

MINOR LAND PARTITION (LDP-92-46)
A portion of D.L.C. No. 63 in the S.E. 1/4 of
Sec. 11, T.37 S., R.2 W., W.M., City of Medford
Jackson County Oregon

* * * * * SURVEYOR'S CERTIFICATE * * * * *

I, LARRY J. FRIAR, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND CONFORMS WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Commencing at the Northwest corner of Donation Land Claim No. 63, in Section 11, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence South 30 feet to the South line of Beall Lane; thence East along said South line 187.75 feet to the Northeast corner of a tract described in Document No. 77-18930, Official Records, Jackson County, Oregon also being the true point of beginning; thence continue East along said South line 311.25 feet to the Northwest corner of the tract described in Document No. 66-0838, said Official Records; thence South along the West line of said tract 196.4 feet to the Southwest corner thereof, said point also being on the North line of a tract described in Document No. 66-04779, said Official Records; thence West along said North line 311.25 feet to the Northwest corner thereof; thence North 196.4 feet to the true point of beginning.

***** APPROVALS *****

CITY OF MEDFORD PLANNING

Mark Gallagher
Acting Director

12-16-'93
Date:

Examined and approved this 11 day of December, 1992

Paul Lewis
City Supervisor

***** RECORDER'S CERTIFICATE *****

Filed for record this 16 day of December, 1992 at
3:26 o'clock P.M., and recorded as Partition Plat No. P-131-1992
of the records of Jackson County, Oregon.

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Kathleen S. Beckett Cheryl Augeris
County Clerk Deputy

County Surveyor File No. 13276

* * * * * WATER RIGHTS STATEMENT * * * * *

There are no water rights appurtenant to this Partition according to information from the Jackson County Watermaster's Office.

***** DECLARATION *****

Know all men by these presents that we, Donald R. Burd and Cheryl Burd, husband and wife, are the owners in fee simple of the real property shown on this Partition Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be partitioned into the parcels as shown hereon and hereby dedicate to the public for public use those areas shown hereon designated as Public Utility Easement (PUE).

Donald E. Burd Cheryl Burd
Donald R. Burd Cheryl Burd

STATE OF OREGON) 89.
COUNTY OF JACKSON)

PERSONALLY appeared the above named Donald R. Burd and Cheryl Burd, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed on this 10 day of December, 1992.

Before me: Loris M. Gustafson
Notary Public of Oregon.

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

SHEET 1 OF 1

13276

92-26

Rotation: 0° 4535 000 N 5340 000 E

SURVEY FOR:

Don & Cheryl Burd
977 Beall Lane
Central Point, OR 97502

SURVEY BY:

L.J. Friar & Associates, P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, Oregon 97501
Phone: (503) 772-2782

LEGEND:

- ⊙ = Found County Surveyor's Brass capped monument and accessories.
- = Found 5/8" iron pin per RS 844.
- = Set 5/8" x 24" iron pin with plastic cap mkd. L.J. FRIAR & ASSOCIATES.
- () = Record data as shown.
- X-X- = Fence

ORJCO = Official Records of Jackson County, Oregon.

JCDR = Jackson County Deed Records. PUE = Public Utility Easement

BASIS OF BEARINGS: North line of DLC 63 per Survey No. 844.

DATE: November 20, 1992

SCALE: 1" = 30'

We, Burle C. Hibbard and Deborah J. Hibbard, husband and wife, the undersigned beneficiaries of a certain Trust Deed recorded September 24, 1992 as Document No. 92-28998 of the Official Records of Jackson County, Oregon, affecting the land described hereon, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

Burle C. Hibbard Deborah J. Hibbard
Burle C. Hibbard Deborah J. Hibbard

The foregoing instrument was acknowledged this 10 day of December, 1992

Before me: Ronald L. Owen
Notary Public of Oregon.

OFFICIAL SEAL
RONALD L. OWEN
NOTARY PUBLIC - OREGON
COMMISSION NO. 010653
COMMISSION EXPIRES NOV. 03, 1996

* * * * *
 Date 12-16-92 by BF
 Time 1:00 PM
 1 1000
 1 1000
 JACKSON COUNTY
 SHERIFF

372W11D TL6900

SURVEY NO. 13276

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

SURVEY FOR: Don & Cheryl Burd
977 Beall Lane
Central Point, OR 97502

LOCATION: A portion of of D.L.C. No. 63 in the S.E. 1/4 of
Sec. 11, T.37 S., R.2 W., W.M., City of Medford,
Jackson County, Oregon.

PURPOSE: To survey and monument the corners of two parcels
created through a Minor Land Partition. See City of
Medford Planning No. LDP-92-46.

PROCEDURE: Made tie from the N.W. corner of D.L.C. No. 63 to
the S.E. corner of D.L.C. No. 54 and to pins set by
Survey No. 844. Calculated the corner positions of
the new Parcels and monumented same. Those
monuments found as well as those set are as shown
on the accompanying Plat.

BASIS OF BEARING: North Line D.L.C. No. 63 per Survey No. 844.

DATE: November 20, 1992

T37S R2W SEC11D TL6900

Larry J. Friar, PLS 961
L.J. Friar & Associates P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, OR 97501
(503) 772-2782

