

**SURVEY FOR**

KEY BANK OF OREGON  
ATTN: BILL BLAUFUS  
825 N.E. MULTNOMAH SUITE 458  
PORTLAND, OR 97232

**SURVEY BY**

HARDEY ENGINEERING & ASSOC. INC.  
BY: RICHARD L. BATH LS 1069  
P.O. BOX 1625  
MEDFORD, OREGON 97501-0124

**PARTITION PLAT NO. P-96 -1994**

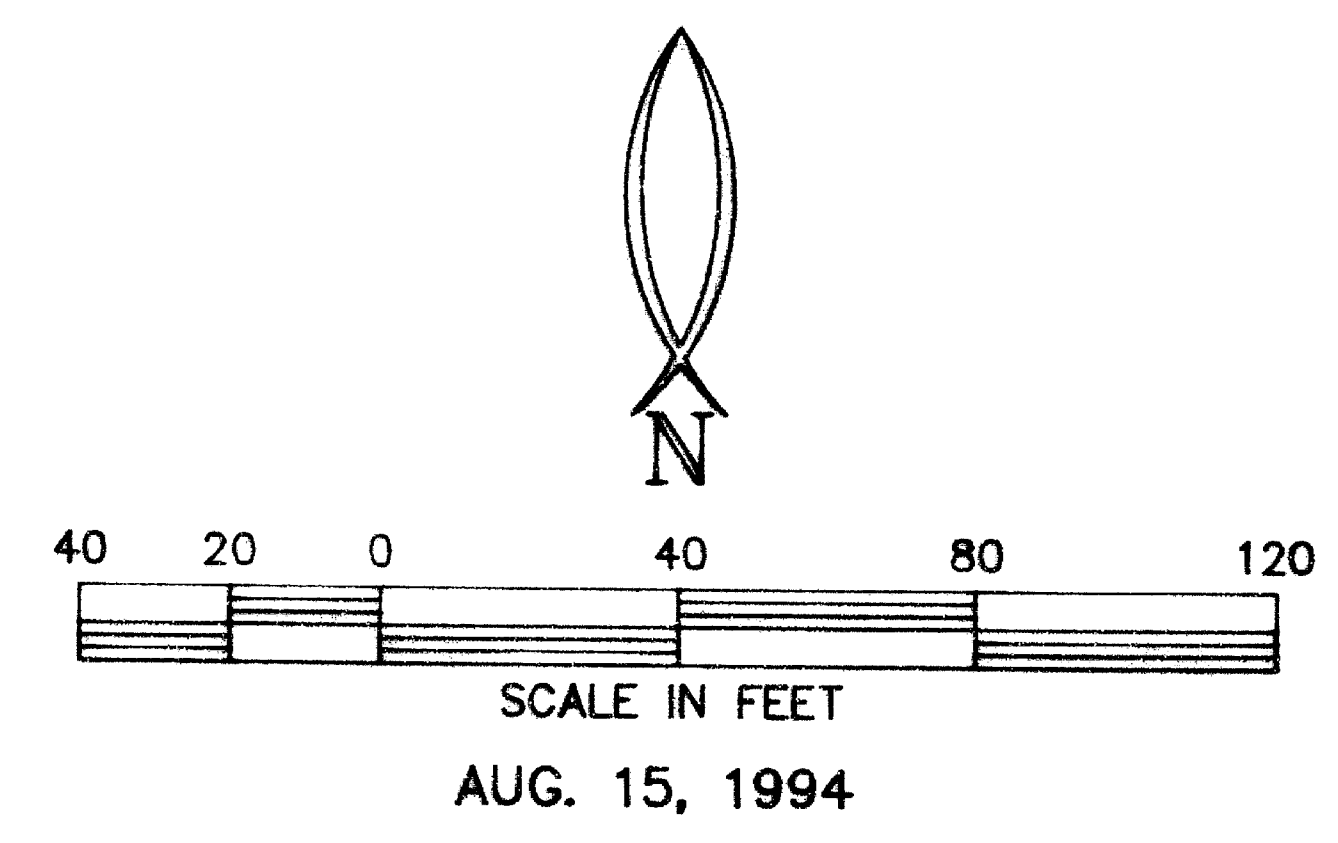
(MINOR LAND PARTITION)

CITY OF MEDFORD PLANNING ACTION LDP-94-36

LOCATED IN

NE 1/4 OF SECTION 19, T. 37 S., R.1W., W.M.

JACKSON COUNTY, OREGON

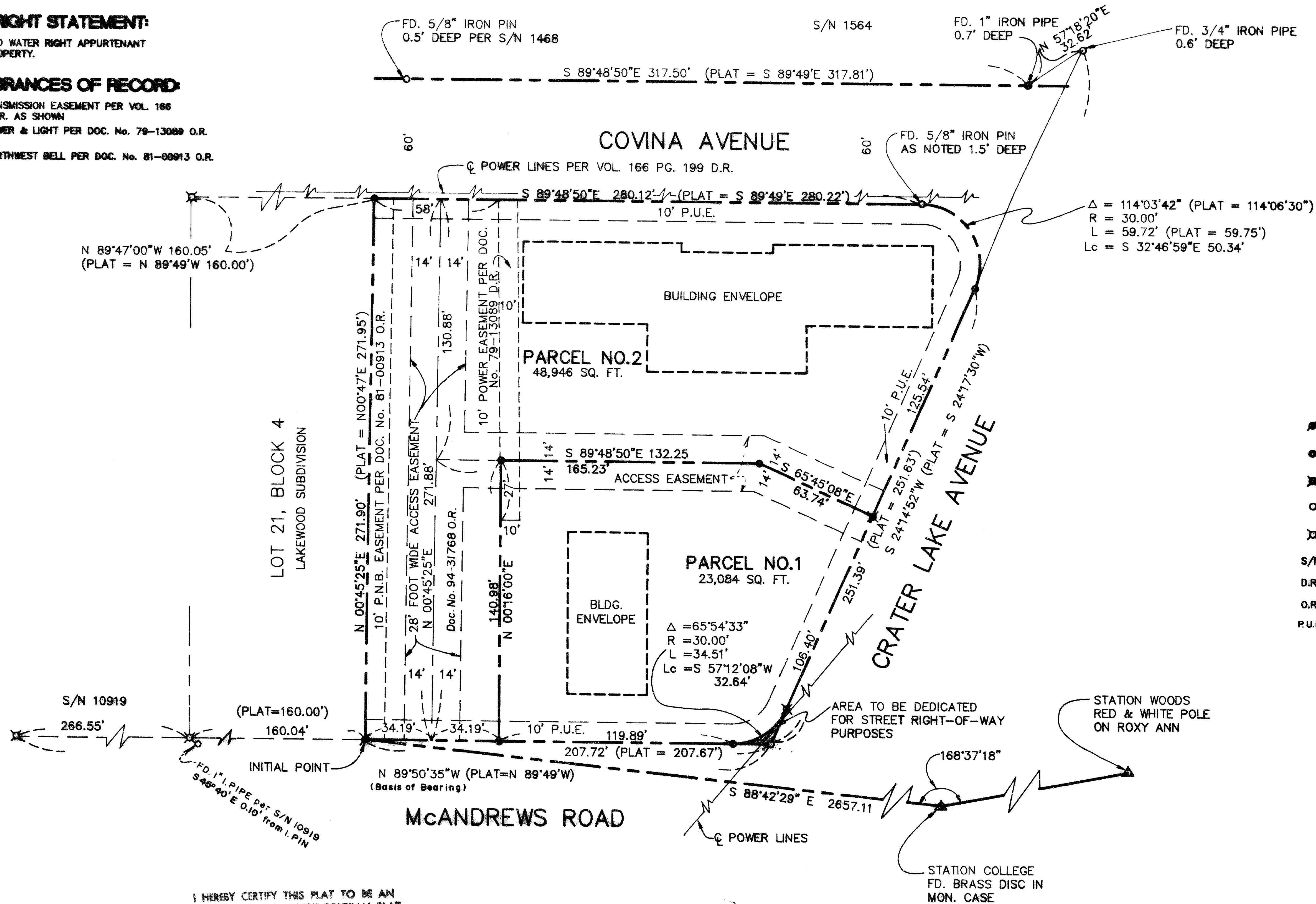


**WATER RIGHT STATEMENT:**

THERE IS NO WATER RIGHT APPURTENANT TO THIS PROPERTY.

**ENCUMBRANCES OF RECORD:**

1. COPCO TRANSMISSION EASEMENT PER VOL. 166 PAGE 99 D.R. AS SHOWN
2. PACIFIC POWER & LIGHT PER DOC. No. 79-13089 O.R. AS SHOWN
3. PACIFIC NORTHWEST BELL PER DOC. No. 81-00913 O.R. AS SHOWN



**LEGEND**

- = SET 5/8" DIA. X 30" IRON PIN W/YELLOW PLASTIC CAP STAMPED "R.BATH LS 1069"
- = SET 5/8" DIA. X 24" IRON PIN W/YELLOW PLASTIC CAP STAMPED "R.BATH LS 1069"
- ⊗ = SET LEAD PLUG & TACK W/BRASS WASHER STAMPED "LS 1069" IN CONCRETE SIDEWALK
- = FD. 5/8" IRON PIN W/RED PLASTIC CAP STAMPED "BOYDEN RLS 281"
- ⊗ = FD. 5/8" IRON PIN W/YELLOW PLASTIC CAP STAMPED "D. Mc MANAN L.S. 1913"
- S/N = FILED SURVEY No.
- D.R. = DEED RECORD OF JACKSON COUNTY, OREGON
- O.R. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- P.U.E. = PUBLIC UTILITIES EASEMENT TO INCLUDE ELECTRIC, TELEPHONE, GAS, TV CABLE, STORM DRAIN, WATER, & SANITARY SEWER

**BASIS OF BEARING**

SURVEY NO. 10919  
NORTH R/W LINE McANDREWS RD.

I HEREBY CERTIFY THIS PLAT TO BE AN EXACT PHOTOCOPY OF THE ORIGINAL PLAT.  
*Richard L. Bath*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Richard L. Bath*

OREGON  
JULY 30, 1978  
RICHARD L. BATH  
No. 1069  
EXP. 12/31/95  
SURVEYOR

Filed Survey No. 14197

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

**SURVEY FOR:** KEY BANK OF OREGON  
attn: Bill Blaufus, V.P.  
825 N.E. Multnomah Suite 458  
Portland, OR 97232

**LOCATION:** Northeast 1/4 of Section 19 in Township 37 South, Range 1 West, Willamette Meridian, in the City of Medford, Jackson County, Oregon.

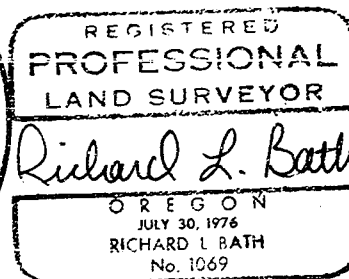
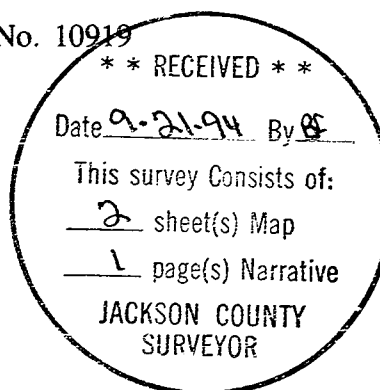
**DATE:** August 15, 1994

**PURPOSE:** To survey, monument, and plat the Minor Partition (LDP-94-36) which creates two parcels as approved by the City of Medford Planning Department.

**PROCEDURE:** Filed Survey Nos. 1468, 1564, 2567, 2991, and 10919, together with plat information from Lakewood Subdivision were used to determine the boundary of the subject property. Additional information concerning the boundary was supplied by Mark E. Boyden with respect to previous monuments set by him but inadvertently had failed to file a map of survey on same. The interior partition line was determined by the centerline of the existing driveway between the plaza building and the bank building per client's request. An access easement to benefit both parcels was recorded as No. 94-31768 of the Official Records of Jackson County, Oregon. Additional boundary control is shown on the attached plat.

**BASIS OF  
BEARING:**

Survey No. 10919



Tax Lot : 371W19AB, T.L. 4000

**HARDEY ENGINEERING & ASSOC., INC.**  
Richard L. Bath RLS NO. 1069  
P.O. Box 1625  
Medford, OR 97501-0124  
(503)772-6880

**PARTITION PLAT No. P - 96 - 1994**  
**(MINOR LAND PARTITION)**  
**CITY OF MEDFORD PLANNING ACTION No. LDP-94-36**  
 LOCATED IN  
**NORTHEAST 1/4 OF SECTION 19, T. 37 S., R. 1 W., W.M.**  
**CITY OF MEDFORD, JACKSON COUNTY, OREGON**  
 August 15, 1994

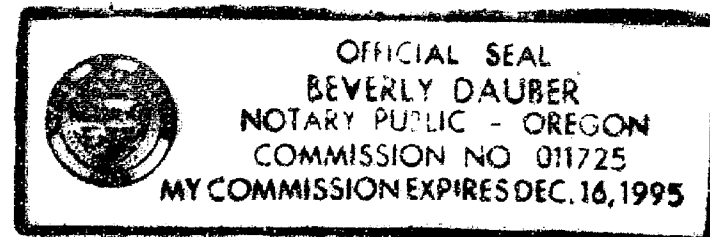
**DECLARATION:**

KNOW ALL PERSONS BY THESE PRESENTS, that we, KEY BANK OF OREGON, an Oregon banking corporation, Successor by merger with Jackson County Federal Bank, F.S.B., are the owners in fee simple of the lands described hereon in the "Surveyor's Certificate" and that we have caused the partitioning as shown hereon. We do hereby dedicate to the public for public use the utility easements so designated hereon. We also hereby dedicate to the public that area designated hereon for street right of way purposes.

William C. Blaufus  
 William C. Blaufus, Vice President, KEY BANK OF OREGON

STATE OF OREGON)  
 County of Jackson)

On this, the 20 day of September, 1994, before me appeared William C. Blaufus who being duly sworn, did say that he is the Vice President of KEY BANK OF OREGON, the within named Corporation, and that the said instrument was signed on behalf of said Corporation by authority of its Board of Directors, and acknowledge said instrument to be the free act and deed of said Corporation.



Before me: Beverly Dauber

**APPROVALS:**

CITY OF MEDFORD PLANNING DIRECTOR

Examined and approved this 20 day of SEP, 1994  
James M. [Signature]  
 Planning Director

CITY OF MEDFORD SURVEYOR

Examined and approved this 14<sup>th</sup> day of SEPTEMBER, 1994  
Paul D. [Signature]  
 City Surveyor

Filed in the Office of Jackson County Surveyor as Survey No. 14197

**STATEMENT OF WATER RIGHTS:**

There is no water right appurtenant to the lands included in this partition.

**SURVEY FOR**

KEY BANK OF OREGON  
 ATTN: BILL BLAUFUS  
 825 NE MULTNOMAH, STE 458  
 PORTLAND, OREGON 97232

**SURVEY BY**

HARDEY ENGINEERING & ASSOC. INC.  
 BY: RICHARD L. BATH, LS 1069  
 P.O. BOX 1625  
 MEDFORD, OREGON 97501

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

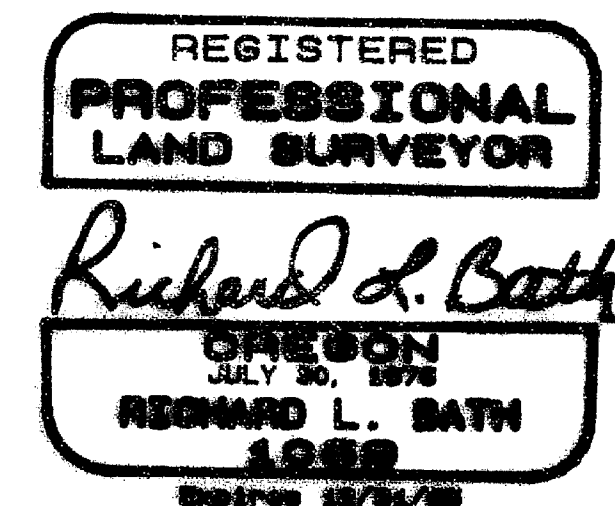
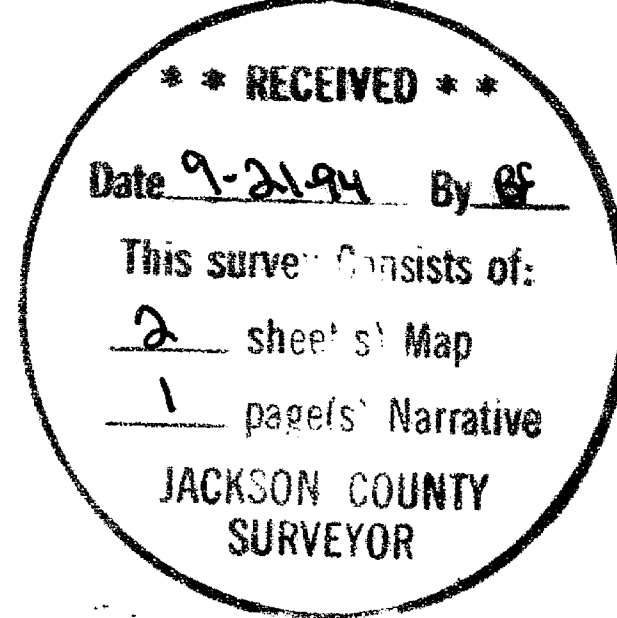
Richard L. Bath  
 Surveyor

**\* \* \* SURVEYORS CERTIFICATE \* \* \***

STATE OF OREGON)  
 County of Jackson)

I, Richard L. Bath, being first duly sworn, do hereby certify that I am a duly Registered Land Surveyor of the State of Oregon, License No. 1069, and I further do hereby declare that this plat correctly represents a survey made by me or under my direction, and that I have correctly surveyed and marked with proper monuments the tract of land hereon shown, and that said plat and survey conform with the ordinances of the City of Medford and the statutes of the State of Oregon, and that the following is an accurate title description of the outside boundary of said tract:

Beginning at the southeast corner of Lot Twenty-one (21) in Block Four (4) of LAKEWOOD SUBDIVISION to the City of Medford, Jackson County, Oregon, according to the official plat thereof, now of record, being marked with a 5/8" iron pin for the INITIAL POINT OF BEGINNING; thence North 00° 45' 25" East (plat record - North 00° 47' East 271.95 feet), along the east line of said Lot Twenty-one (21), a distance of 271.90 feet to a 5/8" iron pin marking the northeast corner thereof; thence South 89° 48' 50" East (record - South 89° 49' East 280.22 feet), along the southerly right-of-way line of Covina (Public) Avenue, 280.12 feet to a 5/8" iron pin at a point of curve; thence 59.72 feet (plat record - 59.75 feet) along the arc of a 30.00 foot radius curve to the right (the long chord to which bears South 32° 46' 59" East 50.34 feet) to a 5/8" iron pin at a point of tangent; thence South 24° 14' 52" West (record - South 24° 17' 30" West 251.63 feet), along the westerly right-of-way line of Crater Lake (Public) Avenue, 251.39 feet to a 5/8" iron pin; thence North 89° 50' 35" West (record - North 89° 49' West 207.67 feet), along the northerly right-of-way line of McAndrews (Public) Road, 207.72 feet to the initial point of beginning.



All taxes, fees, assessments or other charges as required by O.R.S. 92.100 have been paid as of September 20, 1994.  
[Signature] Assessor September 20, 1994 Date  
[Signature] Tax Collector 9-20-94 Date

**RECORDER'S CERTIFICATE:**

Filed for record this 21 day of September, 1994, at 9:36 o'clock, A M., and recorded as PARTITION PLAT NO. \_\_\_\_\_ of "RECORD OF PARTITION PLATS" in Jackson County, Oregon.  
 INDEX VOLUME 5 PAGE 26  
Kathleen J. Buditt County Clerk [Signature] Deputy

REVERTS (PL 7)