PARTITION PLAT NO. P-80-1994 SURVEY FOR: SURVEY BY: 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: MI NOR PARTITION In the S.E. 1/4 of Sec. 16, T. 36 S., R 1 W., W.M. Jackson County, Oregon (See JCDPD File No. 94-7-MP) L.J. Friar & Associates. P.C. Consulting Land Surveyors 304 South Holly Street Medford. Oregon 97501 Phone: (503) 772-2782 AB & B Investments 501 Spencer Street Medford, OR 97504 Commencing at the Northwest corner of AGATE SUBDIVISION EXTENSION NO. 4. according to the official plat thereof. now of record. in Jackson County. Oregon: North 89°48'18" West. 547.00 feet (record North 89°48'40" West) to a 5/8 inch iron pin and the INITIAL POINT OF BEGINNING: thence South 0°11'18" West. 558.97 feet (record South 0°12' West) to a 5/8 inch iron pin: thence North 89°48'00" West. 546.96 feet to a 5/8 inch iron pin: thence South 89°48'18" East. 558.92 feet (record North 0°12' East. 558.86 feet to a 5/8 inch iron pin: thence South 89°48'18" East. 546.96 feet (record South 89°48'40" East) to the INITIAL POINT OF BEGINNING. LEGEND: - Found Army Engineer's brass cap in case. Found 5/8" iron pin per RS 1964. O = Set 5/8" x 24" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC. - - - - - - - DECLARATION - - - - - - -ORJCO - Official Records of Jackson County, Oregon. CL = Centerline. Know all men by these presents that we. Louis E. Toledo and Alicia E. Toledo. are the owners as tenants by the entirety. of the land shown on this Partition Plat. more particularly described in the Surveyor's Certificate. and have caused the same to be partitioned into the parcels as shown hereon. JCDR - Jackson County Deed Records. () - Record data per deed & RS1964. RS - Recorded Survey *. APPROVED BY THE JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT: BASIS OF BEARINGS: CL Avenue G per RS 1964. DATE: July 5, 1994 SCALE: 1"- 60" UNIT OF MEASUREMENT: Feet STATE OF THESON COUNTY OF JACKSON LOS ANGLES SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250 APPROVED BY THE JACKSON COUNTY SURVEYOR'S OFFICE: PERSONALLY appeared the above named Louis E. Toledo and Alicia E. Toledo. and acknowledged the foregoing instrument to be their voluntary act and deed. To monument the corners of three parcels created through a Minor Land Partition. See JCDPD File No. 94-7-MP. PURPOSE: Dated this 24 thday of July PROCEDURE: Tied to monuments from Survey No. 1964 and AGATE SUBDIVISION EXTENSION NO. 4 for control of the exterior of this Partition. Calculated the positions of the Parcel corners per the tentative map. Those monuments found as well as those set are as shown hereon. OFFICIAL SEAL ALL TAXES. FEES. ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have Notary Public of Oregon.
California MARIA F. AYERBE LOS ANGELES COUNTY CONST. EXP. UPLY 24, 1995 * * * * * * * RECORDER'S CERTIFICATE .. * * * * * * * * * RECEIVED * : AVENUE Н Date 8-11-94 By 8 (N89'48'40"W) 3:55 o'clock P.M. and recorded as Partition Plat No. of Record of Partition Plats of Jackson County. Gregon. NW Cor. AGATE - EXTENSION NO.4 N89'48' | 8"W 1093.96 This survey Consists of: 546.96 ____ sheet(s) Map 182.32 364.64 547.00 _ partis) Harrative Initial Pt. 80 JACKSON COUNTY Parcel SURVEYOR 1.01 acres County Surveyor File No. 14139 • • • • • • • WATER RIGHTS STATEMENT • • • • • • • There are no water rights appurtenent to this Partition according to information from the Jackson County Watermaster's Office. AVENUE VEr:U 59.01 * * * EASEMENT for water pipe line per V.325. P.83. JCDR. in unlocatable. * * * N89'48 '40"W Parcel 3 5.01 acres 136.81 Parcel 2 1.00 deres ₹ 297 (\$0.12. AFFIDAVIT OF CONSENT FROM MICHELLE SULLIVAN RECORDED AS DOC. 74-2939 PRICO.

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Y CERTIFY THAT THIS IS AN EXACT COPY

547.00

Sheet I of

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Renewel Date 12-31-95

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546.96

AVENUE

Basis of Bearings

N89'48 '00 W