

LAND PARTITION, PARTITION PLAT No. P-124-1992

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22 AND ALL QUARTERS OF SECTION 23, TOWNSHIP 37 SOUTH RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF MEDFORD JACKSON COUNTY, OREGON

for

AMBLEWOOD DEVELOPEMENTS

SURVEYOR'S CERTIFICATE:

State of Oregon)
County of Jackson) SS

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines of Parcels No. 2 and No. 3. Parcel No. 1 was not surveyed:

Beginning at the Initial Point of this Partition, said point being the most westerly corner of Lot 11, SKY CREST ESTATES SUBDIVISION, UNIT No. 1, in the City of Medford, according to the official plat thereof, now of record in Jackson County Oregon; thence along the Northwesterly line of said Subdivision as follows: South 60°54'00" West 110.00 feet to a 5/8 inch iron pin; thence South 59°30'00" West 281.00 feet; thence South 86°50'00" West 141.00 feet; thence South 49°25'00" West 130.00 feet; thence South 61°45'00" West 170.00 feet; thence South 69°45'30" West 119.79 feet to a point on the East line of Donation Land Claim No. 62, in Section 22, Township 37 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon; thence leaving said Northwesterly Subdivision line, North 0°09'00" East, along said East line, 1287.32 feet to the EastNortheast corner of said Claim; thence North 89°48'10" West 1323.549 feet to the inside ell corner of said Claim; thence North 0°12'13" East along the East line of said Claim 1317.257 feet to the North line of said Section 22; thence South 89°43'41" East along the North line of said Section 22, a distance of 2161.59 feet to the Northeast corner thereof; thence East along the North line of Section 23 of said Township and Range 2886.44 feet more or less to a point on the Southwesterly right of way of that public road, as described in Volume 532, Page 208, Deed Records, Jackson County, Oregon; thence along said right of way as follows; along the arc of a curve to the right, having a radius of 686.20 feet, a central angle of 9°15'03", a distance of 110.79 feet, (the long chord of which bears South 30°16'32" East 110.67 feet); thence South 25°39'00" East 145.70 feet; thence along the arc of a curve to the left, having a radius of 1175.92 feet, a central angle of 10°18'00", a distance of 211.39 feet; thence South 35°57'00" East 253.10 feet; thence along the arc of a curve to the right, having a radius of 256.48 feet, a central angle of 36°53'00", a distance of 165.11 feet; thence South 0°56'00" West 161.50 thence along the arc of a curve to the left, having a radius of 220.99 feet, a central angle of 78°45'00", a distance of 303.74 feet; thence South 77°49'00" East 97.00 feet to a point on the East line of that tract described in Instrument No. 80-26434, of the Official Records of said County, (said point which bears South 1168.67 feet, and West 1711.77 feet from the Northeast corner of said Section 23); thence South leaving said right of way, along the East line of said tract, 2583.16 feet more or less to the Northeast corner of that tract described in Instrument No. 89-21925, of said Official Records; thence North 67°48'10" West along the Northerly line of said tract, 414.22 feet; thence continuing along said Northerly line, North 42°48'10" West 762.89 feet; thence continuing along said Northerly line, North 56°18'10" West 575.00 feet; thence continuing along said Northerly line, North 35°13'10" West 525.00 feet to the most Easterly corner of Lot 80 in SKY CREST ESTATES SUBDIVISION, UNIT No. 2, in the City of Medford, Jackson County, Oregon; thence North 55°24'00" West along the Northerly line of said Subdivision, 249.42 feet; thence North 76°57'00" West, continuing along said Northerly line, 279.70 feet; thence North 55°52'00" West continuing along said Northerly line, 167.52 feet to a point which bears South 55°52'00" East 30.00 feet from the most Easterly corner of Lot 77 in said Subdivision; thence North 34°08'00" East 334.60 feet; thence along the arc of a curve to the left, having a radius of 500.00 feet, a central angle of 15°21'50", a distance of 134.07 feet, (the long chord of which bears North 26°27'05" East 133.67 feet); thence North 18°46'10" East 368.37 feet; thence North 71°33'20" West 981.19 feet to the Northwest corner of that tract described in Instrument No. 70-04640, of the Official Records of said County; thence South 12°39'08" West 101.47 feet to the Northeast corner of a tract described in Instrument No.

70-07296 of said Official Records; thence North 71°27'37" West 517.52 feet to a 5/8 inch iron pin; thence South 50°13'07" West 470.59 feet to a 5/8 inch iron pin; thence South 27°00'34" West 469.46 feet to a 5/8 inch iron pin; thence South 5°39'23" East 194.59 feet to a 5/8 inch iron pin; thence South 52°52'00" East 348.97 feet to a 5/8 inch iron pin; thence South 19°56'11" East 209.13 feet to the Initial Point.

LESS AND EXCEPTING the following described parcel:

Commencing at a 5/8 inch iron pin at the Northwest corner of Lot 78 of SKY CREST ESTATES SUBDIVISION, UNIT No. 2, in the City of Medford, according to the official plat thereof, now of record in Jackson County Oregon; thence North 34°08'00" East 145.00 feet to a 5/8 inch iron pin at the Southwest Corner of that Tract described in Instrument No. 71-02679 and the Point of Beginning; thence North 34°08'00" East 189.60 feet to a 5/8 inch iron pin; thence along the arc of a curve to the left, having a radius of 530.00 feet, a central angle of 2°12'20", a distance of 20.40 feet, (the long chord of which bears North 33°01'50" East 20.40 feet); thence South 55°52'00" East 130.39 feet to a 5/8 inch iron pin; thence South 34°08'00" West 210.00 feet to a 5/8 inch iron pin; thence North 55°52'00" West 130.00 feet to the Point of Beginning.

Herbert A. Farber, PLS 2189

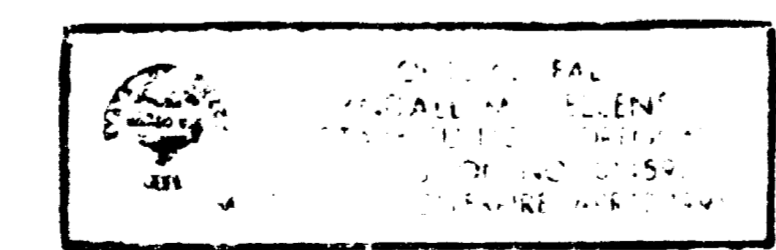
DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that Gerald A. Schatz, and Nettie J. Schatz, husband and wife, as tenants by entirety, and C. A. Galpin and Glenda Sue Galpin, husband and wife, as tenants by entirety, doing business as Amblerwood Developments, and Sun Ranch Partnership, all as tenants in common are the owners as an estate in fee simple of the lands hereon described, and that we have partitioned the same into parcels and street as shown hereon and the size of the parcels and the lengths of all the lines are plainly set forth, and that this plat is a correct representation of the Partition, and we do hereby dedicate to the public for public use, the street and easements shown hereon, and hereby grant to the City of Medford in fee simple, that area portrayed and designated hereon as a street plug. By its approval of the plat, the City of Medford declares that upon the approved dedication of the extension of the affected street, it thereby dedicates this street plug for public street purposes.

IN WITNESS WHEREOF, We have set our hands and seals this 27th day of OCTOBER, 1992.

Gerald A. Schatz, Nettie J. Schatz, C. A. Galpin, Glenda Sue Galpin

State of Oregon)
County of Jackson) SS
Personally appeared the above named Gerald A. Schatz, Nettie J. Schatz, husband and wife, and C. A. Galpin, and Glenda Sue Galpin, husband and wife, and acknowledged the foregoing to be their voluntary act and deed before me, this 27th day of OCTOBER, 1992. Syndall M. Sellona
Notary Public for the State of Oregon. My commission expires 4-12-92.



Herbert A. Farber, hereby certify that this is an exact copy of the original.

Herbert A. Farber

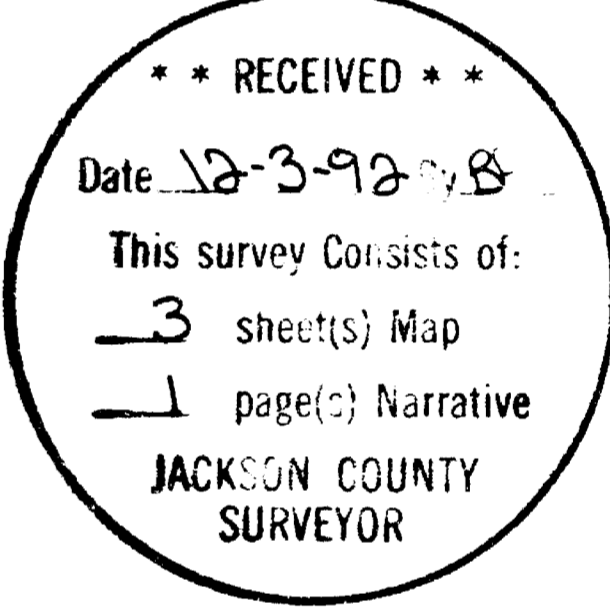
APPROVALS:

I certify that pursuant to authority granted in Ordinance No. 5785 that this Plat is hereby approved. File No. LDP-92-29.

James M. Emerald, Planning Director, DECEMBER 2, 1992, Date

Examined and approved this 1st day of DECEMBER, 1992.

Robert Reed, City Engineer, City Surveyor



WATER RIGHTS STATEMENT:

THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY

RECORDER:

Filed for record this 3 day of December, 1992, at 8:26 o'clock

A. M. and recorded as Partition Plat No. P-124-1992

of the Records of Jackson County, Oregon, Index Volume 3, Page 124

Kathleen S. Beckett, County Clerk, Jay B. Ramster, Deputy

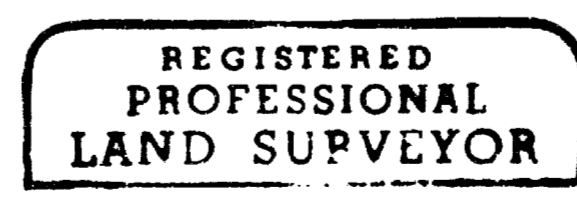
County Surveyor's File No. 13257

PARTITION PLAT CONSENT AFFIDAVIT:

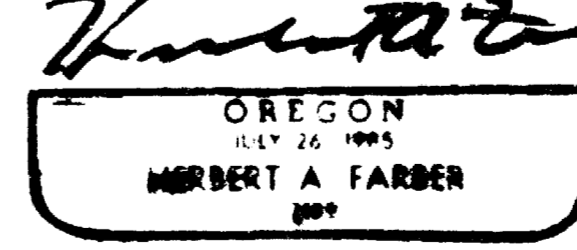
From Sun Ranch Partnership, as tenants in common an estate in fee simple,

recorded as Instrument No. 92-00921, Official Records of Jackson

County, Oregon.



SURVEYED BY: FARBER & SONS, INC. OFFICE: 908 EAST JACKSON MEDFORD, OREGON 97504 PHONE: (503) 776-0846



COMPUTED BY: HAF SCALE: 1 inch = 400 feet DATE: 24 SEP 1992

ROTATION: 0° ORIGIN: 8700.000 N 6340.000 E JOB No.: 0197-91

13257

Survey No. _____

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

Survey for: Amblewood Developements
P.O. Box 8599
Medford, Oregon, 97504

Location: Located in the Northeast Quarter of Section 22, and
all Quarters of Section 23, Township 37 South, Range
1 West of the Willamette Meridian, Jackson County,
Oregon

Purpose: To survey and monument the Partition as approved by
the Medford Planning Commission, File No. LDP-92-29.

Procedure: I used control established in the performance of
Filed Survey No. 12816 as the basis of my survey.
Additionally, I tied, in a closed traverse, the
Southeast and the EastNortheast Corners of Donation
Land Claim No. 62, and additional Monuments not
previously tied, which have been established by
Filed Survey Nos. 4327, 9447, and Plat Record for
Sky Crest Subdivision, Unit No. 1, Volume 10, Page
20, Plat Records. All the monuments found and the
measured bearings and distances are shown on the
accompanying map.

Those lines shown which are not between found
monuments, are ALL as per record surveys and
recorded documents as shown. The Northwest Corner of
Parcel No. 2 is a computed position, and Parcel No.
3 is NOT surveyed. Those lines showing 'computed
distance' are the distance those lines would have to
be for the boundary to close. Also, I rotated the
bearing data for Filed Survey No. 9158, (to match
measured bearing for the East Line of Donation Land
Claim No.62), and Filed Survey No. 7380, (to match
Plat Record for Sky Crest Estates Subdivision, Unit
No. 2, Volume 10, Page 40, Plat Recods, which
together with the other surveys referenced, is on
the same bearing as Filed Survey No. 12861), showing
both rotated and record bearings.

Bearing is based on Filed Survey No. 12861 as shown
on the accompanying map.

Surveyed by: Farber & Sons, Inc.
Farber Surveying
908 East Jackson Street
Medford, Oregon 97504

Date: 24 September 1992

** RECEIVED **
Date 12-3-92 By BF
This survey Consists of:
3 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

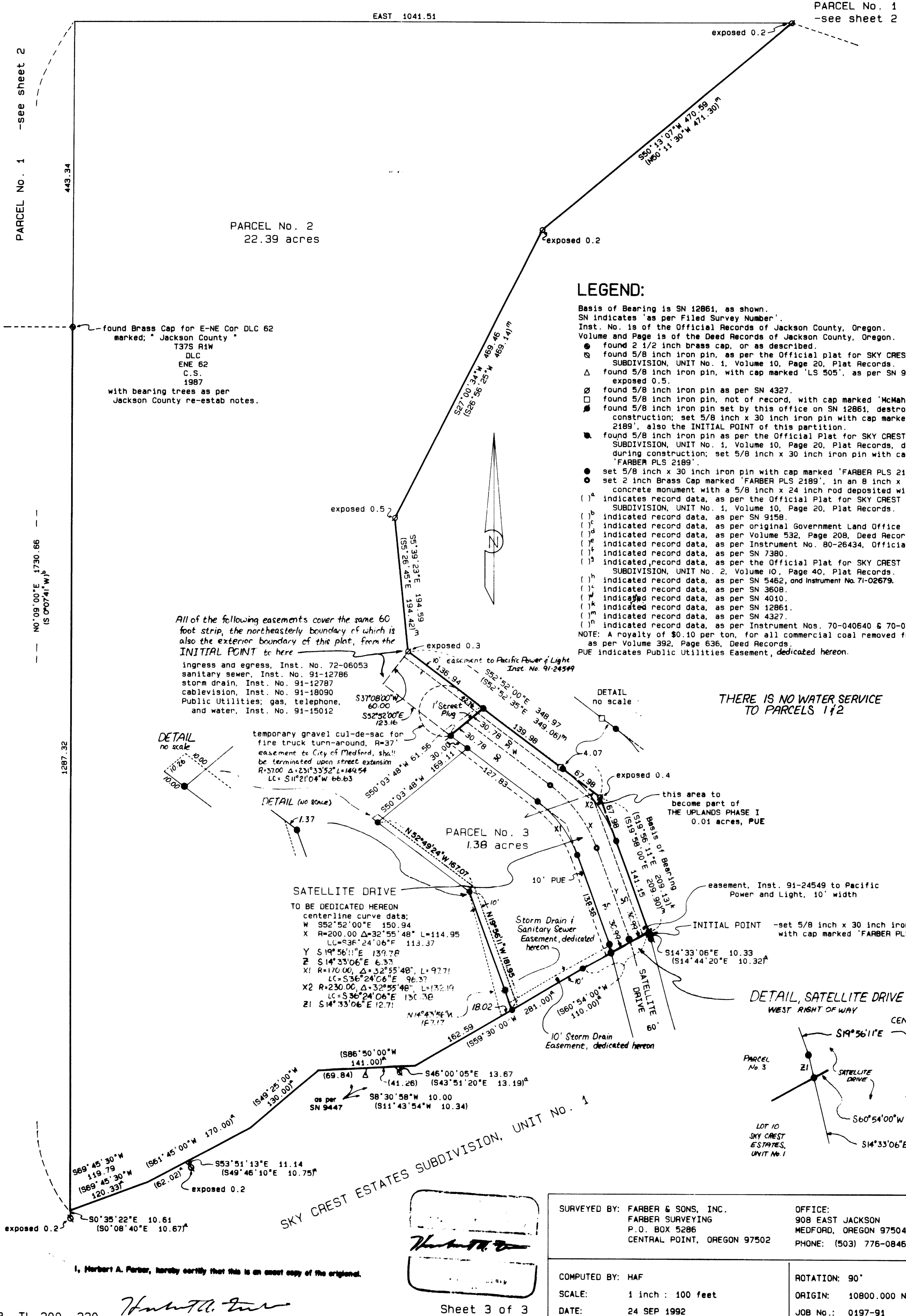
Herbert A. Farber

OREGON
JULY 26, 1985
HERBERT A. FARBER
2189

LAND PARTITION PARTITION PLAT No. _____

LOCATED IN THE NORTHEAST QUARTER OF SECTION 22 AND ALL QUARTERS OF SECTION 23,
TOWNSHIP 37 SOUTH RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF MEDFORD,
JACKSON COUNTY, OREGON

for AMBLEWOOD DEVELOPEMENTS



LEGEND:

Basis of Bearing is SN 12861, as shown.
SN indicates 'as per Filed Survey Number'.
Inst. No. is of the Official Records of Jackson County, Oregon.
Volume and Page is of the Deed Records of Jackson County, Oregon.

- found 2 1/2 inch brass cap, or as described.
- found 5/8 inch iron pin, as per the Official Plat for SKY CREST ESTATES SUBDIVISION, UNIT No. 1, Volume 10, Page 20, Plat Records.
- △ found 5/8 inch iron pin, with cap marked 'LS 505', as per SN 9447, exposed 0.5.
- found 5/8 inch iron pin as per SN 4327.
- ◻ found 5/8 inch iron pin, not of record, with cap marked 'McMahan LS 1913'.
- ⊙ found 5/8 inch iron pin set by this office on SN 12861, destroyed during construction; set 5/8 inch x 30 inch iron pin with cap marked 'FARBER PLS 2189', also the INITIAL POINT of this partition.
- ⊙ found 5/8 inch iron pin as per the Official Plat for SKY CREST ESTATES SUBDIVISION, UNIT No. 1, Volume 10, Page 20, Plat Records, destroyed during construction; set 5/8 inch x 30 inch iron pin with cap marked 'FARBER PLS 2189'.
- set 5/8 inch x 30 inch iron pin with cap marked 'FARBER PLS 2189'.
- set 2 inch Brass Cap marked 'FARBER PLS 2189', in an 8 inch x 24 inch concrete monument with a 5/8 inch x 24 inch rod deposited within.
- ()^a indicated record data, as per the Official Plat for SKY CREST ESTATES SUBDIVISION, UNIT No. 1, Volume 10, Page 20, Plat Records.
- ()^b indicated record data, as per SN 9158.
- ()^c indicated record data, as per original Government Land Office Survey.
- ()^d indicated record data, as per Volume 532, Page 208, Deed Records.
- ()^e indicated record data, as per Instrument No. 80-26434, Official Records.
- ()^f indicated record data, as per SN 7380.
- ()^g indicated record data, as per the Official Plat for SKY CREST ESTATES SUBDIVISION, UNIT No. 2, Volume 10, Page 40, Plat Records.
- ()^h indicated record data, as per SN 5462, and Instrument No. 71-02679.
- ()ⁱ indicated record data, as per SN 3608.
- ()^j indicated record data, as per SN 4010.
- ()^k indicated record data, as per SN 12861.
- ()^l indicated record data, as per SN 4327.
- ()^m indicated record data, as per Instrument Nos. 70-040640 & 70-07296.

NOTE: A royalty of \$0.10 per ton, for all commercial coal removed from premises, as per Volume 392, Page 636, Deed Records

PUE indicates Public Utilities Easement, dedicated hereon.

THERE IS NO WATER SERVICE TO PARCELS 1 & 2

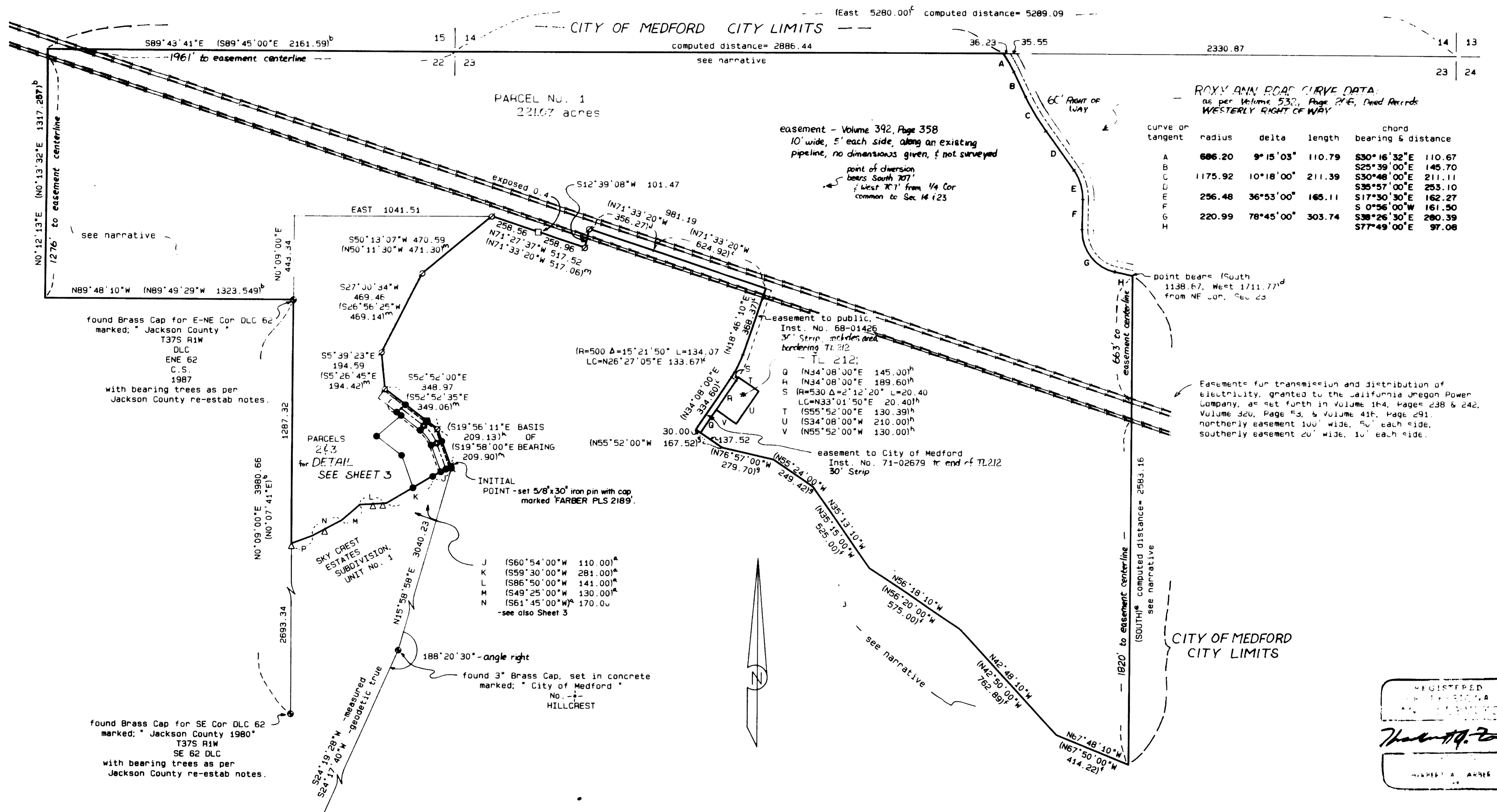
SURVEYED BY: FARBER & SONS, INC. FARBER SURVEYING P. O. BOX 5286 CENTRAL POINT, OREGON 97502	OFFICE: 908 EAST JACKSON MEDFORD, OREGON 97504 PHONE: (503) 776-0846
COMPUTED BY: HAF SCALE: 1 inch = 100 feet DATE: 24 SEP 1992	ROTATION: 90° ORIGIN: 10800.000 N 9650.000 E JOB No.: 0197-91

LAND PARTITION PARTITION PLAT No.

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TOWNSHIP 37 SOUTH RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF MEDFORD
JACKSON COUNTY, OREGON

for

AMBLEWOOD DEVELOPEMENTS



SEE SHEET 3 FOR LEGEND

I, Herbert A. Farber, hereby certify that this is an exact copy of the original

Herbert A. Farber

SURVEYED BY: FARBER & SONS, INC. FARBER SURVEYING P.O. BOX 5286 CENTRAL POINT, OREGON 97502	OFFICE: 908 EAST JACKSON MEDFORD, OREGON 97504 PHONE: (503) 776-0846
COMPUTED BY: HAF SCALE: 1 inch = 400 feet DATE: 24 SEP 1992	ROTATION: 0° ORIGIN: 8700.000 N 6340.000 E JOB No.: 0197-91