

PARTITION PLAT NO. P-108-1992
MINOR LAND PARTITION
LOCATED IN D.L.C. 58 AND THE
E 1/2 OF SECTION 12, TOWNSHIP 37 SOUTH,
RANGE 2 WEST, WILLAMETTE MERIDIAN,
CITY OF MEDFORD, JACKSON COUNTY, OREGON

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS
THAT KENNETH W. CEARLEY AND DORIS E. CEARLEY,
DESCRIBED, AND SAID KENNETH W. CEARLEY AND DORIS E. CEARLEY, HAVE
AND THE NUMBER AND SIZE OF LOTS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND
THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAID PARTITION, AND SAID KENNETH W. CEARLEY AND DORIS E. CEARLEY,
DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENT AS SHOWN HEREON.

Kenneth W. Cearley *Doris E. Cearley*

STATE OF OREGON)
COUNTY OF JACKSON) S.S.

ON THIS, THE 29TH DAY OF JULY, 1992 BEFORE ME APPEARED KENNETH W. CEARLEY AND DORIS E. CEARLEY, TO ME
PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THEY ACKNOWLEDGE SAID INSTRUMENT TO BE A FREE ACT AND DEED.

BEFORE ME: *Charles A. Strom*
OFFICIAL SEAL
CHARLES A. STROM
NOTARY PUBLIC - OREGON
COMMISSION NO. 09385J
MY COMMISSION EXPIRES MAY 3, 1996

"STATEMENT OF WATER RIGHTS": THE INFORMATION AVAILABLE IS INADEQUATE TO DETERMINE THE EXACT LOCATION
OF THE WATER RIGHT.

EXAMINED AND APPROVED THIS 22 DAY OF SEPTEMBER, 1992 *Paul A. ...*
CITY SURVEYOR

APPROVAL: MEDFORD CITY PLANNING

James M. ... Oct 8, 1992
DIRECTOR DATE

I DO HEREBY CERTIFY THAT THIS IS AN
EXACT COPY OF THE ORIGINAL PLAT.
Stuart M. Osmus
SURVEYOR, PLS NO. 2484

RECORDING

FILED FOR RECORD THIS 13 DAY OF October, 1992, AT 11:33 O'CLOCK, A.M.
AND RECORDED AS PARTITION PLAT NO. P-108-1992 OF THE RECORDS OF JACKSON
COUNTY, OREGON.
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Kathleen J. Beckett *Stuart M. Osmus*
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 13185

SURVEYOR'S CERTIFICATE

I, STUART M. OSMUS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN
THE STATE OF OREGON, NO. 2484, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED
AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN
HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME; THE
FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

Commencing at the most easterly southeast corner of Donation Land Claim No. 58
in Township 37 South, Range 2 West of the Willamette Meridian in Jackson
County, Oregon; thence South 89°51'00" West, 93.50 feet along the south
boundary of said Donation Land Claim No. 58 to the southwest corner of that
parcel described in Volume 578, Page 415 of the Jackson County Deed Records;
thence, along the west boundary of said described parcel, North 00°01'46"
East (Deed Record is North 0° 03' East), 787.37 feet to the southwest corner of that
parcel described in Instrument No. 89-03887 of the Official Records of Jackson County
(Record = North 00°01'46" East, 787.42 feet from O.R. 89-03887), being a 5/8"
diameter iron pin, also being the Point of Beginning and the Initial Point
of this Partition; thence, continuing along said west boundary, North 00°01'46" East
(Deed Record is North 0° 03' East), 838.71 feet to the south boundary of the
Airport Road right-of-way; thence, along said south right-of-way boundary,
South 89°53'38" East, 96.30 feet to the east boundary of said Donation Land
Claim No. 58; thence, continuing along said south right-of-way boundary,
South 89°53'38" East, 881.82 feet (Record = 881.22 feet from O.R. 89-03887)
to the most westerly corner of the tract described as Parcel 2 in Instrument
No. 71-88873 of the Official Records of Jackson County; thence along the
southerly boundary of said described parcel, South 83°08'21" East, 284.57 feet
(Record = South 82°36'31" East, 246.44 feet from O.R. 89-03887) to the
westerly right-of-way boundary of Middle Road as described in said Instrument
No. 71-88873; thence along the westerly boundary of said right-of-way, South
33°45'02" East (Oregon Coordinate System grid bearing South 32°07'36" East)
1084.33 feet (Record is 1084.28 feet from O.R. 89-03887) to a 5/8" diameter
iron pin; thence North 89°53'28" West, 1828.38 feet to the Point of
Beginning.

Stuart M. Osmus
SURVEYOR, PLS NO. 2484
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Stuart M. Osmus
OREGON
JULY 28, 1989
STUART M. OSMUS
2484

** RECEIVED **
Date 10-13-92 By Bf
this survey consists of:
2 (s) Map
1 (s) Narrative
JACKSON COUNTY
SURVEYOR

MARQUESS & ASSOCIATES, INC.
1120 EAST JACKSON
MEDFORD, OREGON
(503) 772-7115

PLANNING ACTION No. _____
SHEET 1 OF 2

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209
OREGON REVISED STATUTES

SURVEY FOR: Charles M. McNair
705 West 10th Street
Medford, Oregon 97501

LOCATION: Donation Land Claim No. 58 and the NE 1/4 and SE 1/4 of
Section 12, Township 37 South, Range 2 West, Willamette
Meridian, Jackson County, Oregon.

PURPOSE: To survey and set monuments for a Minor Land Partition as
requested by the client.

EQUIPMENT: Lietz Set 4 Total Station

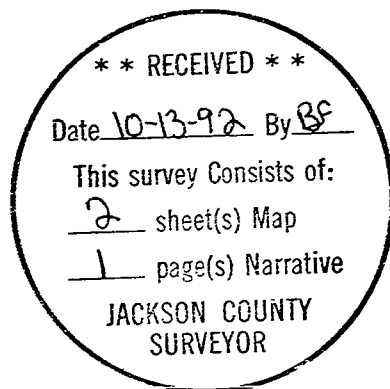
PROCEDURE: Monuments shown on the accompanying map were used to establish
the south and west boundaries of Parcel 2. The south
right-of-way line of Airport Road was established at a sixty
foot distance from monuments found on the north right-of-way
line.

At the northeasterly corner of Parcel 1, additional right-of-way
was dedicated by Jackson County Official Records Instrument
Number 71-06973, Parcel 2. The description for the additional
right-of-way does not match the last deed of record for the
parent parcel which was recorded under O.R. 89-03897. This
discrepancy was not resolved by a review of the records by this
firm. It was determined that the call to the tract recorded
under O.R. 71-06973, which was given in the description recorded
under O.R. 89-03897, would take precedence over the distances
and bearings given for the north line of the parent tract as
recorded under O.R. 89-03897.

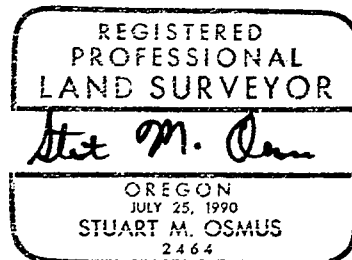
The westerly right-of-way line for Biddle Road was established
by found monuments and the description recorded as Parcel 1,
O.R. 71-06973. The south and west boundaries of Parcel 1 of
this partition were established in the locations shown at the
request of the client.

BASIS OF BEARING: Survey No. 12548

DATE: July 16, 1992



MARQUESS & ASSOCIATES, INC.
1120 East Jackson Street
P. O. Box 490
Medford, Oregon 97501

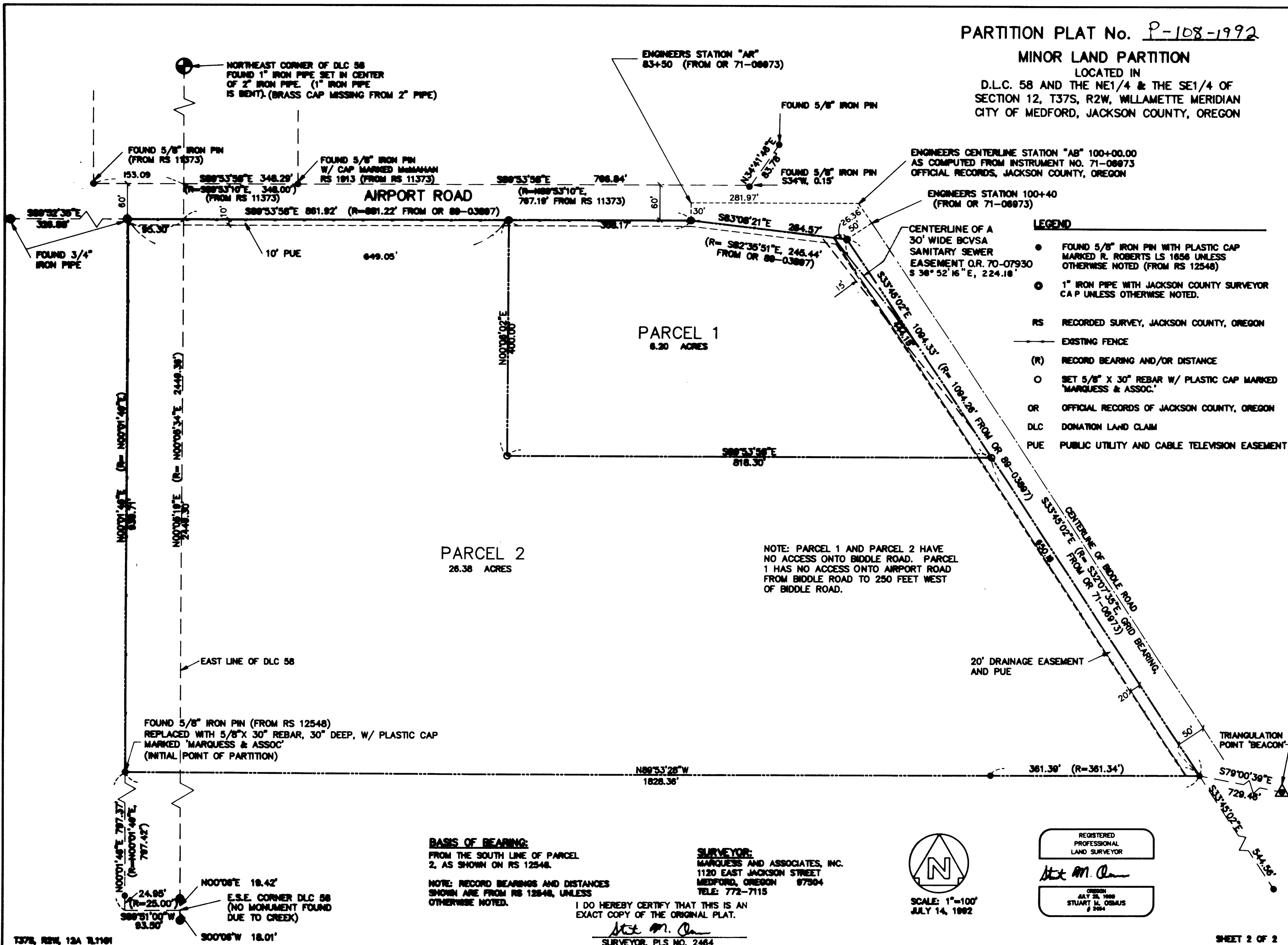


Stuart M. Osmus
Professional Land Surveyor

PARTITION PLAT No. P-108-1992

MINOR LAND PARTITION

LOCATED IN D.L.C. 58 AND THE NE1/4 & THE SE1/4 OF SECTION 12, T37S, R2W, WILLAMETTE MERIDIAN CITY OF MEDFORD, JACKSON COUNTY, OREGON



- LEGEND**
- FOUND 5/8" IRON PIN WITH PLASTIC CAP MARKED R. ROBERTS LS 1856 UNLESS OTHERWISE NOTED (FROM RS 12548)
 - 1" IRON PIPE WITH JACKSON COUNTY SURVEYOR CAP UNLESS OTHERWISE NOTED.
 - RS RECORDED SURVEY, JACKSON COUNTY, OREGON
 - EXISTING FENCE
 - (R) RECORD BEARING AND/OR DISTANCE
 - SET 5/8" X 30" REBAR W/ PLASTIC CAP MARKED 'MARQUESS & ASSOC.'
 - OR OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
 - DLC DONATION LAND CLAIM
 - PUE PUBLIC UTILITY AND CABLE TELEVISION EASEMENT

NOTE: PARCEL 1 AND PARCEL 2 HAVE NO ACCESS ONTO BIDDLE ROAD. PARCEL 1 HAS NO ACCESS ONTO AIRPORT ROAD FROM BIDDLE ROAD TO 250 FEET WEST OF BIDDLE ROAD.

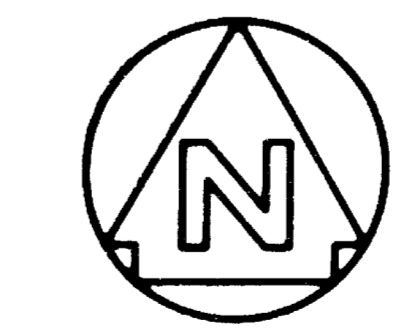
BASIS OF BEARING:
FROM THE SOUTH LINE OF PARCEL 2, AS SHOWN ON RS 12548.

NOTE: RECORD BEARINGS AND DISTANCES SHOWN ARE FROM RS 12548, UNLESS OTHERWISE NOTED.

SURVEYOR:
MARQUESS AND ASSOCIATES, INC.
1120 EAST JACKSON STREET
MEDFORD, OREGON 97504
TELE: 772-7115

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

Stuart M. Osmus
SURVEYOR, PLS NO. 2464



SCALE: 1"=100'
JULY 14, 1992

REGISTERED PROFESSIONAL LAND SURVEYOR

Stuart M. Osmus

OREGON
JULY 25, 1988
STUART M. OSMUS
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