

PARTITION PLAT NO. P-11-1994

LOCATED in the NW 1/4 of Section 15, T. 38 S., R. 1 W., W.M.,
City of Phoenix, Jackson County, Oregon

January 6, 1994

SURVEYED FOR: *Scott and Rhonda Dunn*
4425 South Pacific Hwy.
Phoenix, Oregon 97535

SURVEYED BY: *Edwards Surveying and Land Planning, Inc.*
816 West 8th Street
Medford, Oregon 97501
Phone: (503) 776-2313

LEGEND

- Indicates a monument found as noted.
 - Indicates a 5/8" x 30" steel pin w/red plastic cap mkd. "D.A. EDWARDS-LS 2339" set.
 - Fence Line
 - () Deed Record Doc. No. 66-12755
- J.C.S. = Jackson County Surveyor O.S.H.D. = Oregon State Highway Dept.

BASIS OF BEARINGS: Bearing between Sta. "LOWRY" and Sta. "COLVER",
computed from the 1991 adjustment of the 1983 Datum
provided by the J.C.S.

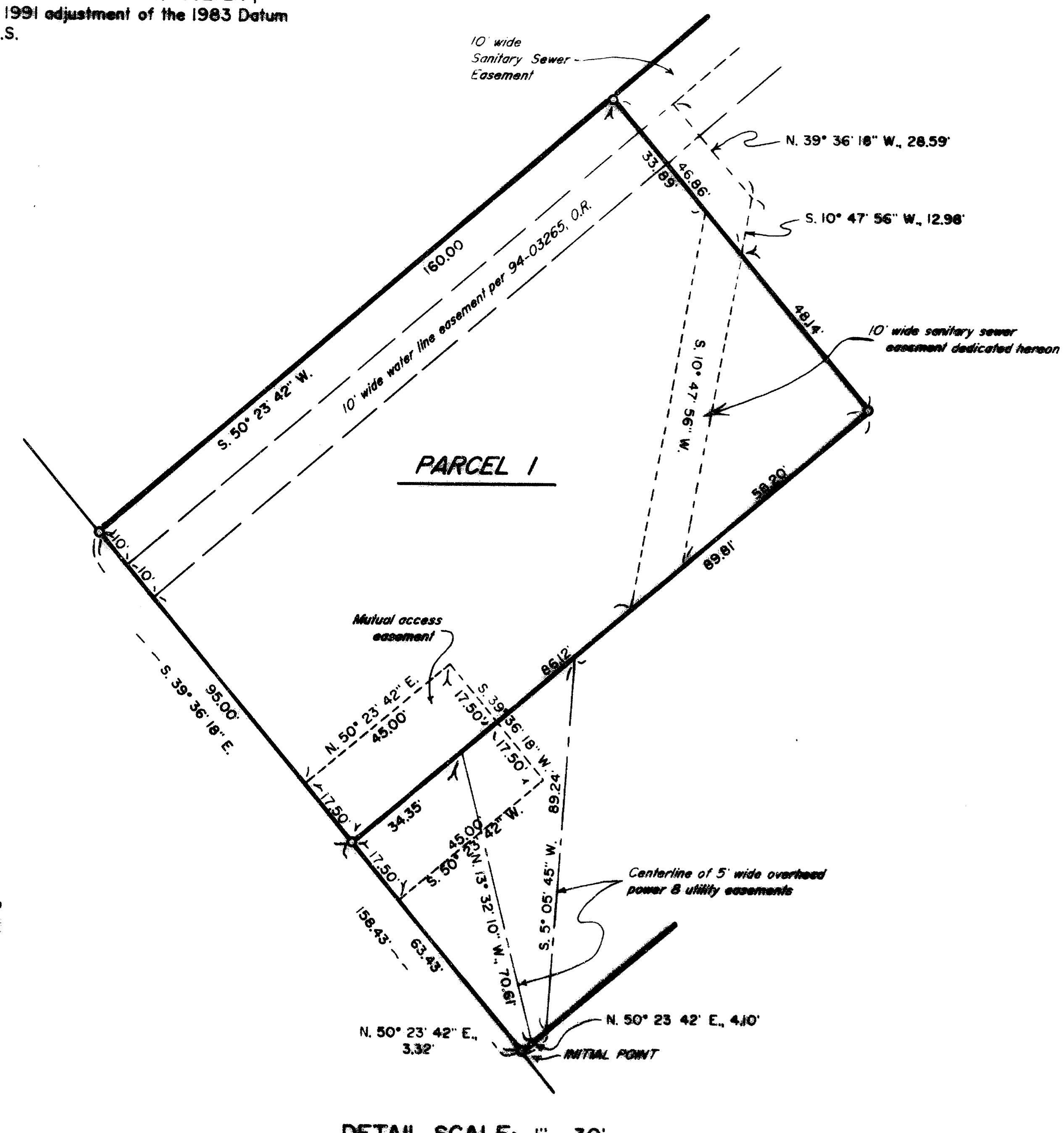
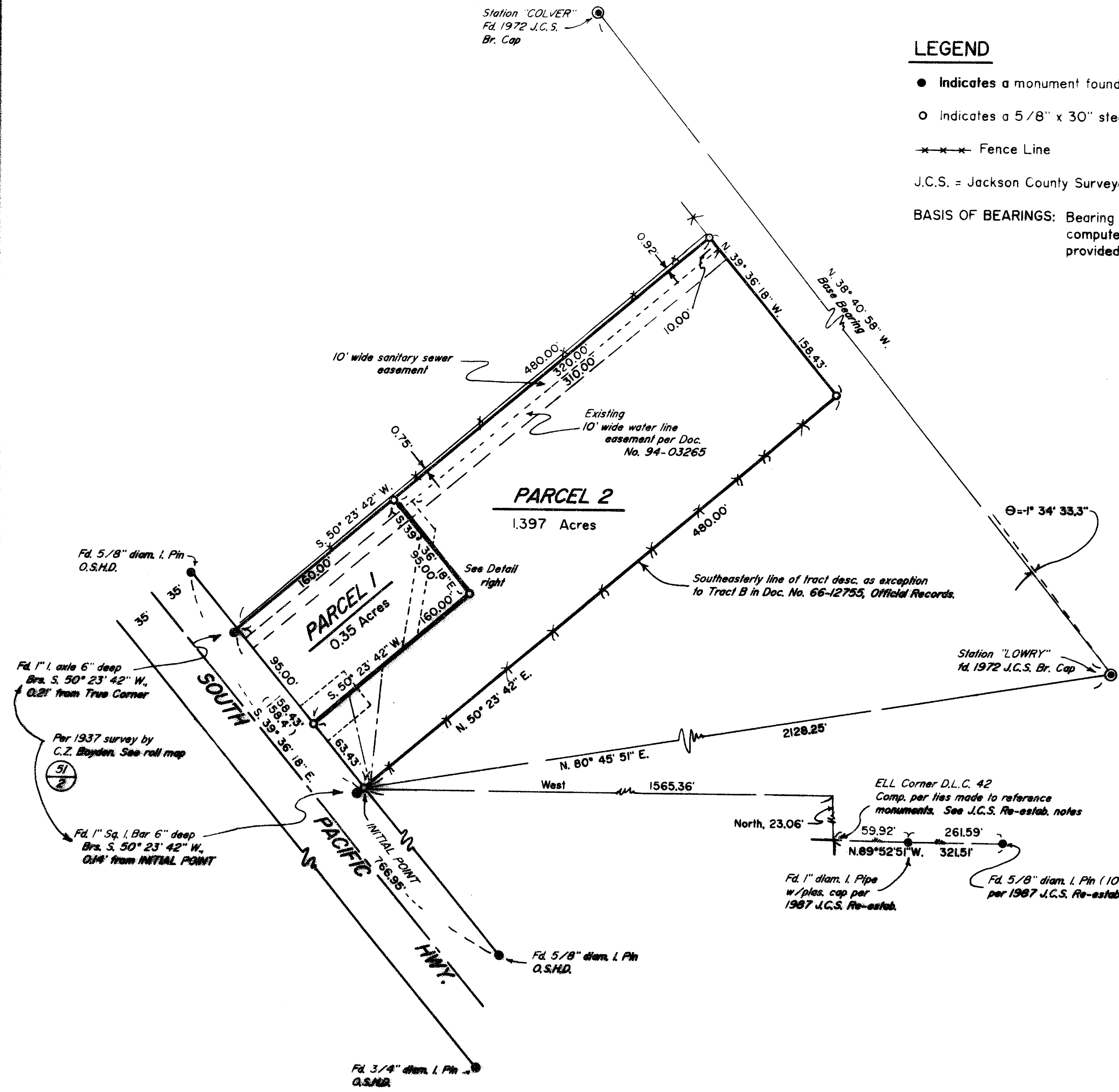
I certify this plat to be an
exact photocopy of the original.
David A. Edwards
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David A. Edwards

OREGON
DAVID A. EDWARDS
2339

Expires 12/31/95



Edwards Surveying & Land Planning Inc.

816 West 8th Street
Medford, OR 97501
Tel.: (503) 776-2313
FAX: (503) 776-9978



223 SW "I" Street
Grants Pass, OR 97526
Tel.: (503) 471-7059
FAX: (503) 471-7809

SURVEYING • ENGINEERING • PLANNING

SURVEY NUMBER 13832

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,
OREGON REVISED STATUTES

SURVEY FOR: Scott and Rhonda Dunn
4425 South Pacific Hwy.
Medford, Oregon 97501

LOCATION: In the NW 1/4 of Section 15, T. 38 S.,
R. 1 W., W.M., City of Phoenix in Jackson
County, Oregon.

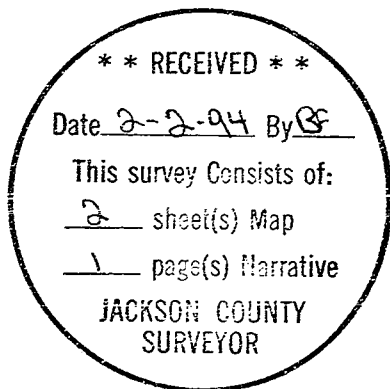
PURPOSE: Land Partition; MLP 93-5: To locate and
monument the boundaries of Parcels 1 and 2 as
shown on the accompanying plat and to prepare
and record said plat for the purpose of
creating said parcels and certain easements as
shown.

PROCEDURE: Utilizing for control the found monuments per
per the Oregon State Highway Dept. and deed
monuments near the Southerly and Westerly
corners of the parent tract, computed
the boundaries as shown. Monuments set on this
survey consist of 5/8" x 30" steel pins with
red plastic caps mkd. "D.A. EDWARDS-LS 2339".

BASIS OF
BEARINGS: Bearing between Sta. "LOWRY" and Sta. "COLVER",
computed from the 1991 adjustment of the 1983
datum as provided by the Jackson County
Surveyor's Office and as shown on the attached
plat.

EQUIPMENT: Nikon DTM-A10LG Electronic Total Station.

DATE
COMPLETED: January 6, 1994.



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City of Phoenix, Jackson County, Oregon

January 6, 1994

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4425 South Pacific Hwy.
Phoenix, Oregon 97535

SURVEYED BY: *Edwards Surveying and Land Planning, Inc.*
816 West 8th Street
Medford, Oregon 97501
Phone: (503) 776-2313

**** RECEIVED ****
Date 2-2-94 By [Signature]
This survey consists of:
2 sheets/Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

I certify this plat to be an
exact photocopy of the original.
David A. Edwards
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David A. Edwards
OREGON
DAVID A. EDWARDS
2222
Expires 12/31/95

SURVEYOR'S CERTIFICATE

I, David A. Edwards, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law, the tract of land as shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines:

Commencing at the interior EII corner of Donation Land Claim Number 42, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence North 23.06 feet; thence West 1565.36 feet to a point on the Northeasterly right of way line of the Pacific Highway, said point being also the INITIAL POINT; thence North 50° 23' 42" East, along the Southeasterly line of that tract described as the exception to Tract B in Document Number 66-12755, Official Records for said County and State, 480.00 feet to the most

Easterly corner of said exception tract; thence North 39° 36' 18" West 158.43 feet to the most Northerly corner of said exception tract; thence South 50° 23' 42" West, along the Northwesterly line of said exception tract, 480.00 feet to a point on said Northeasterly right of way line; thence South 39° 36' 18" East 158.43 feet to the initial point.

David A. Edwards
Surveyor

APPROVALS - MLP-93-5

Examined and approved this 31 day of JANUARY, 1994.

Janis L. Murray
Phoenix City Planner

Examined and approved this 28th day of January, 1994.

Verly Thomas
County Surveyor

Examined and approved as required by O.R.S. 92.100 this 15 day of February, 1994.

Mark J. [Signature]
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of Jan 1, 1994

Robert M. [Signature]
Tax Collector

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that we, T. Scott Dunn and Rhonda L. Dunn are the owners in fee simple of the lands described hereon in the "Surveyor's Certificate" and that we, Keith Morgan and Inga K. Morgan, husband and wife, are beneficiary interest holders in said lands and that we have caused the partitioning as shown hereon. We do hereby make and create the mutual access, overhead power and utility and sanitary sewer easements as shown hereon.

T. Scott Dunn
T. Scott Dunn

Rhonda L. Dunn
Rhonda L. Dunn

Keith Morgan
Keith Morgan

Inga K. Morgan
Inga K. Morgan

RECORDER'S CERTIFICATE

Filed for record this 2 day of February, 1994, at 9:31 O'clock A. M. and recorded as Partition Plat No. P-11-1994 of the records of Jackson County, Oregon.

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Kathleen S. Beckett
County Clerk

Cheryl Augeris
Deputy

County Surveyor File No. 13832

A portion of decreed water right per Certificate No. 15896 is appurtenant to the property described hereon.

STATE OF OREGON)
County of Jackson) ss January 19, A.D. 1994.

Personally appeared before me the above named T. Scott Dunn and Rhonda L. Dunn who did acknowledge the foregoing instrument to be their voluntary act and deed.

Before me:

Toni R. Clark
TONI R. CLARK
NOTARY PUBLIC - OREGON
My Commission Expires March 10, 1994

WEST
STATE OF VIRGINIA)
County of Lincoln) ss January 24, A.D. 1994.

Personally appeared before me the above named Keith Morgan and Inga K. Morgan who did acknowledge the foregoing to be their voluntary act and deed.

Before me:

Lois [Signature]
Notary Public for West Virginia