

13395

# PARTITION PLAT NO. P-19-1993

DETAIL "A"

### SURVEYOR'S CERTIFICATE

I, Richard G. Templin, a duly registered surveyor of the State of Oregon, depose and say that this map correctly represents a survey made by me and complies with regulations for Minor Land Partitions. The following is an accurate description of the parent tract of land, as set forth hereon:

Commencing at Initial point of beginning, the Southeast corner of Lot 9, Block 2 of "ROANOKE ADDITION" to the City of Medford, in the Northwest Quarter of Section 25, Township 37 South, Range 2 West, of the Willamette Meridian, Jackson County, Oregon, as recorded in the Subdivision Records of Jackson County, Oregon, from which the Center One Quarter corner of said Section 25 bears South 81°49'33" East, 413.42 feet); thence South 89°42'07" West along the South line of said Lot 9, 135.02 feet to the Southwest corner thereof; thence North 00°07'43" East along the West line of said Lot 9 and the extension thereof, 99.99 feet to the Northwest corner of Lot 10, Block 2 of said Subdivision; thence North 89°42'04" East along the North line of said Lot 10, 135.02 feet to the Northeast corner of said Lot 10 being on the Westerly right of way line of Rose Street; thence South 00°07'50" West along said Westerly line, 99.99 feet to the true point of beginning.

*Richard G. Templin*  
Richard G. Templin L.S. 2359

### DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Ronald E. Dean and Genevieve Dean, are the owners in fee simple of the land shown hereon and that we have caused the same to be divided into parcels as shown hereon. We hereby dedicate and convey to the public, for public use, the 10.00 foot wide public utility easement, shown in hatched.

Ronald E. Dean  
Genevieve Dean

STATE OF Oregon )  
COUNTY OF Jackson ) ss.

This certifies that on this 19th day of December, 1993, before me a Notary Public, personally appeared Ronald E. Dean and Genevieve Dean and acknowledged the foregoing instrument to be their voluntary act and deed.

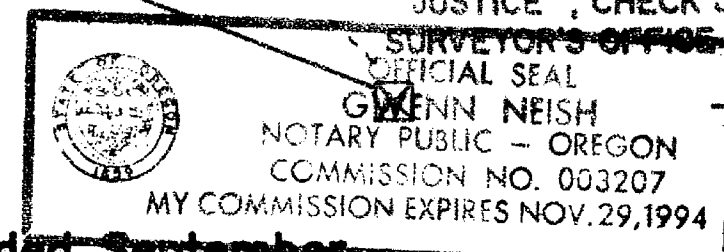
Before me: *given recd*

As beneficiary of that certain Trust Deed, recorded September 18, 1989, as Document No. 89-20905, we Citizens Savings Bank release from the lien of said Trust Deed, all property shown hereon as dedicated to the public for public use.

*Nancy Baker*  
Citizens Bank  
STATE OF New York )  
COUNTY OF Tompkins ) ss.

This certifies that on this 11th day of January, 1994, before me a Notary Public, personally appeared Nancy Baker acting for Citizens Bank, acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Nancy Baker*



MICHELE L. FINTON  
Notary Public, State of New York  
No. 4960802  
Qualified in Cortland County  
Commission expires Jan 2, 1994.

CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*Richard G. Templin*  
RICHARD G. TEMPLIN L.S. 2359

### RECORDER'S CERTIFICATE

Filed for record this 8 day of March 1993 at 5:00 P.M. and recorded in Volume 19 of the Partition Records of Jackson County, Oregon.

*Kathleen Beckett* County Clerk  
*Glenda C. Barthett* Deputy  
Jackson County Survey File No. 13395

### WATER RIGHTS STATEMENT

Water rights are not appurtenant to the parcels as shown.

### APPROVALS

I certify that pursuant to authority granted in Ordinance 5785 this plat is hereby approved.

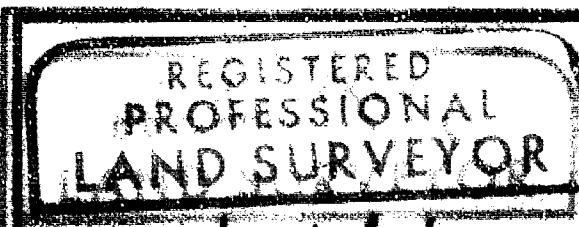
*James M. Simble* Planning Director  
*Feb 26, 1993* Date

Examined and approved this 18 day of FEBRUARY, 1993.

*Paul D. Lewis*  
City Surveyor

### LEGEND

- FD. RAILROAD SPIKE PER RS 4008
  - FD. 3/4" IRON ROD IN MON. CASE PER RS 4848
  - ⊙ CONCRETE MONUMENT IN MON. CASE PER RS 4848, POSITION CALCULATED FROM REFERENCE POINTS: CITY OF MEDFORD FIELD NOTES, BOOK 1616, PAGE 7.
  - ⊠ FD. BRASS CAP MONUMENT PER JACKSON COUNTY REESTABLISHMENT INTERMEDIATE BOOK, PAGE 11
  - SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "TEMPLIN LS2359"
  - △ CALCULATED POSITION
  - ( ) RECORD BEARING/DISTANCE PER RS 4848
  - [ ] RECORD BEARING/DISTANCE PER RS 4008
  - (( )) \* RECORD BEARING/DISTANCE PER RS 11587
  - [ ] RECORD BEARING/DISTANCE PER ROANOKE ADDITION PLAT
  - P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION AND CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER AND WATER LINES.
  - ||||| P.U.E. TO BE DEDICATED
- JACKSON COUNTY SURVEYOR BASED UPON RS 3948



RICHARD G. TEMPLIN  
2359

RICHARD TEMPLIN LAND SURVEYING  
2042 SANDRA BL. 775-0801 & 474-7700 MEDFORD, OREGON

MINOR LAND PARTITION  
LOCATED IN LOTS 9&10  
BLOCK 2, ROANOKE ADDITION  
SECTION 25, T.37S., R.2W., W.M.  
CITY OF MEDFORD, JACKSON COUNTY, OREGON  
SURVEYED FOR: MR. RON DEAN  
4829 CLINGWOOD DR.  
MEDFORD, OREGON 97504

13395

**RICHARD G. TEMPLIN**  
PROFESSIONAL LAND SURVEYOR  
2042 Sandra Pl.  
Medford, Oregon 97504  
(503) 776-0991 • 474-7720

NARRATIVE  
MINOR LAND PARTITION

Survey No. **13395**

SURVEY FOR: Mr. Ron Dean  
4629 Cloudcrest Dr.  
Medford, Oregon 97504

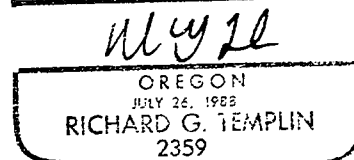
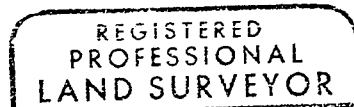
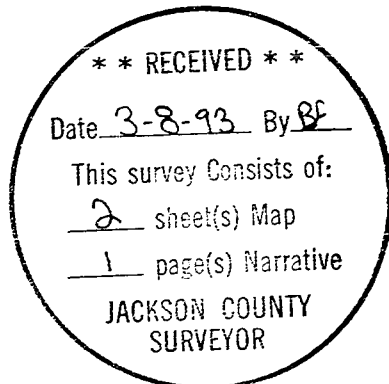
LOCATION: Lots 9 and 10, Block 2, Roanoke Addition, in  
Section 25, Township 37 South, Range 2 West, of  
the Willamette Meridian, City of Medford, Jackson  
County, Oregon.

PURPOSE: To survey and mark the proposed Partition lines  
as shown on accompanying plat.

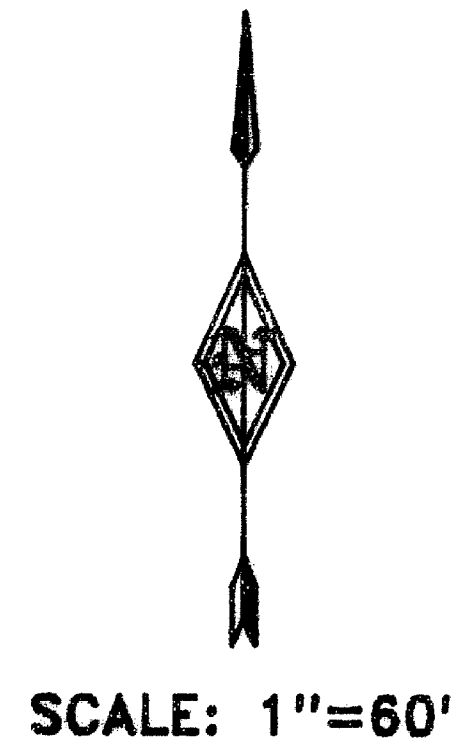
DATE: December 7, 1992

BASIS OF Bearings based upon R.S. 4848.

PROCEDURE: Tied centerline monuments that control Block 2 of  
Roanoke Addition. Computed the prorated lot  
corners of Lots 9 and 10 and set monuments  
as shown on accompanying plat.

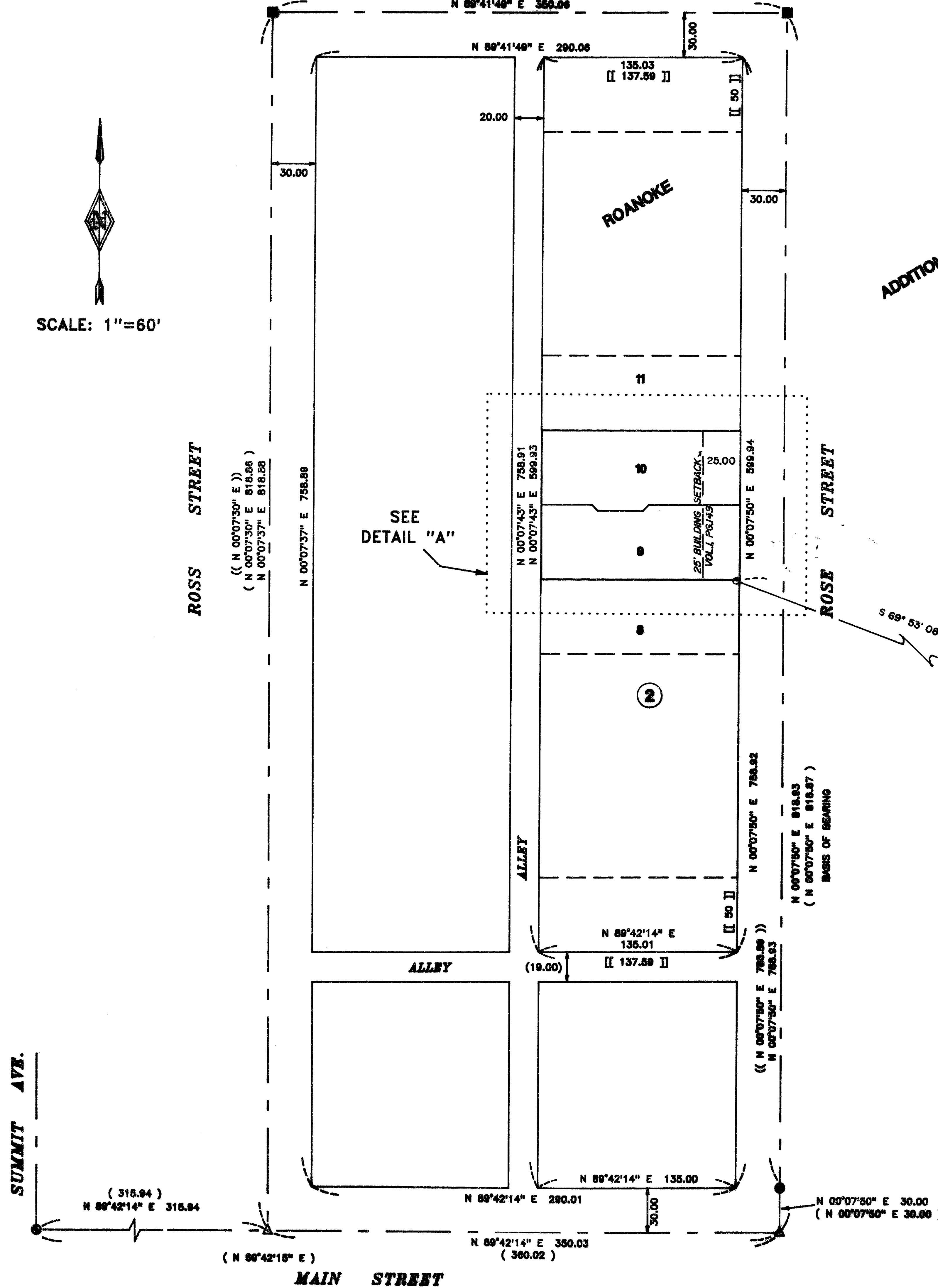


My Certificate Expires Dec. 31, 19 **94**



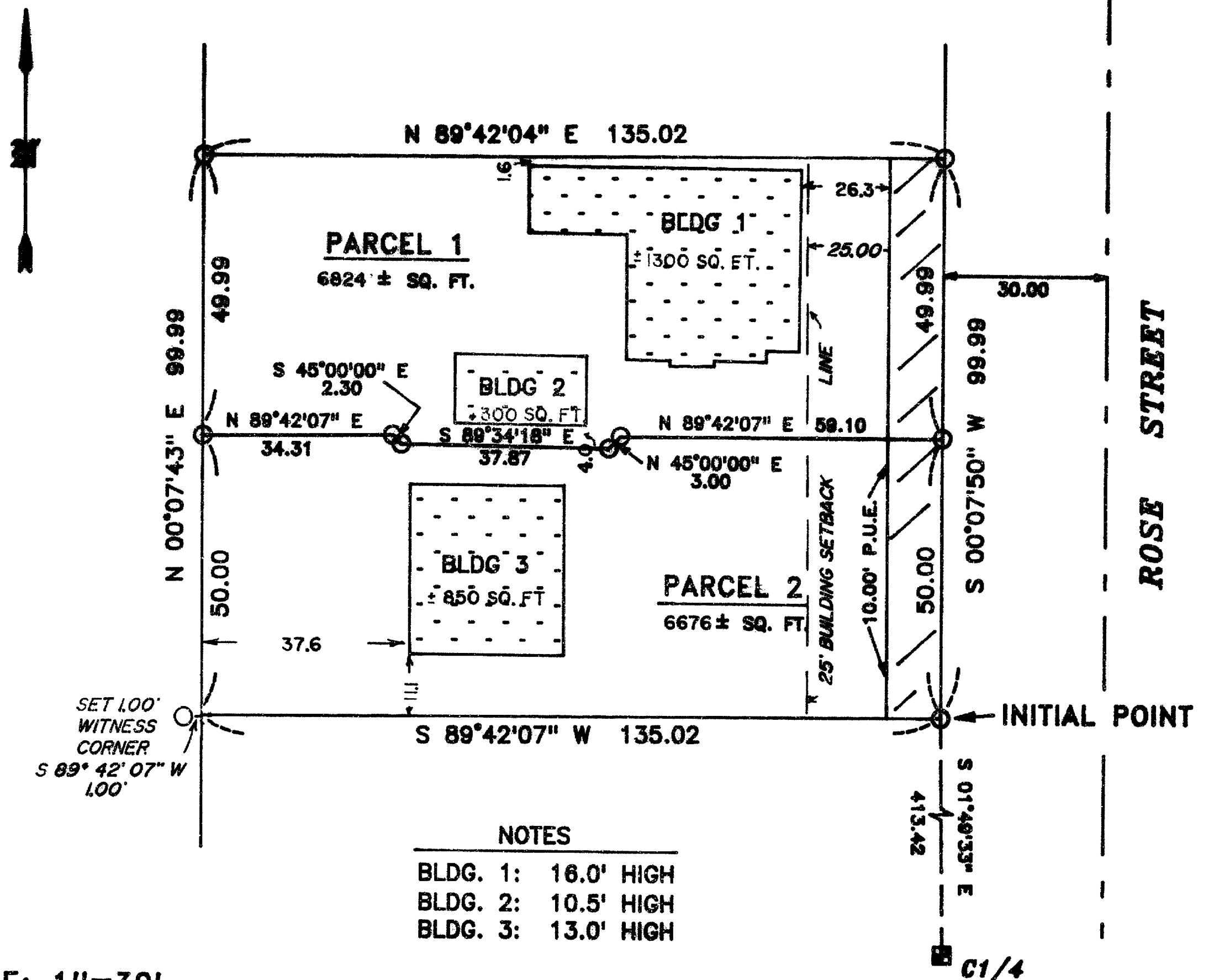
**FOURTH STREET**

(( N 89°42'15" W 350.10 ))  
N 89°41'48" E 350.06



ADDITION

**DETAIL "A"**



SCALE: 1"=30'

- NOTES**
- BLDG. 1: 16.0' HIGH
  - BLDG. 2: 10.5' HIGH
  - BLDG. 3: 13.0' HIGH

S 69° 53' 08" E 2424.67

FD. BRASS CAP IN CONCRETE  
GEODETIC CONTROL MONUMENT  
" JUSTICE ", CHECK JACKSON COUNTY  
SURVEYOR'S OFFICE FOR MORE INFORMATION

**LEGEND**

- FD. RAILROAD SPIKE PER RS 4008
- FD. 3/4" IRON ROD IN MON. CASE PER RS 4848
- ⊙ CONCRETE MONUMENT IN MON. CASE PER RS 4848, POSITION CALCULATED FROM REFERENCE POINTS: CITY OF MEDFORD FIELD NOTES, BOOK 1616, PAGE 7.
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- ▨▨▨ P.U.E. TO BE DEDICATED

BEARINGS BASED UPON RS 4848

SUMMIT AVE.

( 315.94 )  
N 89°42'14" E 315.94

( N 89°42'15" E )

**MAIN STREET**

N 89°42'14" E 280.01

N 89°42'14" E 350.03  
( 350.02 )

N 00°07'50" E 30.00  
( N 00°07'50" E 30.00 )

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

*Richard G. Templin*  
RICHARD G. TEMPLIN L.S. 2359

REGISTERED PROFESSIONAL LAND SURVEYOR

*Richard G. Templin*  
RICHARD G. TEMPLIN  
2359

My Certificate Expires Dec. 31, 19 24

RICHARD TEMPLIN LAND SURVEYING  
2042 SANDRA PL 778-0991 & 474-7720 MEDFORD, OREGON

**MINOR LAND PARTITION**

LOCATED IN LOTS 9 & 10,  
BLOCK 2, ROANOKE ADDITION  
SECTION 25, T.37S., R.2W., W.M.  
CITY OF MEDFORD, JACKSON COUNTY, OREGON  
SURVEYED FOR: MR. RON DEAN DATE: DEC. 7, 1982  
4828 CLOUDCREST DR.  
MEDFORD, OREGON 97504

PARTITION PLAT NO. P-19-1993

**SURVEYOR'S CERTIFICATE**

I, Richard G. Templin, a duly registered surveyor of the State of Oregon, depose and say that this map correctly represents a survey made by me and complies with regulations for Minor Land Partitions. The following is an accurate description of the parent tract of land, as set forth hereon:

Commencing at initial point of beginning, the Southeast corner of Lot 9, Block 2 of "ROANOKE ADDITION" to the City of Medford, in the Northwest Quarter of Section 25, Township 37 South, Range 2 West, of the Willamette Meridian, Jackson County, Oregon, as recorded in the Subdivision Records of Jackson County, Oregon (from which the Center One Quarter corner of said Section 25 bears South 01°49'33" East, 413.42 feet); thence South 89°42'07" West along the South line of said Lot 9, 135.02 feet to the Southwest corner thereof; thence North 00°07'43" East along the West line of said Lot 9 and the extension thereof, 99.99 feet to the Northwest corner of Lot 10, Block 2 of said Subdivision; thence North 89°42'04" East along the North line of said Lot 10, 135.02 feet to the Northeast corner of said Lot 10 being on the Westerly right of way line of Rose Street; thence South 00°07'50" West along said Westerly line, 99.99 feet to the true point of beginning.

Richard G. Templin  
Richard G. Templin L.S. 2359

**DECLARATION**

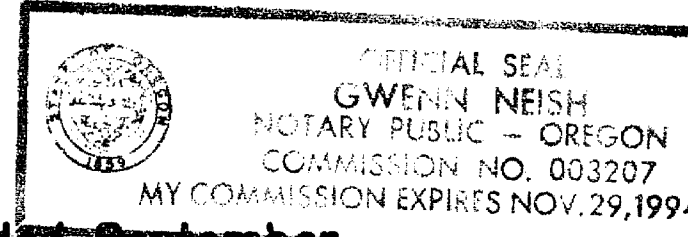
KNOW ALL MEN BY THESE PRESENTS, that we, Ronald E. Dean and Genevieve Dean, are the owners in fee simple of the land shown hereon and that we have caused the same to be divided into parcels as shown hereon. We hereby dedicate and convey to the public, for public use, the 10.00 foot wide public utility easement, shown in hatched.

Ronald E. Dean Genevieve Dean  
Ronald E. Dean Genevieve Dean

STATE OF Oregon )  
COUNTY OF Jackson )ss.

This certifies that on this 19 day of December 1993 before me a Notary Public, personally appeared Ronald E. Dean and Genevieve Dean and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Gwen Neish



As beneficiary of that certain Trust Deed, recorded September 18, 1989, as Document No. 89-20905, we Citizens Savings Bank release from the lien of said Trust Deed, all property shown hereon as dedicated to the public for public use.

Nancy Baker  
Citizens Bank

MICHELE L. FINTON  
Notary Public, State of New York  
No. 4960802  
Qualified in Cortland County  
Commission expires Jan 2, 1994.

STATE OF New York )  
COUNTY OF Jones )ss.

This certifies that on this 11<sup>th</sup> day of January 1993 before me a Notary Public, personally appeared Nancy Baker, acting for Citizens Bank, acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Michele Finton

**RECORDER'S CERTIFICATE**

Filed for record this 8 day of March, 1993 at 10:50 O'clock A.M., and recorded in Volume 4, Page 19 of the "Partition Records" of Jackson County, Oregon.

Kathleen S. Beckett Glendon E. Bartlett  
County Clerk Deputy

Jackson County Survey File No. 13395

**WATER RIGHTS STATEMENT**

Water rights are not appurtenant to the parcels as shown.

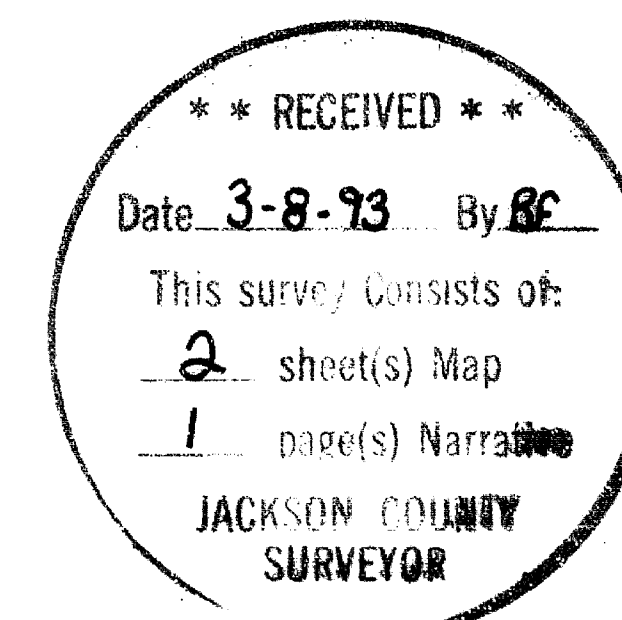
**APPROVALS**

I certify that pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

James M. Egan Feb 26, 1993  
Planning Director Date

Examined and approved this 18 day of FEBRUARY, 1993.

Paul D. Lewis  
City Surveyor



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

Richard G. Templin  
RICHARD G. TEMPLIN L.S. 2359



RICHARD TEMPLIN LAND SURVEYING  
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