RECORDED AS PARTITION PLAT NO. P-96-1991 OF "RECORD OF
PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 2 PAGE 96.)

Kathleen S. Berrett Gladys E. Bartlett
County Clerk Deputy

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR
AS NO. 12667

WATER RIGHTS STATEMENT:
Instrument No. 91-23098 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 Major Land Partitions and the following is an accurate description of the parent tract of land as set forth hereon:

Commencing at the Southeast corner of Lot 15 of STEWART ACRES, in Jackson County, Oregon, said point also being the Southeast corner of that tract described in Instrument No. 72-13450 of the Official Records of said Jackson County; thence North 89°28'20" West (Record West) along the Southerly line of said tract, 155.00 feet to the Southwest corner thereof; thence North 00°07'11" West (Record North 00°11' East), along the Westerly line of said tract, 215.00 feet to the Northeast corner of that tract described in Instrument No. 91-08128 of said Official Records for the POINT OF BEGINNING; thence, along the Northerly and Westerly boundary of said tract, the following courses: North 89°28'20" West 76.00 feet; thence South 00°07'11" East 15.00 feet; thence North 89°28'20" West 50.00 feet; thence South 00°17'11" East 190.00 feet to the Northerly line of Lone Pine Road; thence North 89°28'20" West, along said Northerly line, 170.25 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears North 45°12'54" East 28.44 feet) a distance of 31.63 feet; thence North 00°05'48" West 107.83 feet; thence North 89°28'20" West 63.50 feet; thence North 00°05'48" West 565.09 feet to a concrete monument with metal disc marking the Southwest corner of WILLOW GLEN SUBDIVISION, Unit No. 3, according to the Official Plat thereof, now of record, in said Jackson County; thence, along the Southerly boundary of said Subdivision, the following courses: South 82°09'29" East 139.47 feet; thence North 07°50'31" East 11.22 feet; thence South 82°09'29" East 210.175 feet; thence South 04°26'19" West 108.08 feet to the Northwest corner of the aforementioned tract described in Instrument No. 72-13450; thence South 00°07'11" East (Record South 00°11' West), along the Westerly line of said tract, 347.00 feet to the point of beginning.

Subscribed and sworn before me this 14th day of August, 1991.

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

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that I, Daniel R. Mahar, am the owner 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. I hereby dedicate to the public for public use the street area shown hereon together with those easements labeled as public utility easements shown hereon.

IN WITNESS THEREOF, I have set my hand and seal this 14th day of August, 1991.

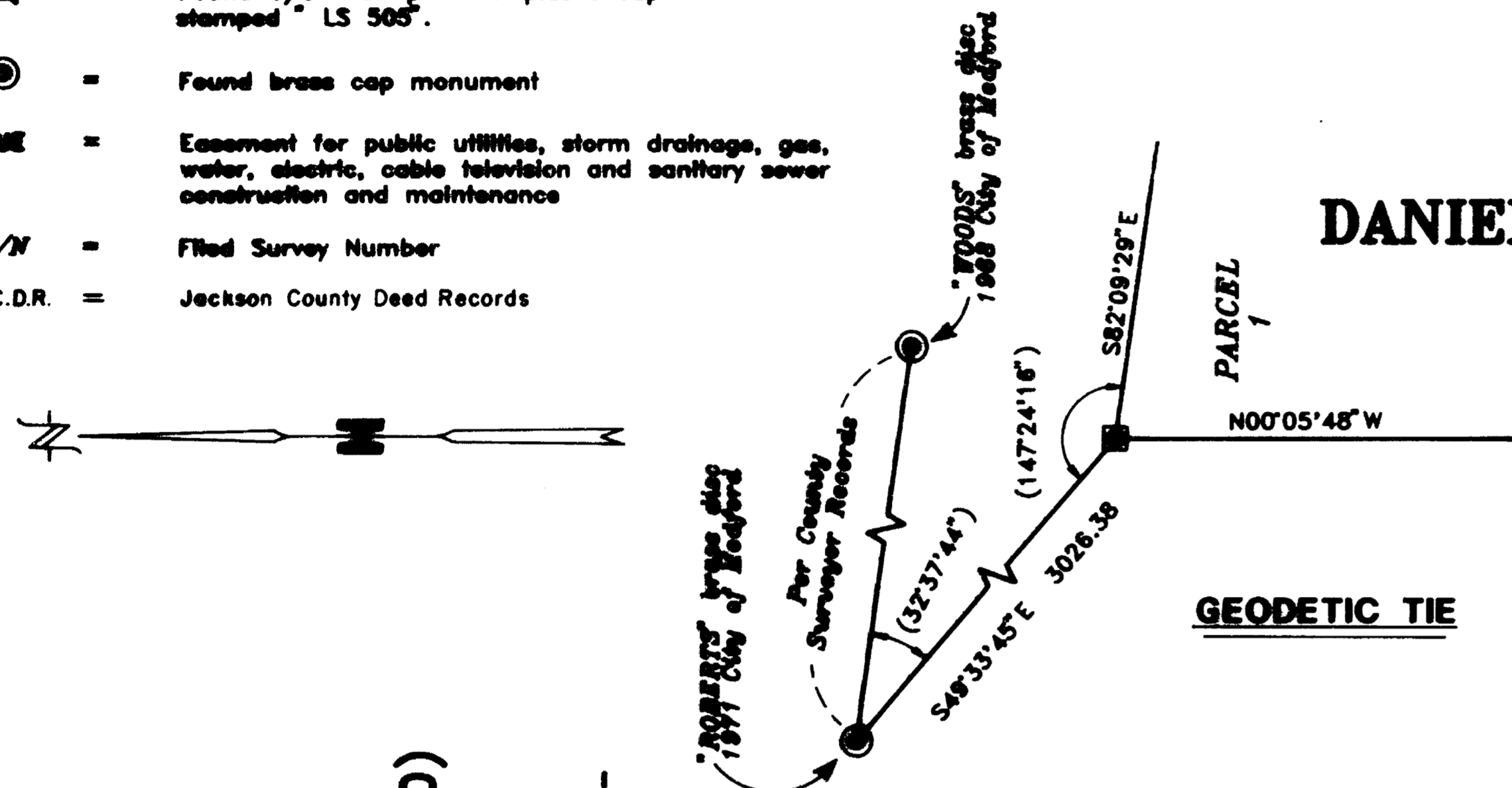
STATE OF OREGON)
County of Jackson) ss. 8/14, 1991

Personally appeared the above named Daniel R. Mahar and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:
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

- - Set 5/8"x24" Iron pin with plastic cap stamped "D. McMahan LS 1913".
- - Found 5/8" Iron pin with plastic cap stamped "D. McMahan LS 1913". Unless otherwise noted.
- ✕ - Found 5/8" Iron pin with plastic cap stamped "LS 505".
- ⊙ - Found brass cap monument
- PUE - Easement for public utilities, storm drainage, gas, water, electric, cable television and sanitary sewer construction and maintenance
- S/N - Filed Survey Number
- J.C.D.R. = Jackson County Deed Records

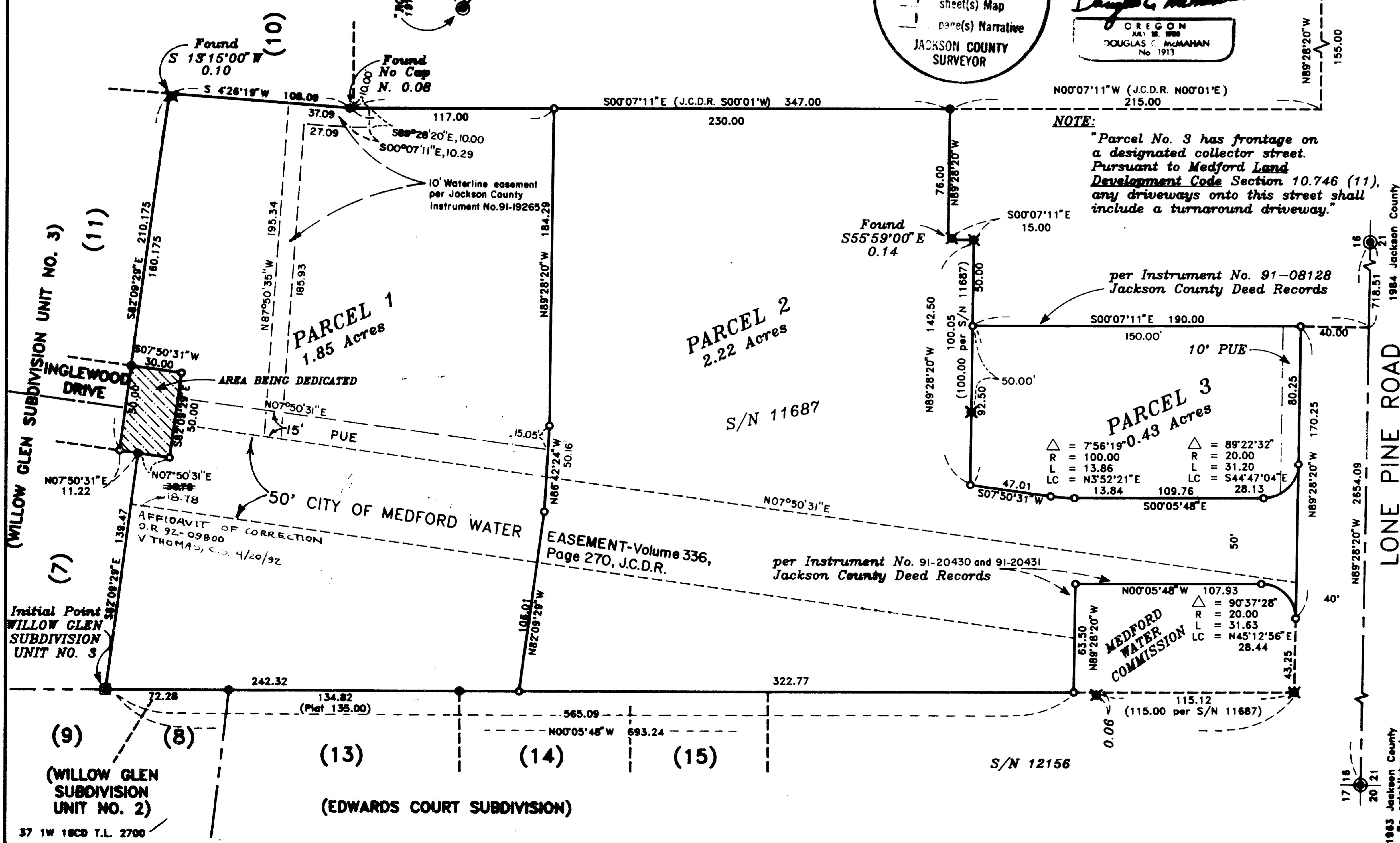


** RECEIVED **
Date 9-25-91 By [Signature]
This survey consists of:
- sheet(s) Map
- page(s) Narrative
JACKSON COUNTY SURVEYOR

PROFESSIONAL LAND SURVEYOR
Douglas C. McMahan
OREGON JUL 18, 1988
DOUGLAS C. McMAHAN No. 1913

S.E. CORNER LOT 15 STEWART ACRES per S/N 6786

NOTE:
Parcel No. 3 has frontage on a designated collector street. Pursuant to Medford Land Development Code Section 10.746 (11), any driveways onto this street shall include a turnaround driveway.



1984 Jackson County Re-establishment
1983 Jackson County Re-establishment

SURVEY NO. 12667

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Daniel R. Mahar/Pacific Trend
1014 N. Riverside Avenue
Medford, Oregon 97501

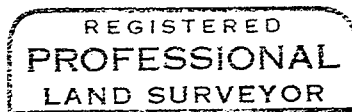
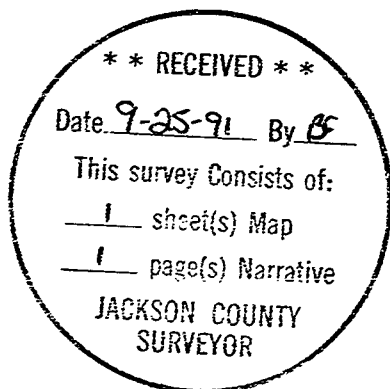
LOCATION: Southwest one-quarter (1/4) of Section 16,
Township 37 South, Range 1 West, Willamette
Meridian, Jackson County, Oregon

PURPOSE: To establish the boundary of the clients
tract, divide and monument said tract per
clients request, and prepare a Partition Plat
in accordance with the Partitioning
requirements of the City of Medford

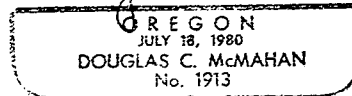
PROCEDURE: Utilizing monumentation found or established
on Survey Number 11687 and incorporating two
previously recorded Lot Line Adjustments, the
boundary of the parent tract was established,
divided into parcels and monumented as shown
on the accompanying Partition Plat.

BASIS OF BEARING: Survey Number 11687

DATE: July 24, 1991



Douglas C. McMahan



Douglas C. McMahan
Hoffbuhr & Associates, Inc.
219 N. Oakdale
Medford, Oregon 97501

92-09800

11:40

500

Sum 6.00

HOFFBUHR & ASSOCIATES, INC.
1062 E. Jackson St.
Medford, Oregon 97504-7027

(503) 779-4641

12667

AFFIDAVIT OF CORRECTION
pursuant to O.R.S. 209.255

I, Douglas C. McMahan, Registered Professional Land Surveyor, of the State of Oregon, No. 1913, do hereby state that I have discovered a drafting error on my Plat of Minor Land Partition No. P-96-1991 filed for record the 25th day of September, 1991, and recorded in Office of County Surveyor as: County Surveyor File No. 12667.

Douglas C. McMahan, L.S. 1913

REGISTERED
PROFESSIONAL
LAND SURVEYOR

STATE OF OREGON)
County of Jackson) ss.

Douglas C. McMahan

OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913

APRIL 6 A.D. 1992

Personally appeared the above named Douglas C. McMahan, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed before me.

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

The correction is: (distance along the West line of Inglewood Drive)

As Filed: "North 07° 50' 31" East 38.78 feet"
Change to: "North 07° 50' 31" East 18.78 feet"

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

Vernon Thomas
Jackson County Surveyor

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

11:40 APR 08 1992 A.M.

KATHLEEN S. BECKETT
CLERK and RECORDER

Joy Ramirez Deputy

Posted 4-20-92