

PARTITION PLAT NO. P-71-1994

SURVEY FOR:

Dale F. Clark
490 Golf View Drive
Medford, OR 97504

SURVEY BY:

L.J. Friar & Associates, P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, Oregon 97501
Phone: (503) 772-2782

MINOR LAND PARTITION
Situated in the N.W. 1/4 of Section 33,
T. 37 S., R. 1 W., W.M. City of Medford
Jackson County, Oregon
(City of Medford Planning File #LDP-94-27)

SURVEYOR'S CERTIFICATE

I, LARRY J. FRIAR, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND CONFORMS WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Commencing at the quarter corner common to Sections 28 and 33, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence South 40°5'14" East, 27.84 feet (record South 3°58' East, 27.73 feet) to a 5/8 inch iron pin set in concrete; thence North 89°45'34" West, 121.55 feet (record North 89°42' West, 121.72 feet) to a 5/8 inch iron pin on the East line of that tract described in Document No. 93-44847, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along said East line, South 0°01'30" West, 149.97 feet (record 150.00 feet) to a 5/8 inch iron pin at the Southeast corner of said tract; thence along the South line of said tract, North 89°49'15" West, 99.91 feet (record North 89°42' West, 100.00 feet) to a 5/8 inch iron pin at the Southeast corner of said tract; thence along the West line of said tract, North 0°01'30" East, 164.71 feet to the South line of Barnett Road; thence along said South line, along the arc of a curve to the left having a radius of 602.96 feet and central angle of 95°53'104.73 feet (the long chord of which bears North 72°34'11" East, 104.73 feet) to the East line of said tract; thence along said East line, South 0°01'30" West, 46.42 feet to the INITIAL POINT OF BEGINNING.

LEGEND:

- ⊙ - Found County Surveyor's brass capped monument & accessories.
- ⊙ - Found City of Medford brass disk in monument case.
- - Found 5/8" iron pin in concrete per RS 1053.
- ✕ - Found 5/8" iron pin per RS 6172. ✕ - Found 5/8" iron pin per RS 6392.
- - Set 5/8" x 30" iron pin with plastic cap mkd. L.J. FRIAR & ASSOCIATES.
- - Set lead plug w/ brass washer mkd. LS2234 in concrete sidewalk.
- () - Deed record data. ORJCO - Official Records of Jackson County, Oregon.
- JCDR - Jackson County Deed Records. CL - Centerline ⓐ - See curve data table.
- PUE - Public Utility Easement for power, cable TV, telephone, gas, water, sanitary and storm sewer.

BASIS OF BEARINGS: RS 6392

DATE: June 28, 1994

SCALE: 1" = 30'

UNIT OF MEASUREMENT: FEET

EASEMENTS OF RECORD

Power easements per V.243, P.83 and V.379, P.381. JCDR cannot be located.

APPROVALS
CITY OF MEDFORD PLANNING

[Signature] Director
File No. LDP-94-27
Date JULY 19, 1994

Examined and approved this 18 day of JULY, 1994.

[Signature]
City Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have been paid as of 20 July 1994.

[Signature] Assessor
[Signature] Deputy Tax Collector

[Signature]
SURVEYOR

RECORDER'S CERTIFICATE

Filed for record this 20 day of July, 1994, at 2:37 o'clock P.M., and recorded as Partition Plat No. P-71-1994 of the records of Jackson County, Oregon.

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[Signature] County Clerk
[Signature] Deputy

County Surveyor File No. 14104

WATER RIGHTS STATEMENT

There are no water rights appurtenant to this Partition according to information from the Jackson County Watermaster's Office.

DECLARATION

Know all men by these presents that I, Dale F. Clark, as the owner in fee of the real property shown hereon, more particularly described in the Surveyor's Certificate, and have partitioned the same into the parcels shown hereon and I hereby dedicate to the public for public use those easements shown hereon labeled Public Utility Easement (PUE).

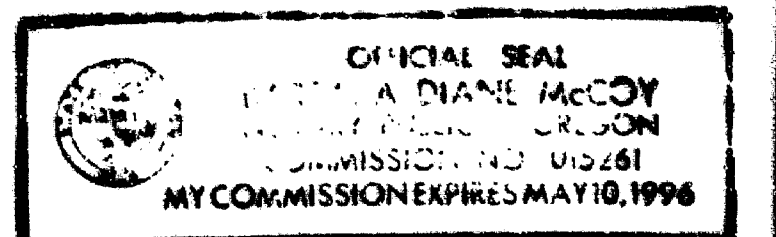
[Signature]
Dale F. Clark

STATE OF OREGON)
COUNTY OF JACKSON)

PERSONALLY appeared the above named Dale F. Clark and acknowledged the foregoing instrument to be his voluntary act and deed.

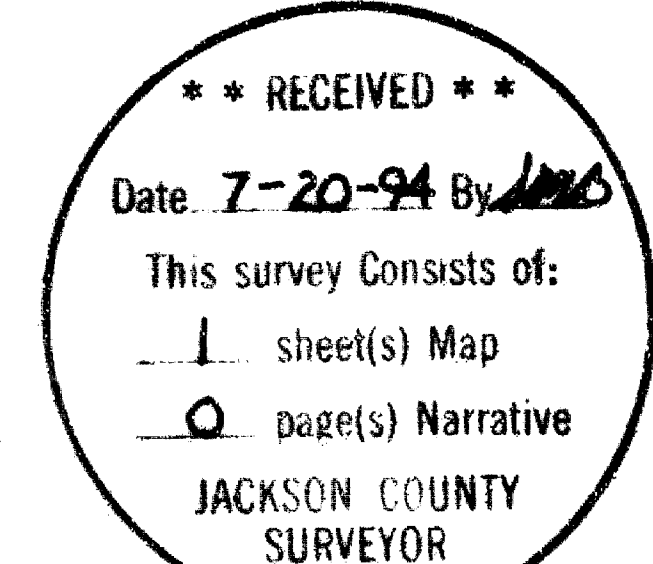
Dated this 15 day of July, 1994.

Before me: *[Signature]*
Notary Public of Oregon.



AFFIDAVIT OF CONSENT from Colonial Banking Company recorded as Document

No. 94-26778, Official Records of Jackson County, Oregon.

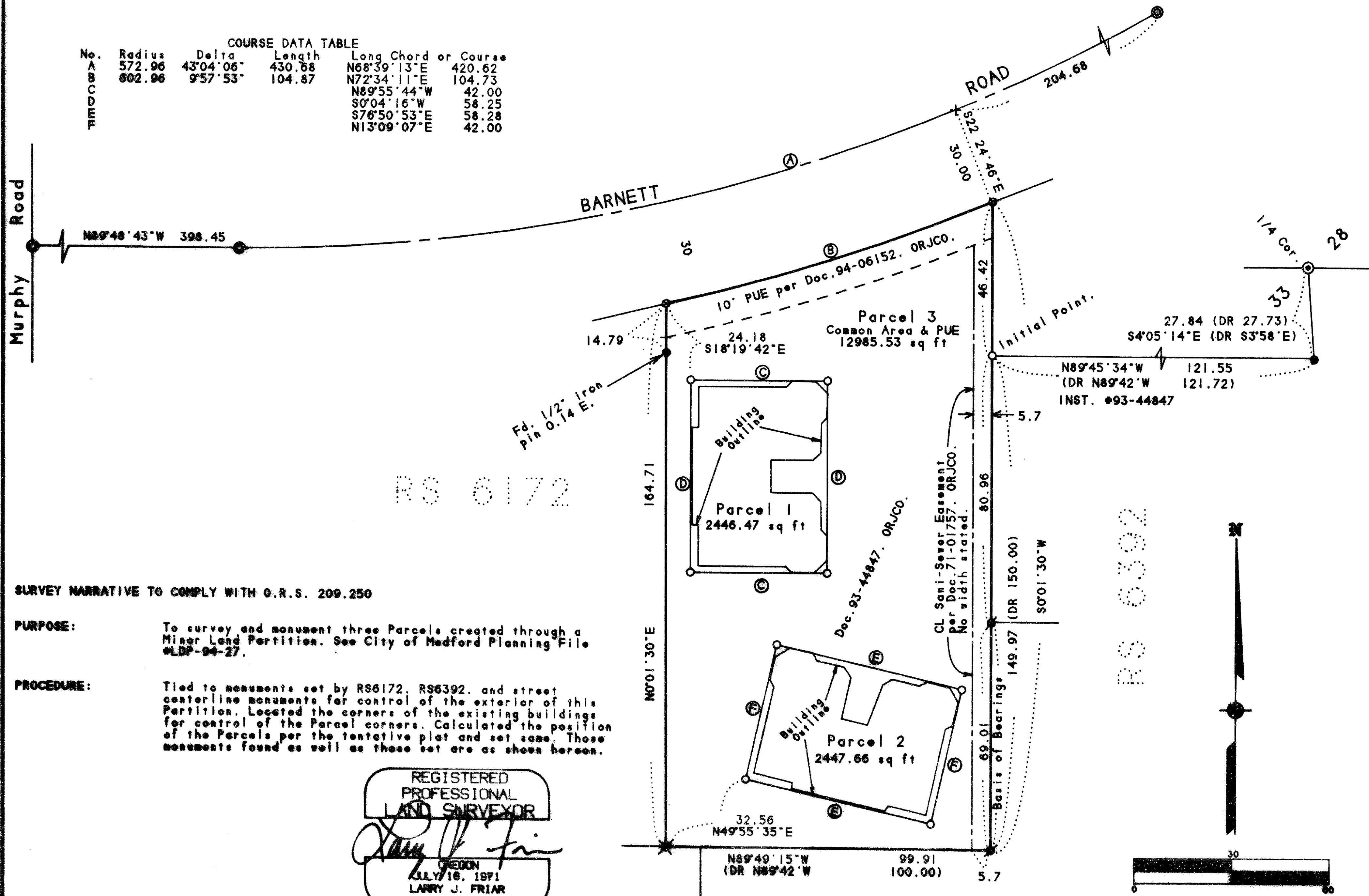


I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT
[Signature]

Sheet 1 of 1

COURSE DATA TABLE

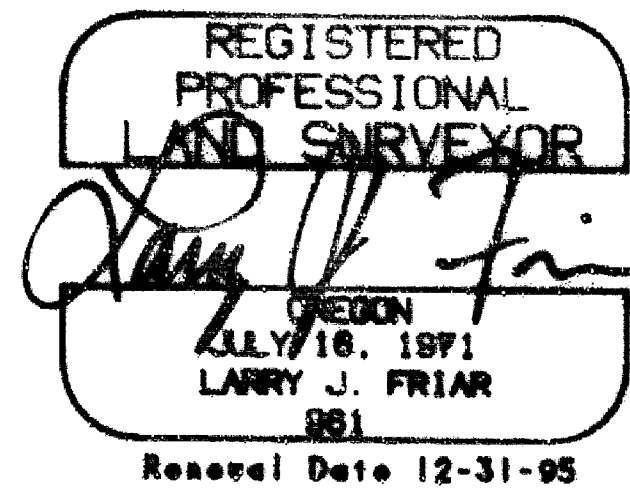
No.	Radius	Delta	Length	Long Chord	Course
A	572.96	43°04'06"	430.68	N68°39'13"E	420.62
B	602.96	95°57'53"	104.87	N72°34'11"E	104.73
				N89°55'44"W	42.00
				S0°04'16"W	58.25
				S76°50'53"E	58.28
				N13°09'07"E	42.00



SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument three Parcels created through a Minor Land Partition. See City of Medford Planning File #LDP-94-27.

PROCEDURE: Tied to monuments set by RS6172, RS6392, and street centerline monuments for control of the exterior of this Partition. Located the corners of the existing buildings for control of the Parcel corners. Calculated the position of the Parcels per the tentative plat and set same. Those monuments found as well as those set are as shown hereon.



371W33BA TL109