

PARTITION PLAT NO. P-98-1993.
LAND PARTITION (Planning Commission Resolution No.243)

LOCATED IN:
The NW 1/4 and NE 1/4 of Section 2, in D.L.C. No.55
Township 37 South, Range 2 West, Willamette Meridian
City of Central Point Jackson County, Oregon

FOR:
Gerald E. Corcoran and Esther J. Corcoran
1330 Ashland Mine Road
Ashland, Oregon 97520

** RECEIVED **
Date 11-15-93 By BF
This survey consists of:
1. () Map
1. () Narrative
JACKSON COUNTY
SURVEYOR

APPROVALS:
Examined and approved and approved by the City of Central Point Planning Commission in regular session this 5th day of November, 1993.

Examined and approved this 12th day of November, 1993.
Chairperson Secretary
County Surveyor

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 13719

RECORDER'S CERTIFICATE:
FILED FOR RECORD THIS 15 DAY OF November 1993, AT 3:13 O'CLOCK, P.M. AND
RECORDED AS PARTITION PLAT NO. P-98-1993 OF "RECORD OF PARTITION PLATS"
IN JACKSON COUNTY, OREGON. (INDEX VOLUME 4 PAGE 98.)

County Clerk Deputy

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

Commencing at the Southwest corner of Donation Land Claim No. 55 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon, thence North 00°21'10" West along the Westerly line of said Claim 1062.68 feet to a 5/8" iron pin for the INITIAL POINT OF BEGINNING; thence South 48°46'20" West 253.44 feet to a point on the Northeastly line of Tenth Street; thence North 42°15'20" West along said Northeastly line 16.88 feet; thence North 48°54'10" East 130.01 feet; thence North 42°15'20" West 175.56 feet, to a point on the Southerly line of Cherry Street; thence North 48°12'40" East along said Southerly line 258.10 feet; thence North 32°45'25" West 25.31 feet; thence North 48°12'40" East 55.66 feet; thence North 89°51'40" East 439.04 feet to a point on the Southwesterly line of Interstate Highway No. 5; thence South 45°00'10" East along said Southwesterly line, 364.53 feet; thence South 45°01'10" East along said Southwesterly line, 300.11 feet; thence WEST 676.74 feet to a point on the Northeastly line of the Tract described in Volume 473, Page 219 of the Deed Records of said Jackson County; thence along the Northeastly line of said Tract North 42°15'00" West 250.18 feet to a corner of said Tract; thence along the Northerly line of said Tract South 83°02'50" West 62.81 feet to the Initial Point of Beginning.

Douglas C. McMahan
SURVEYOR

DECLARATION:
KNOW ALL MEN BY THESE PRESENTS that we, GERALD E. CORCORAN AND ESTHER J. CORCORAN, Trustees of the CORCORAN FAMILY TRUST u.d. November 7, 1991, are the owners in fee simple of the parcel of real property as described hereon and have caused the same to be surveyed, mapped and platted as shown hereon. We do hereby dedicate to the public for public use that area as shown hereon for street purposes.

CORCORAN FAMILY TRUST:
Gerald E. Corcoran, Trustee
Esther J. Corcoran, Trustee

STATE OF OREGON)
County of Jackson) ss.
On this, the 12 day of November, 1992, before me appeared Gerald E. Corcoran and Esther J. Corcoran, both to me personally known, who being duly sworn, did say that they, the said Gerald E. Corcoran and the said Esther J. Corcoran, are the Trustees of The Corcoran Family Trust, and that said instrument was signed on behalf of said Trust, and Gerald E. Corcoran and Esther J. Corcoran acknowledge said instrument to be their free act and deed.
Before me:

Notary Public
My Commission Expires 12-23-93

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas C. McMahan
REGON
JAN 18, 1988
DOUGLAS C. McMAHAN
No. 1913
EXPIRES 12/31/94

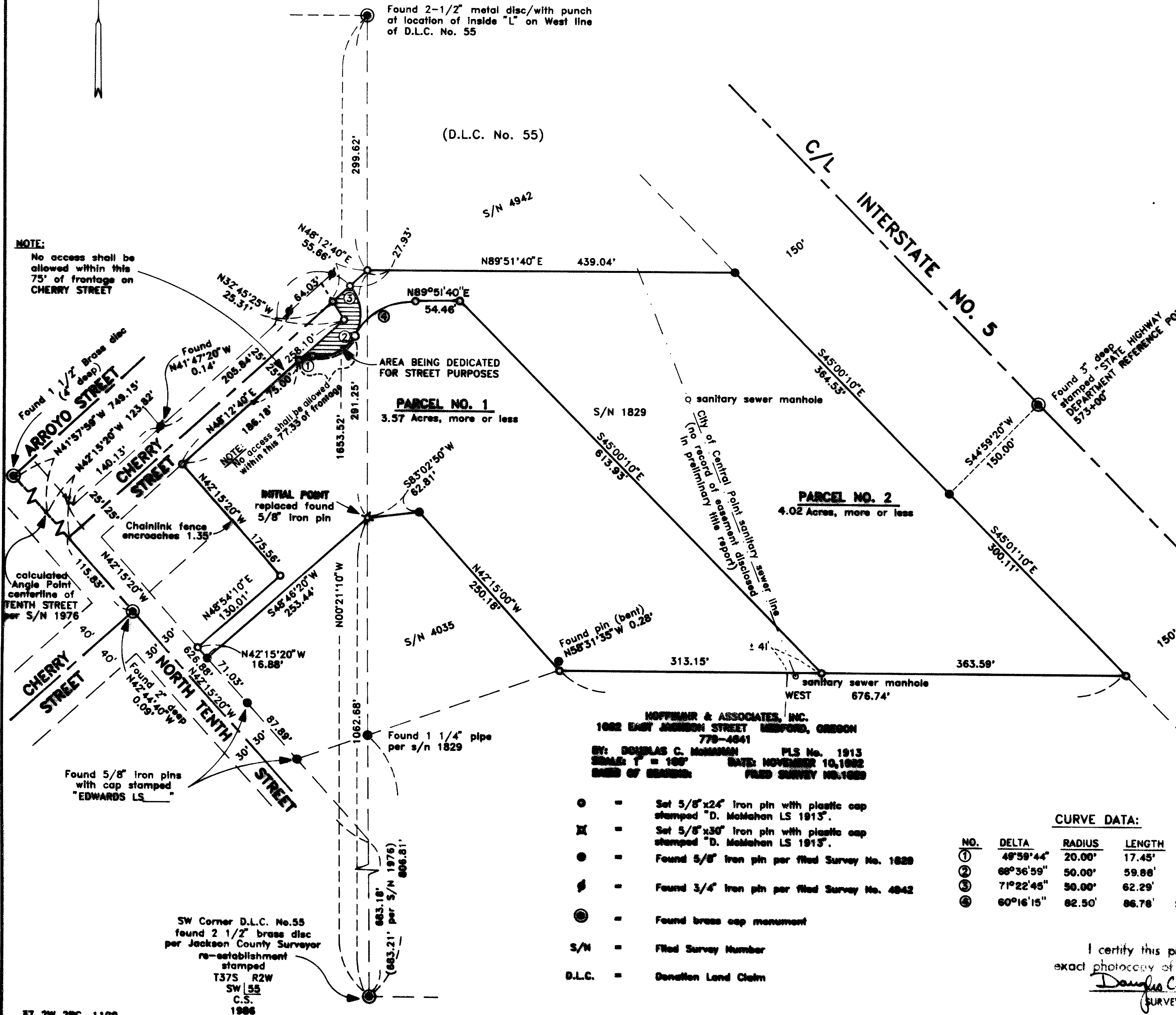
CURVE DATA:

NO.	DELTA	RADIUS	LENGTH	LONG CHORD
1	48°59'44"	20.00'	17.45'	N73°12'32"E, 16.80'
2	68°36'59"	50.00'	59.88'	N63°53'55"E, 56.36'
3	71°22'45"	30.00'	62.29'	N06°05'57"W, 56.34'
4	60°16'15"	82.50'	86.78'	S59°43'33"W, 82.84'

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

HOFFMEIER & ASSOCIATES, INC.
1082 EAST JACKSON STREET MEDFORD, OREGON
778-4841
BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1" = 100' DATE: NOVEMBER 10, 1992
BOOK OF RECORDS: FILED SURVEY NO. 1988

- = 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 per filed Survey No. 1829
- ⊙ = Found 3/4" iron pin per filed Survey No. 4842
- ⊙ = Found brass cap monument
- S/N = Filed Survey Number
- D.L.C. = Donation Land Claim



NOTE:
No access shall be allowed within this 75' of frontage on CHERRY STREET

SW Corner D.L.C. No.55
found 2 1/2" brass disc
per Jackson County Surveyor
re-establishment
stamped
T37S R2W
SW 1/4
C.S.
1988

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

Survey for: Gerald E. and Esther J. Corcoran
1330 Ashland Mine Road
Ashland, Oregon 97520

and

Nicholas R. Knapp, P.C.
708 Main Street, Suite 200
Oregon City, Oregon 97045

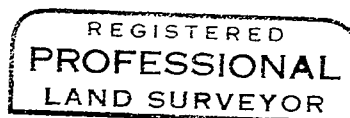
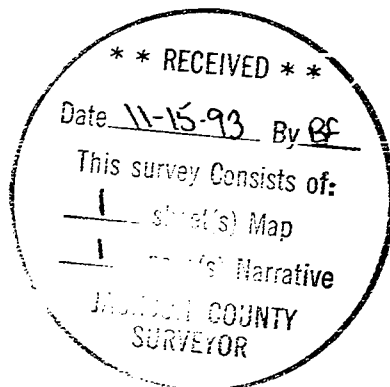
Location: Northwest one-quarter (1/4) and Northeast one-quarter (1/4) of Section 2, in Donation Land Claim No. 55, Township 37 South, Range 2 West, Willamette Meridian, City of Central Point, Jackson County, Oregon

Purpose: To survey, monument and prepare plat for a Land Partition (Planning Commission Resolution No. 243) in the City of Central Point

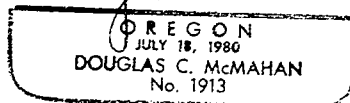
Procedure: I used found monumentation per filed Surveys No. 1829, 1976, 4035 and 4942, and other found monumentation as shown on the accompanying map for control. I established monuments as shown, using filed Survey No. 1829 as best evidence of the boundaries of the clients' property.

Basis of Bearing: Filed Survey No. 1829

Date: November 10, 1992



Douglas C. McMahan



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