

PARTITION PLAT NO. P-70-1994

LAND PARTITION (LDP-94-9)

LOCATED IN:

Lots 18, 19, and 20 in Block 4 of LAKEWOOD SUBDIVISION in the N.E. 1/4 of Section 19, T37S., R1W., W.M. City of Medford Jackson County, Oregon

FOR:

JOEL D. SLAUGHTER 826 E. Main Street Medford, Oregon 97504

APPROVALS:

MEDFORD CITY PLANNING: Director [Signature] Date 7/15/94 Examined and approved this 8 day of July, 1994. City Surveyor [Signature]

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 20 DAY OF JULY, 1994, AT 2:25 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-70-1994 OF RECORD OF PARTITION PLATS IN JACKSON COUNTY, OREGON. (INDEX VOLUME 5 PAGE 70.)

KATHLEEN S. BECKETT County Clerk

[Signature] Deputy

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 14103

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:

BEGINNING at the Southeast corner of Lot 20 in Block 4 of LAKEWOOD SUBDIVISION, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence North 89° 50' 35" West along the Southerly boundary of Block 4 of said LAKEWOOD SUBDIVISION, 266.55 feet to the Southwest corner of Lot 18 of said Block 4; thence North 02° 13' 05" West along the Westerly boundary of said Lot 18, a distance of 22.12 feet; thence South 89° 16' 25" East 6.25 feet to a 5/8 inch iron pin; thence continue South 89° 16' 25" East 50.93 feet to a 5/8 inch iron pin; thence North 00° 27' 33" East 53.24 feet to a 5/8 inch iron pin; thence North 89° 27' 10" West 50.84 feet to a 5/8 inch iron pin; thence South 00° 33' 28" West 53.08 feet to a 5/8 inch iron pin; thence North 89° 16' 25" West 6.52 feet to a point on the aforementioned Westerly boundary of Lot 18; thence North 02° 13' 05" West along said Westerly boundary, 173.73 feet; thence continue along said Westerly boundary, North 14° 40' 23" East 39.71 feet; thence South 89° 36' 34" East 10.57 feet to a 5/8 inch iron pin; thence South 00° 19' 05" West 55.99 feet to a 5/8 inch iron pin; thence South 89° 34' 51" East 50.29 feet to a 5/8 inch iron pin; thence North 00° 40' 11" East 56.02 feet to a 5/8 inch iron pin; thence North 89° 36' 34" West 59.63 feet to a 5/8 inch iron pin; thence continue North 89° 36' 34" West 10.57 feet to a point on the aforementioned Westerly boundary of Lot 18; thence North 14° 40' 23" East along said Westerly boundary, 39.06 feet to the Northwest corner thereof; thence South 89° 50' 35" East along the Northerly boundary of Lots 18, 19 and 20 in Block 4 of said Subdivision, 257.77 feet to the Northeast corner of said Lot 20; thence South 00° 45' 25" West along the Easterly boundary of said Lot 20, a distance of 271.95 feet to the Point of Beginning.

RECEIVED Date: 7-20-94 By [Signature] This survey consists of: 1 sheet(s) Map 1 page(s) Narrative JACKSON COUNTY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. As of July 20, 1994.

Assessor [Signature] Date 7/20/94 Tax Collector [Signature] Date 7/20/94

Surveyor [Signature]

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS that we, Joel P. Slaughter, and Bruce S. Logan, are the owners of the parcel of real property situated in Jackson County, Oregon and have caused the same to be surveyed, mapped and platted as shown hereon. We hereby dedicate for public use all easements shown hereon.

Joel P. Slaughter and Bruce S. Logan

STATE OF OREGON County of Jackson

DATE: JUNE 17, 1994

Personally appeared the above named JOEL P. SLAUGHTER and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Helene Sanders

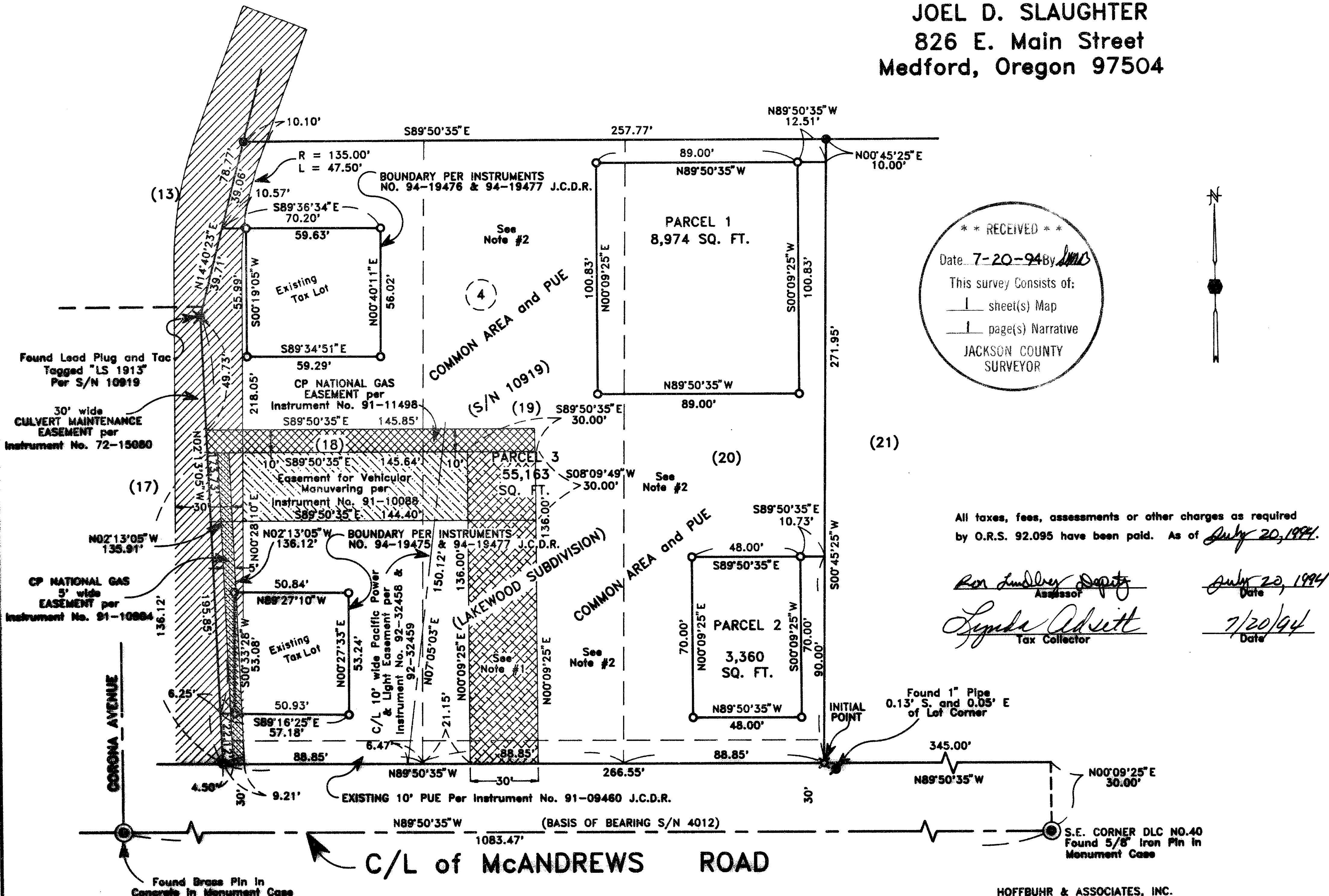
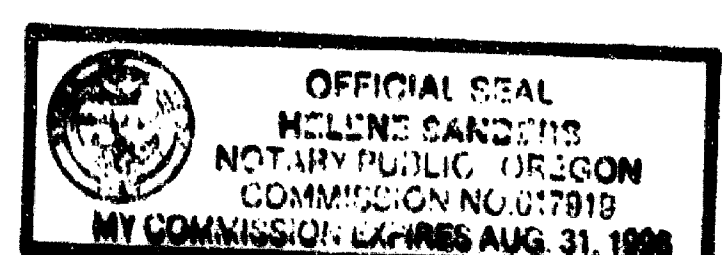


STATE OF OREGON County of Jackson

DATE: JUNE 22, 1994

Personally appeared the above named BRUCE S. LOGAN and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Helene Sanders



NOTES:

- #1 Easement for Ingress and Egress per Instrument No. 99-25143 & 99-19212 Official Records of Jackson County, Oregon
#2 Easement for purposes of access to the properties consists of driveway and parking areas per Instrument No. 94-09479
#3 Easement to The California Oregon Power Company per Volume 166, Page 199 of the Jackson County Deed Record, location not specified
#4 Access for all Parcels shall be restricted to the existing paved driveway from the McAndrews Road frontage as referenced in note no. 1 above

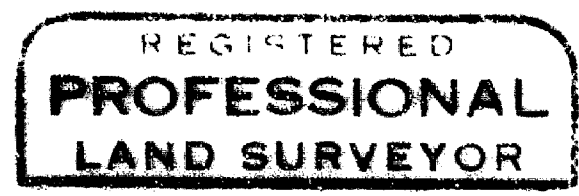
I certify this plat to be an exact photocopy of the original.

Surveyor [Signature]

HOFFBUHR & ASSOCIATES, INC. 1062 E. JACKSON STREET MEDFORD, OREGON 97504

BY: DOUGLAS C. McMAHAN PLS No. 1913 SCALE: 1" = 40' May 6, 1994 BASIS OF BEARING: Filed Survey No. 4012 (C/L of McAndrews Road)

- O = Set 5/8"x24" iron pin with plastic cap stamped "D. McMahan LS 1913".
X = Set 5/8"x30" iron pin with plastic cap stamped "D. McMahan LS 1913".
● = Found 5/8" iron pin with Cap Stamped "D. McMahan LS 1913" per S/N 10919
PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
S/N = Filed Survey Number
J.C.D.R. = Jackson County Deed Records



DOUGLAS C. McMAHAN No. 1913 Expires 12/31/94

SURVEY NO. 14103

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

Survey for: Joel D. Slaughter
826 E. Main Street
Medford, Oregon 97504

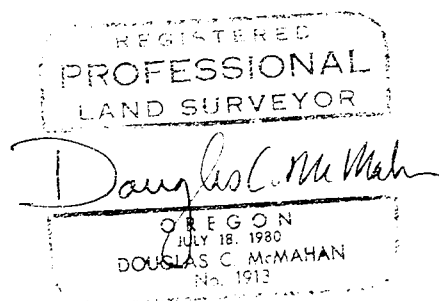
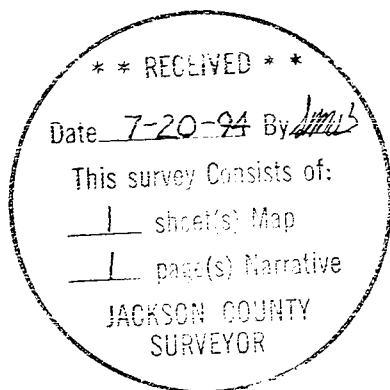
Location: Lots 18, 19 and 20 in Block 4 of LAKEWOOD SUBDIVISION in the Northeast one-quarter (1/4) of Section 19, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon

Purpose: To survey, monument and prepare final plat for a Land Partition (City of Medford File No. LDP-94-9) as requested by client

Procedure: Utilizing found monumentation per filed Surveys 4012 and 1019 for control, I established monuments as shown on the accompanying map.

Basis of Bearing: Filed Survey No. 4012 (Centerline of McAndrews Road)

Date: May 6, 1994



Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/94
Hoffbuhr & Associates, Inc.