

# PARTITION PLAT NO. P-29-1994 LAND PARTITION (93-36-MP)

LOCATED IN:  
The S.E. 1/4 of Section 34, T.37S., R.2W., W.M.  
Jackson County, Oregon

FOR:  
**LARVAN CORPORATION**  
P.O. BOX 135  
STOCKTON, NEW JERSEY 08559

**\*\* RECEIVED \*\***  
Date 3-16-94 By MB  
This survey consists of:  
- 1 sheet(s) Map  
- 1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON STREET MEDFORD, OREGON  
779-4641  
BY: DOUGLAS C. McMAHAN PLS No. 1913  
SCALE: 1" = 80' March 4, 1994  
BASIS OF BEARING: FILED SURVEY NO. 2026

APPROVALS:  
JACKSON COUNTY PLANNING:

Carol Parker Director 3-15-94 Date

Examined and approved this 16th day of March, 1994.  
Walter Thomas County Surveyor

RECORDER'S CERTIFICATE:  
FILED FOR RECORD THIS 16 DAY OF March 1994, AT 4:18 O'CLOCK P.M. AND  
RECORDED AS PARTITION PLAT NO. P-29-1994 OF "RECORD OF PARTITION PLATS"  
IN JACKSON COUNTY, OREGON, (INDEX VOLUME 5 PAGE 29)  
Kathleen S. Beckett County Clerk Jay A. Rameter Deputy

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 13914  
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 Northwest corner of Donation Land Claim No. 87 in Township  
37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon;  
thence North 89°57'40" East along the Northerly line of said Claim, 1620.16 feet  
to a point on the Westerly line of tract as described in Volume 8, page 428 of the  
Deed Records of said Jackson County; thence South 00°12'58" East along said  
Westerly line, 1950.76 feet to a 5/8 inch iron pin for the INITIAL POINT OF  
BEGINNING; thence continue South 00°12'58" East along said Westerly line, 683.36  
feet to a point on the Northerly boundary of Medford Irrigation District Canal,  
said point being 15.00 feet Northerly of the centerline of said Canal as the same  
is now located; thence along a line being 15.00 feet Northerly of and parallel to  
said Canal centerline the following courses: North 66°50'25" West 11.46 feet;  
North 77°12'41" West 192.25 feet; North 74°28'11" West 73.10 feet; North 68°  
55'47" West 5.32 feet to a point on the boundary of MEADOW GLADE SUBDIVISION,  
according to the Official Plat thereof, now of record in said Jackson County, said  
point also being on the Easterly right-of-way line of Magnolia Street; thence  
along the boundary of said Subdivision, North 00°12'55" West (Plat Record North  
0711' West) 625.19 feet; thence continuing along the boundary of said Subdivi-  
sion, South 68°55'55" East (Plat Record South 88°54' East) 273.15 feet to the  
Initial Point of Beginning.

Douglas C. McMahan SURVEYOR

### DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, LARVAN INC., a New Jersey corporation,  
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 hereon. We hereby dedicate to the public for public use, that hatch-  
marked area shown hereon for street purposes. We also hereby dedicate to the public for  
public use that easement as shown hereon labeled as public utility easement.  
LARVAN INC: John Schioming President

STATE OF OREGON )  
COUNTY OF JACKSON )

Personally appeared the above named John Schioming, known to me as the person  
who executed the within instrument on behalf of LARVAN INC. and acknowledged the foregoing  
instrument to be his voluntary act and deed  
before me this 15th day of MARCH, 1994

Cheryl A. Ferns  
OFFICIAL SEAL  
CHERYL A. FERNS  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 026905  
MY COMMISSION EXPIRES DEC 23 1997

LILAC STREET

MAGNOLIA AVENUE

MEADOW GLADE SUBDIVISION

N.W. CORNER  
D.L.C. No. 87

S.E. CORNER  
D.L.C. No. 78

(6)

(5)

(4)

(3)

(2)

(1)

PARCEL 1  
43,721 Sq.Ft.

PARCEL 2  
43,867 Sq.Ft.

PARCEL 3  
82,064 Sq.Ft.

Area to be  
dedicated  
for street  
purposes

C/L MEDFORD IRRIGATION  
DISTRICT CANAL

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Douglas C. McMahan  
OREGON  
JULY 18, 1980  
DOUGLAS C. McMAHAN  
No. 1913  
Expires 12/31/94

SOUTH STAGE ROAD

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

Survey for: Larvan Corporation  
P.O. Box 135  
Stockton, New Jersey 08559

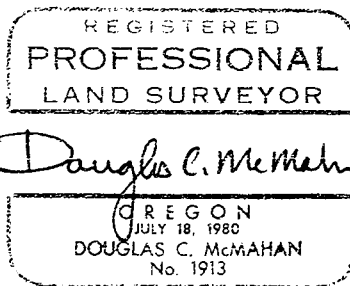
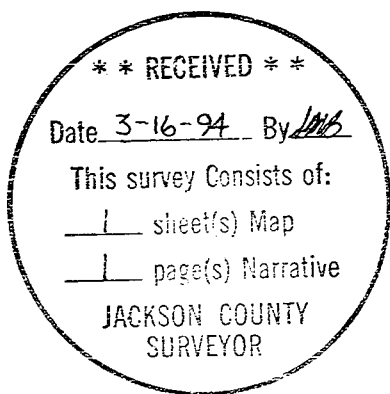
Location: Southeast one-quarter (1/4) of Section 34, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon

Purpose: To survey, monument and prepare final plat for a Land Partition (Jackson County File No. 93-36-MP) per client's request

Procedure: Utilizing found monumentation per filed Surveys No. 1487 and 2026 and Plat of Meadow Glade Subdivision for control, I set monuments as shown on the accompanying map. The Easterly line of the property is controlled by Volume 8, page 428 of Deed Records of Jackson County. The Southerly line is established 15 feet Northerly of the centerline of Medford Irrigation District Canal.

Basis of Bearing: Filed Survey No. 2026

Date: March 4, 1994



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