

PARTITION PLAT NO. P-30-1993. MINOR LAND PARTITION (LDP-91-9)

LOCATED IN:

A portion of Lot 30, FAIRVIEW, S. CHILDER'S EASTERN ADDITION
to the City of Medford in the SW. 1/4 of Section 20, T.37S., R.1W., W.M.
Jackson County, Oregon

FOR:

EARL REAMS
832 WABASH AVE.
MEDFORD, OREGON 97504

APPROVALS:

CITY OF MEDFORD:

James M. Embel Director APRIL 19, 1993 Date

Examined and approved this 11 day of June, 1992.

Raul D. ... City Surveyor

RECORDER'S CERTIFICATE:
FILED FOR RECORD THIS 26 DAY OF April, 1992, AT 3:08 O'CLOCK, P.M. AND
RECORDED AS PARTITION PLAT NO. P-30-1993 OF "RECORD OF PARTITION PLATS"
IN JACKSON COUNTY, OREGON. (INDEX VOLUME 4 PAGE 36.)

Kathleen J. Barrett County Clerk *Joy A. ...* Deputy

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 13477

WATER RIGHTS STATEMENT: There are no water rights appurtenant to this property

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 Minor Land Partitions and the following is
an accurate description of the parent tract of land as set forth hereon:

Commencing at the Northwest corner of Lot 30, FAIRVIEW, according to the
Official plat thereof, now of record in Jackson County, Oregon; thence South
00°21'40" East along the West line of said Lot 30, 100 feet to the INITIAL POINT OF
BEGINNING; thence leaving said West line and parallel with the North line of said
Lot 30, South 89°48'54" East 309.99 feet to the East line of said Lot 30; thence
along said East line South 00°20'50" East 94.00 feet; thence leaving said East
line South 89°04'33" West 309.97 feet to the Easterly right-of-way line of Wabash
Avenue; thence along said Easterly line N00°21'40" West 100 feet to the initial point
of beginning.

Douglas C. McMahan
SURVEYOR

**** RECEIVED ****
Date 4-24-93 By DF
This survey consists of:
- sheet(s) Map
- page(s) Narrative
JACKSON COUNTY
SURVEYOR

HOFFBURN & ASSOCIATES, INC.
210 NORTH GAMBAGE AVENUE MEDFORD, OREGON
779-4841
BY: DOUGLAS C. McMAHAN RPLS No. 1913
SCALE: 1 inch = 100 feet April 10, 1992
GRADE OF BEARINGS - SINEQUA SQUARE SUBDIVISION

- = Set 5/8"x24" iron pin with plastic cap stamped "D. McMahan LS 1913".
- ✕ = Set 5/8"x30" iron pin with plastic cap stamped "D. McMahan LS 1913".
- = Found 5/8" iron pin unless otherwise noted
- ⊙ = Found brass cap monument
- ⊘ = Found 3/4" pipe
- ✖ = Found 5/8" iron pin marked "HOFFITT LS 944"
- = Fence line

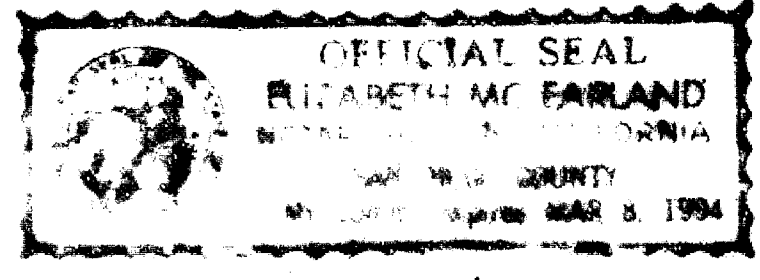
DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we Earl R. Reams and Welcome H. Reams are the owners of the real property represented on this partition plat and more particularly described in the SURVEYOR'S CERTIFICATE, and have caused the same to be partitioned into parcels as shown on the partition plat.

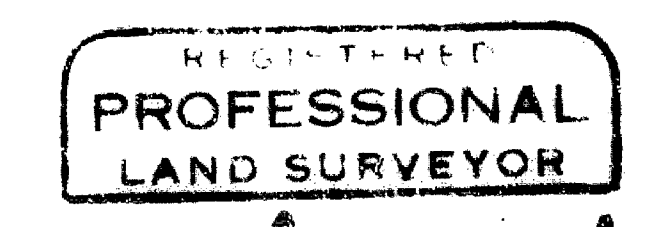
Earl R. Reams
Earl R. Reams
Welcome H. Reams
Welcome H. Reams

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } ss.

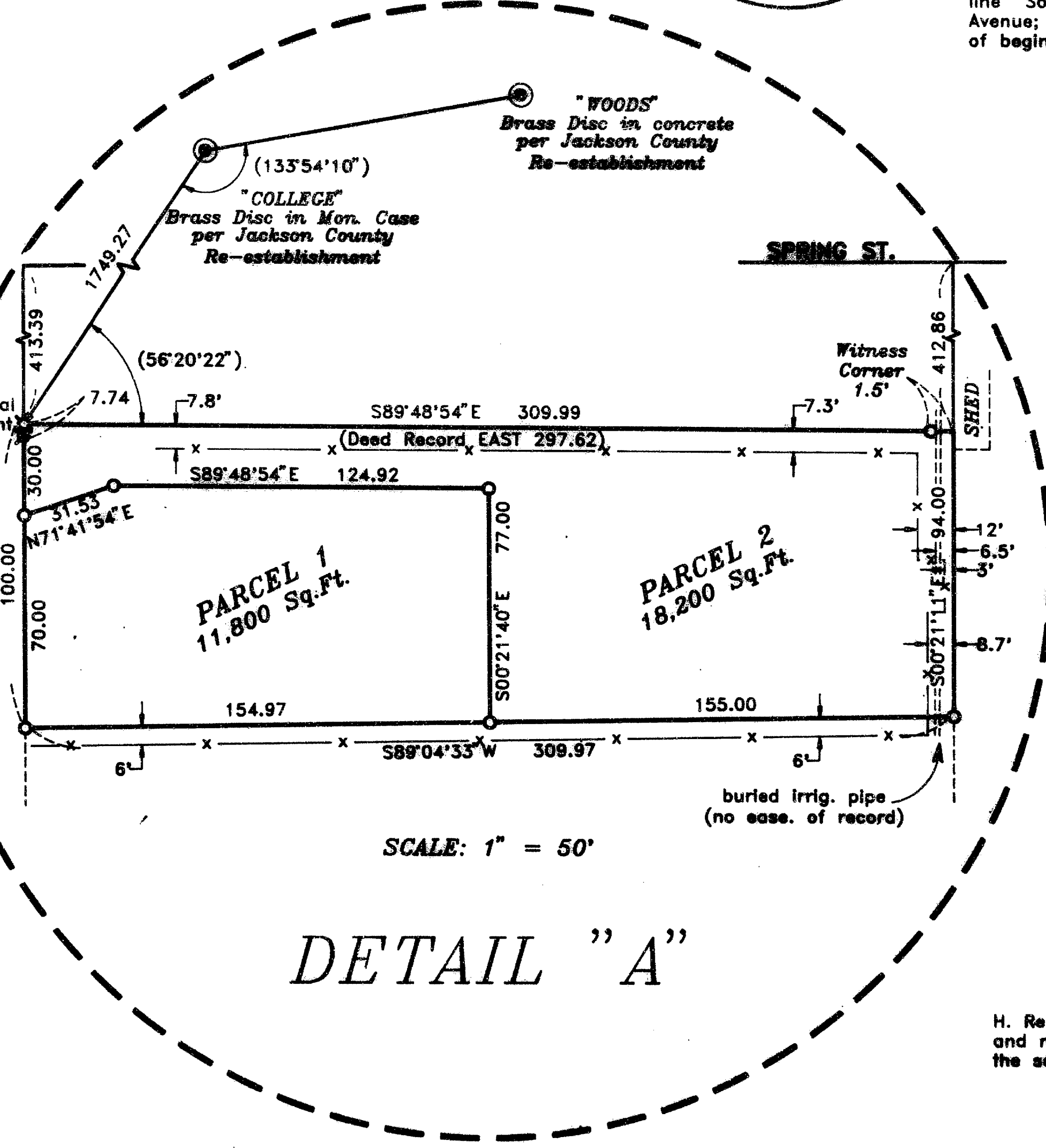
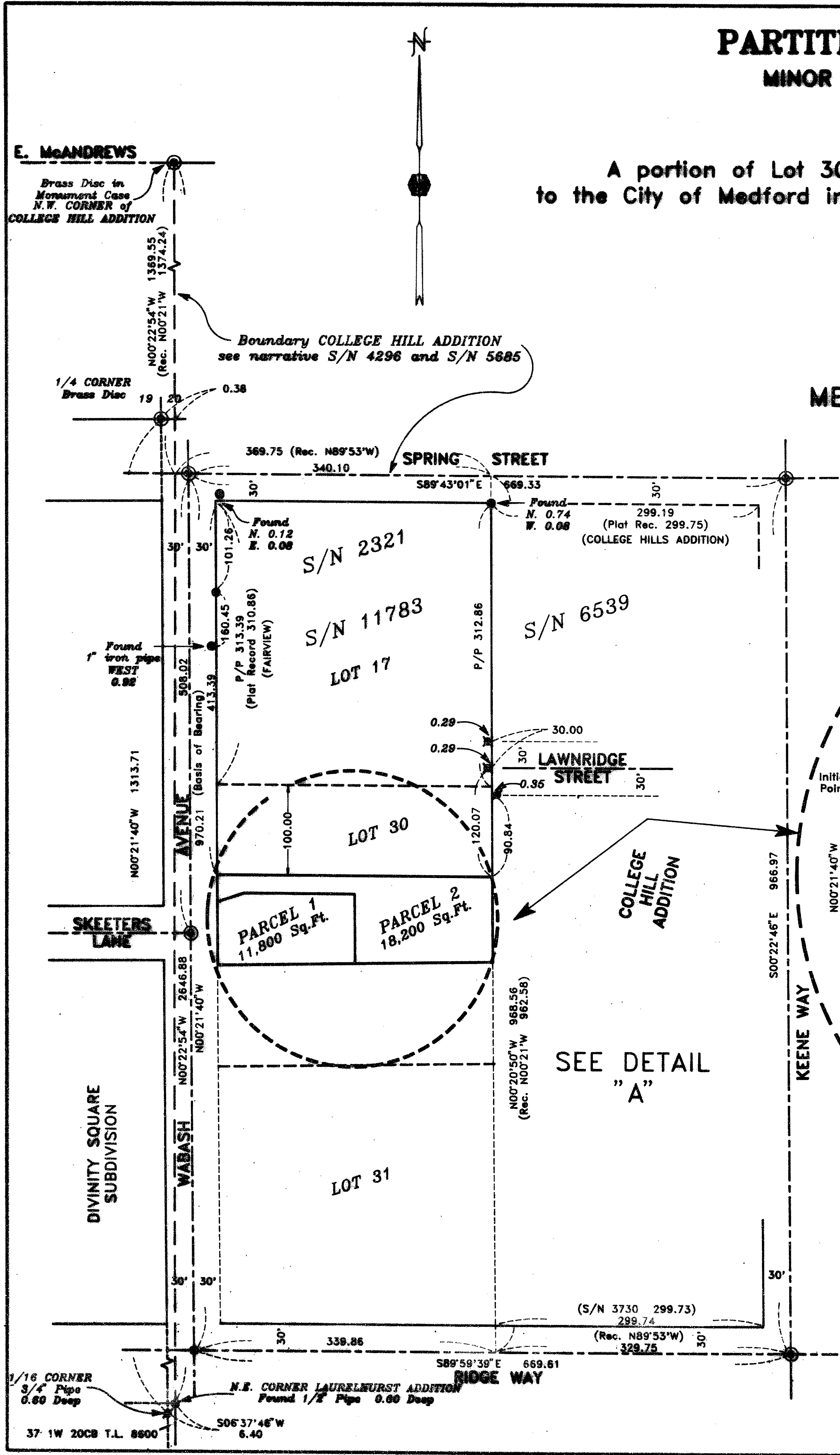
Personally appeared the above named Earl R. Reams and Welcome H. Reams and acknowledged the foregoing instrument to be their voluntary act and deed before me this 27 day of May, 1992.



Elizabeth McFarland
Notary Public for the State of California
My Commission expires March 8, 1994



I certify this plat to be an exact photocopy of the original.
Douglas C. McMahan
SURVEYOR



SURVEY NO. 13477

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: Earl Reams
832 Wabash Avenue
Medford, Oregon 97504

Location: A portion of Lot 30 in FAIRVIEW, S. CHILDER'S
EASTERN ADDITION to the City of Medford in the
Southwest one-quarter (1/4) of Section 20,
Township 37 South, Range 1 West, Willamette
Meridian, Jackson County, Oregon

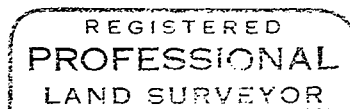
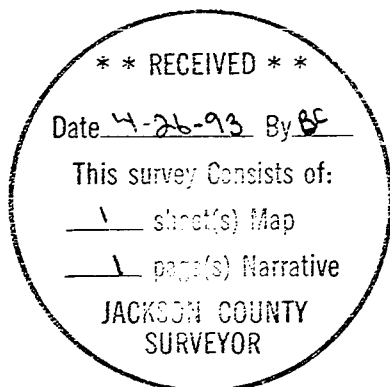
Purpose: To survey and monument two parcels for a MINOR
LAND PARTITION as approved by the City of
Medford per File No. LDP-91-9

Procedure: The North line of Lot 30 of Fairview controls
the location of the tract surveyed and was computed by
proportionate measure. Centerline monuments in Spring Street and
in Ridge Way were used to control the north and south lines of the
Fairview lots excluded from College Hill Addition. The south end
of the east line of Fairview was held at College Hills Addition
plat distance from the centerline monument at Ridge Way and Keene
Way. The north end of the east line of Fairview was held at
College Hills Addition plat distance from the west line of College
Hills Addition. Recorded Survey Numbers 4296 and 5685 have
determined that the west line of College Hills Addition and
Fairview are controlled by monuments at the northeast corner of
Laurelhurst Addition and the northwest corner of College Hills
Addition and those monuments were held for control for this survey.
I refer you to the narratives of those surveys. Found centerline
monuments were used to control the right-of-way of Wabash Avenue.
Based on the above information, the locations of the parcel corners
were computed and pins set as shown on the attached map.

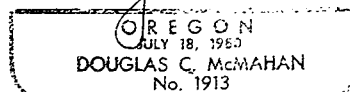
The client was unable to fulfill all of the
conditions as set forth by the City of Medford until recently, and
has prevented this partition from being recorded until now.

Basis of Bearing: Divinity Square Subdivision

Date: April 10, 1992 - April 23, 1993



Douglas C. McMahan



Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/94
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504