

PARTITION PLAT NO. P-82-1994

SURVEY FOR:

AB & B Investments
501 Spenser Street
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
In the S.E. 1/4 of Sec. 16, T. 36 S.,
R 1 W., W.M. Jackson County, Oregon
(See JCDPD File No. 94-5-MP)

..... 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 Northeast corner of AGATE SUBDIVISION EXTENSION NO. 4, according to the official plat thereof, now of record, in Jackson County, Oregon; thence South 0°11'18" West, 559.01 feet (record South 0°12' West, 559.07 feet to a 5/8 inch iron pin; thence North 89°48'00" West, 547.00 feet to a 5/8 inch iron pin; thence North 0°11'18" East, 558.97 feet (record North 0°12' East) to a 5/8 inch iron pin; thence South 89°48'18" East, 547.00 feet (record South 89°48'40" East) to the point of beginning.

LEGEND:

- ⊙ - Found Army Engineer's brass cap in case.
 - ⊙ - Found 5/8" iron pin per AGATE SUBDIVISION EXTENSION NO. 4.
 - - Found 5/8" iron pin per RS 1964.
 - - Set 5/8" x 24" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
- ORJCO - Official Records of Jackson County, Oregon. CL - Centerline.
JCDR - Jackson County Deed Records.
RS - Recorded Survey. () - Record data per deed & RS1964.

BASIS OF BEARINGS: CL Avenue G per RS 1964.

DATE: July 5, 1994 SCALE: 1" = 60' UNIT OF MEASUREMENT: Feet

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

PURPOSE: To monument the corners of three parcels created through a Minor Land Partition. See JCDPD File No. 94-5-MP.

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.

..... DECLARATION

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.

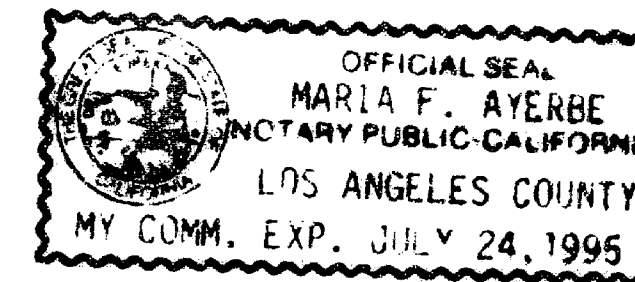
Louis E. Toledo Alicia E. Toledo
Louis E. Toledo Alicia E. Toledo

STATE OF CALIFORNIA
COUNTY OF JACKSON

PERSONALLY appeared the above named Louis E. Toledo and Alicia E. Toledo, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 6th day of July, 1994.

Before me: David S. Lof
Notary Public of Oregon
California



..... APPROVALS

APPROVED BY THE JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT:

By: Rody Talbot Date: 8-9-94
Jackson County Planner See JCDPD File 94-5-MP.

APPROVED BY THE JACKSON COUNTY SURVEYOR'S OFFICE:

By: Valerie Thomas Date: August 16, 1994
Jackson County Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have been paid as of August 16, 1994.

J. M. Assessor Colleen Stanford Tax Collector (deputy)

..... RECORDER'S CERTIFICATE

Filed for record this 16 day of August, 1994, at 11:50 o'clock A.M., and recorded as Partition Plat No. P-82-1994 of "Record of Partition Plats" of Jackson County, Oregon.

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Kathleen S. Beckwith County Clerk Cheryl Augeria Deputy

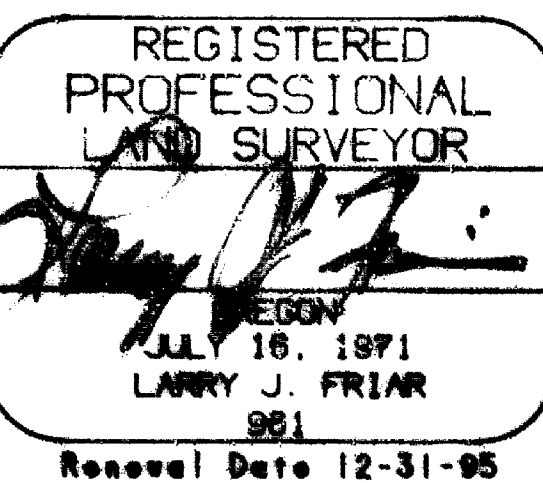
County Surveyor File No. 14141

..... WATER RIGHTS STATEMENT

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

*** EASEMENT for water pipe line per V.325, P.83, JCDR is unlocatable. ***

AFFIDAVIT OF CONSENT FROM DAN E. BUNN RECORDED AS DOC. 94-29899, ORJCO.



I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
Larry J. Friar
SURVEYOR

