PARTITION PLAT NO. P-34-1995. LAND PARTITION (LDP-93-34) APPROVALS: DECLARATION LOCATED IN: MEDFORD CITY PLANNING: KNOW ALL MEN BY THESE PRESENTS, that we Clarence L. Middendorff and Joan T. Middendorff, husband and wife, as tenants by the entirety are N.E. 1/4 Sec. 20, T. 37S., R 1W., W.M. the owners of the real property represented on this partition plat and more particularly described in the SURVEYOR'S CERTIFICATE, and have caused the City of Medford, Oregon same to be partitioned into parcels as shown hereon. We hereby dedicate Examined and approved this 4 day of MIA, 1995. to the public for public use the utility easement shown hereon. FOR: CLARENCE L. AND JOAN MIDDENDORFF RECORDER'S CERTIFICATE: STATE OF OREGON 2600 East McAndrews Road FILED FOR RECORDED AS PARTITION PLAT NO. P- 34-1995, AT 11:35 O'CLOCK, PL.M. AND RECORDED AS PARTITION PLAT NO. P- 34-1995 OF "RECORD OF COUNTY OF JACKSON Medford, Oregon 97504 Personally appeared the above named Clarence L. Middendorff and and Joan T. Middendorff, and acknowledged the foregoing instrument to be PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 6 PAGE 34.) Phone: (503)770-3325 their voluntary act and deed. before me this 2 nd day of May, 1915 nathleen & Beckett County Clerk FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. \45\5 WATER RIGHTS STATEMENT: Charace 1. Le ma C/L EAST MCANDREWS ROAD There are no water rights appurtenant to this property N89'53'30"W (Basis of Bearing) ູ່ດ 345.39' SURVEYOR'S CERTIFICATE: I, Douglas C. McMahan, a duly Registered Surveyor of the State of Oregon, do hereby Palloy Piou Drive. A Spike certify that this map correctly represents a survey made by me and complies with the 119.85 regulations for Land Partitions and the following is an accurate description of the parent tract of land as set forth heron: **M27**: C/L GARDEN DRIVE BEGINNING at the INITIAL POINT OF BEGINNING, being a brass disc in concrete marking An exement for water line purposes to the City of Medford per Volume 69, Page 266 of the Deed Records of Jackson County, Oregon, the Northwest corner of MESA VERDE ESTATES SUBDIVISION, according to the Official Instrument No. 66-04921 Plat thereof, now of record in Jackson County, Oregon; thence South 00'00'56" East ackson County Deed Records along the Westerly boundary of said Subdivision, 92.06 feet to the Northeast corner in concrete (flush) of tract as described in Instrument No. 93-29732 of the Official Records of said 518.03 Busement for Pacific Power and Light Company per Instrument No. 66-07209 of the Official C/L 10° City of Medford stormdrain easement per Instrument No. 89-09602 Jackson County Deed Records Jackson County; thence WEST along the Northerly line of said tract 119.92 feet (Record Records of Jackson County, Oregen, is a general 120.00 feet) to a point on the Westerly line of tract as described in Instrument No. Center of 1/4 Corner of Section 20, calculated 90-06310 of said Official Records; thence NORTH along the Westerly line of said tract DRIVE (Record 120.00') position per plat of and the Westerly line of tract as described in Instrument No. 77—11660 of said Official EAST 119.88 SUNRISE HEIGHTS Records 125.00 feet to the Northwest corner of said tract described in Instrument No. SUBDIVISION INITIAL POINT 77-11660; thence EAST, along the Northerly line of said tract 119.88 feet (Record Found brass disc in concrete Initial Point of MESA VERDE ESTATES 120.00 feet) to the Northeast corner of said tract; thence South 00'00'56" East (Record PARCEL 1 SOUTH) along the the Easterly boundary of said tract, 32.94 feet to the Initial Point 0.179 ACRES of Beginning. S08'49'46"E 65.05 WEST GEODETIC TIE: 119.90 per MESA VERDE ESTATES Plat "WOODS" BRASS DISC PARCEL 2 0.165 ACRES City of MEDFORD "COLLEGE" PARCEL 1 WEST All taxes, fees, assessments or other charges as required City of MEDFORD 119.92' (Record 120.00') by O.R.S. 92.095 have been paid. as of 25 May 95 Line per Instrument (06'00'44") No. 93-29732 Jackson County Deed Records (14) 2581.73 S85'54'07"W 30.48', 30.48' C/L 10' City of Medford stormdrain easement per Instrument No. 89-24540 ackson County Dood Records PARCEL 2 WEST 119.94' (13)HOFFBUHR & ASSOCIATES, INC. 1062 E. JACKSON STREET MEDFORD, OREGON meg.= 30.46 BY: DOUGLAS C. McMAHAN SCALE: 1 inch = 50° March 24, 1995 BASIS OF BEARING: C/L EAST McANDREWS per Plat * * RECEIVED * * MESA VERDE ESTATES SUBDIVISION Set 5/8 x24 iron pin with plastic cap Date 5-25-95 By 85 stemped "D. McMahan LS 1913". I certify this plat to be an Found 5/6" iron pin per S/H 5934 (unless otherwise noted) This survey Consists of mea.= 30.51' exact photocopy of the original _ sheet(s) Map Daugles C. M. Mah Found Brass disc at - page(s) Narrative C/L of Garden Drive & Valley Flow Drive 30.48' JACKSON COUNTY per VALLEY VIEW SUBDIVISION. SURVEYOR Exfire 1-101,94 Easement for public utilities, storm drainage, gas, PUE C/L GARDEN DRIVE 1 30.51 37 1W 20AC, TL 600 SHEET 1 of 1

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

Survey for:

Clarence L. and Joan Middendorff

2600 East McAndrews Road Medford, Oregon 97504

Location:

Northeast one-quarter (1/4) of Section 20, Township

37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon

Purpose:

To survey, monument and prepare plat for a Land Partition (City of Medford File No. LDP-93-34) per

client's request

Procedure:

Utilizing found monumentation per filed Surveys No. 5934 and 6231 and per plat of MESA VERDE ESTATES and other monumentation as shown on the accompanying map, I established monuments as indicated. The Southerly boundary was determined by Property Line Adjustment per Instrument No. 93-29732, Jackson County Deed Records. Right-of-way width for Valley View is shown as per previous surveys.

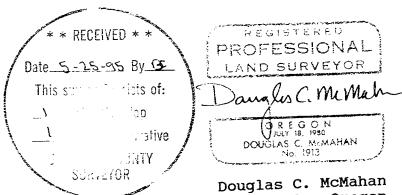
Basis of Bearing:

Centerline of East McAndrews Road per plat of MESA

VERDE ESTATES SUBDIVISION

Date:

March 24, 1995



Douglas C. McMahan L.S. 1913 - Oregon Expires 12/31/96 Hoffbuhr & Associates, Inc. 1062 East Jackson Street Medford, Oregon 97504