

SURVEY FOR:
RICHARD SAIN
107 E. MAIN ST. #8
MEDFORD, OR. 97501

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

PARTITION PLAT NO. P-47-1995

CITY OF MEDFORD PLANNING ACTION LDP-95-10
LOCATED IN
N.E. 1/4 SEC. 16, T37S, R1W, W.M.
CITY OF MEDFORD, JACKSON COUNTY, OREGON



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

JUNE 1, 1995

WATER RIGHT STATEMENT:
THERE IS NO WATER RIGHT APPURTENANT TO THIS PROPERTY.

APPROVALS:

CITY OF MEDFORD PLANNING DIRECTOR
Examined and approved this 28th day of June 1995

Mark S. Gallagher
Acting Planning Director

CITY OF MEDFORD SURVEYOR
Examined and approved this 22 day of June 1995

Paul Lewis
City Surveyor

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, that we, RICHARD SAIN and ROZANE DAL PORTO, husband and wife, 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 15.00 foot wide strip of land along Foothill Road for use as public right-of-way. We do hereby dedicate to the public, for public use, the 10.0 foot wide Public Utility Easement (P.U.E.) along the east boundary of Parcels 1 and 2 so designated hereon.

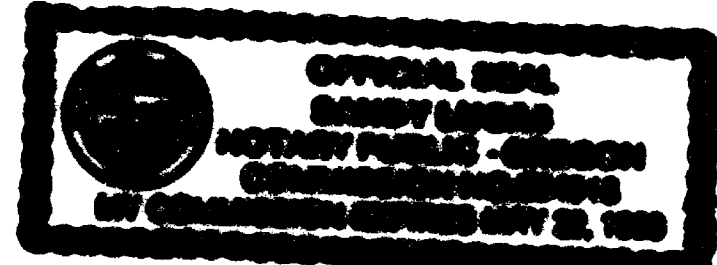
IN WITNESS WHEREOF, we have set our hands and seals this 21st day of JUNE 1995

Richard Sain *Rozane Dal Porto*
Richard Sain Rozane Dal Porto

STATE OF OREGON)
County of Jackson) ss

Personally appeared before me the above named Richard Sain and Rozane Dal Porto, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me this 21st day of JUNE 1995:



William J. ...
Notary Public for Oregon
My Commission Expires: 5-22-98

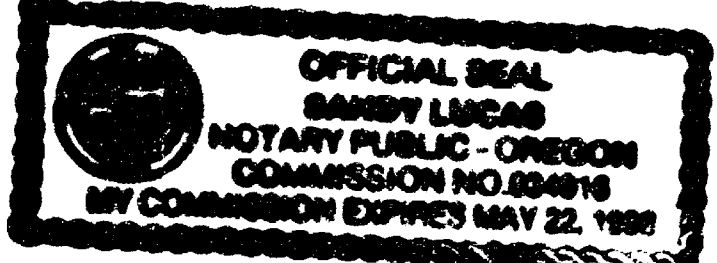
We, Floyd V. Martin and Carol Martin, husband and wife, the undersigned beneficiary of a certain Trust Deed recorded April 3, 1995 as Document No. 95-08749 of the Official Records of Jackson County, Oregon, affecting the lands described herein, hereby release from the lien of said Trust Deed all property shown hereon as being dedicated to the public for public use.

Floyd V. Martin *Carol Martin*
Floyd V. Martin Carol Martin

STATE OF OREGON)
County of Jackson)

Personally appeared before me the above named Floyd V. Martin and Carol Martin and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me this 21st day of JUNE 1995



Sandy Lucas
Notary Public for Oregon
My Commission Expires: 5-22-98

RECORDER'S CERTIFICATE:

Filed for record this 29 day of June 1995, at 3:34

O'Clock, P.M., and recorded as PARTITION PLAT NO. P-47-1995

of "RECORD OF PARTITION PLATS" in Jackson County, Oregon.

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Kathleen S. Beckett *Kirby LeBaron*
County Clerk Deputy

Filed in the Office of Jackson County Surveyor as Survey No. 14570

37 1W 16A TL400

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

Richard L. Bath
SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.400 have been paid as of June 29 1995.

Ron Ludby *Colleen Schaffard*
Assessor Tax Collector

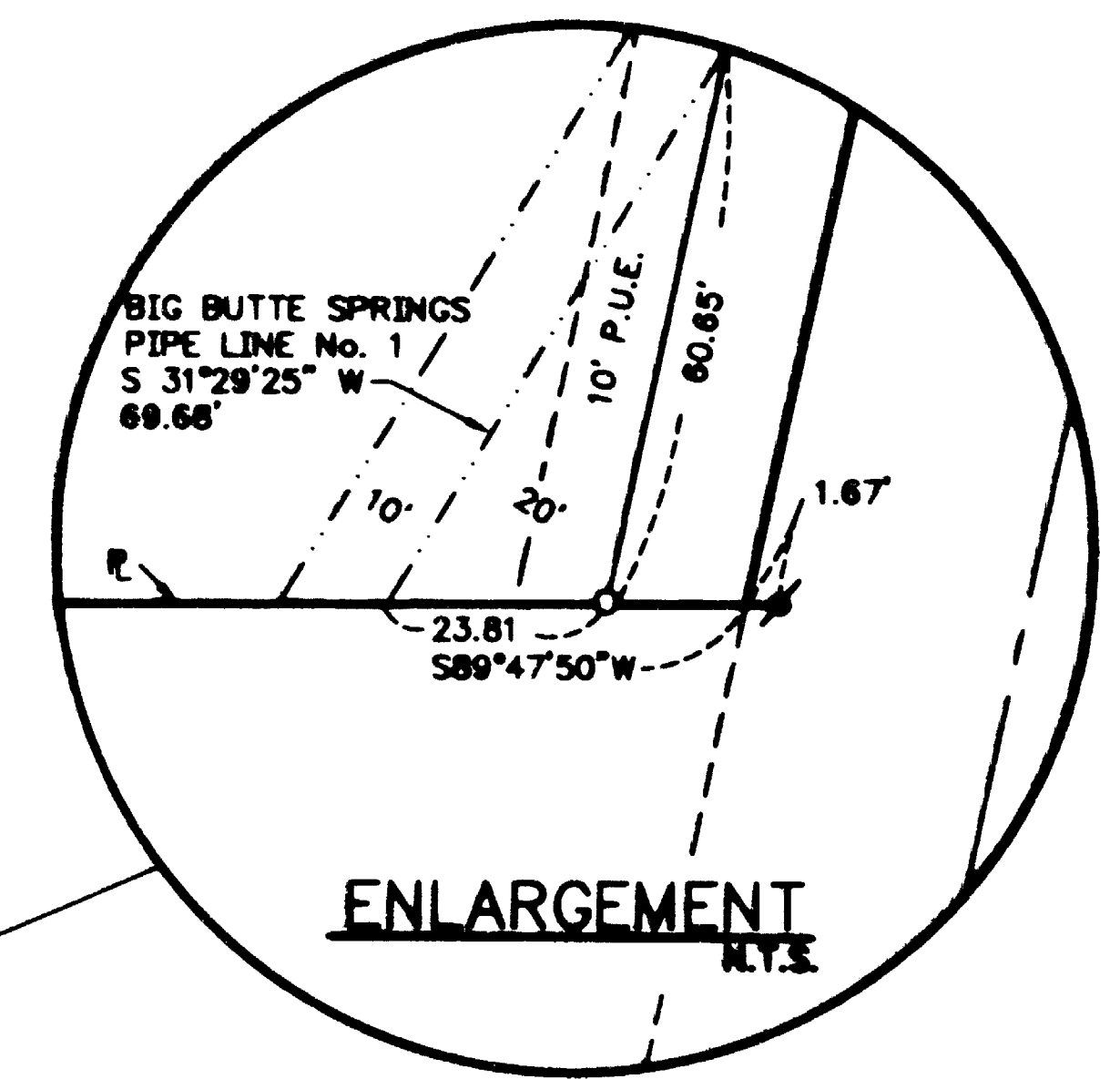
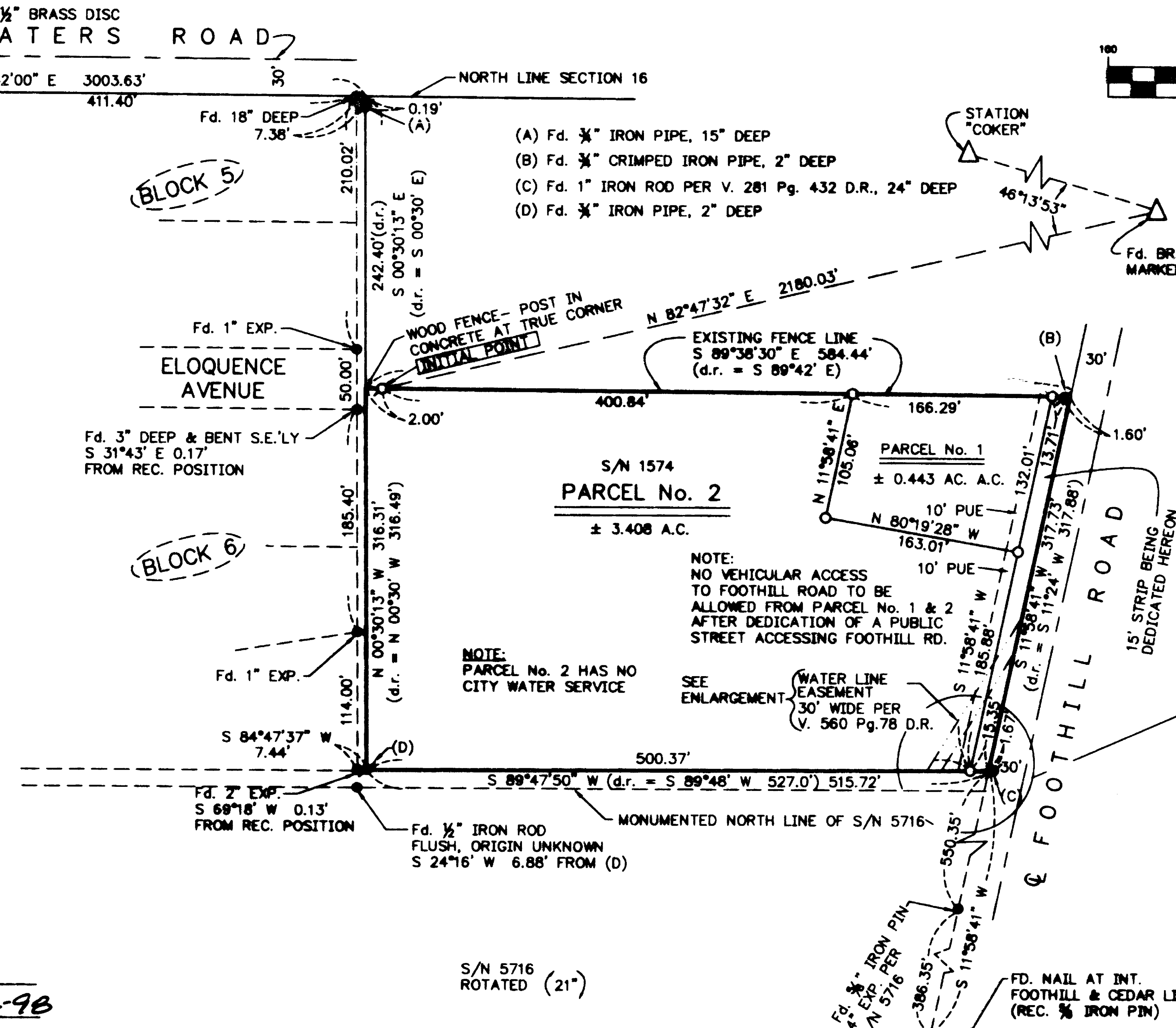
June 29, 1995
Date
June 29, 1995
Date

SURVEYORS CERTIFICATE

STATE OF OREGON) ss
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:

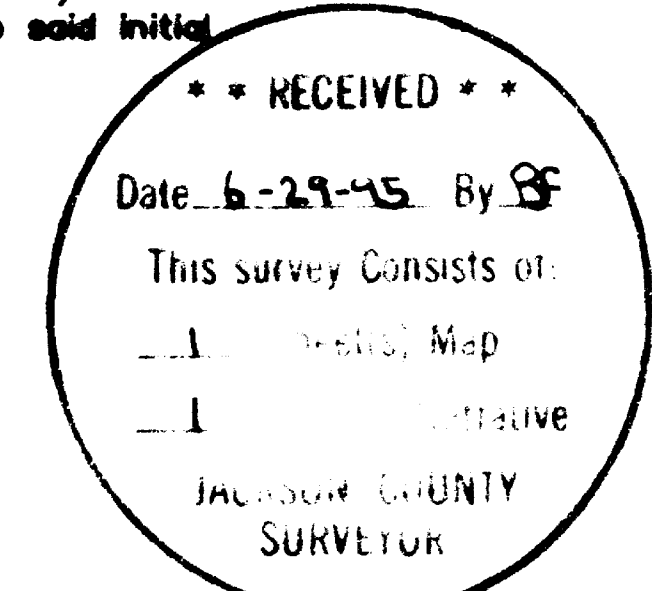
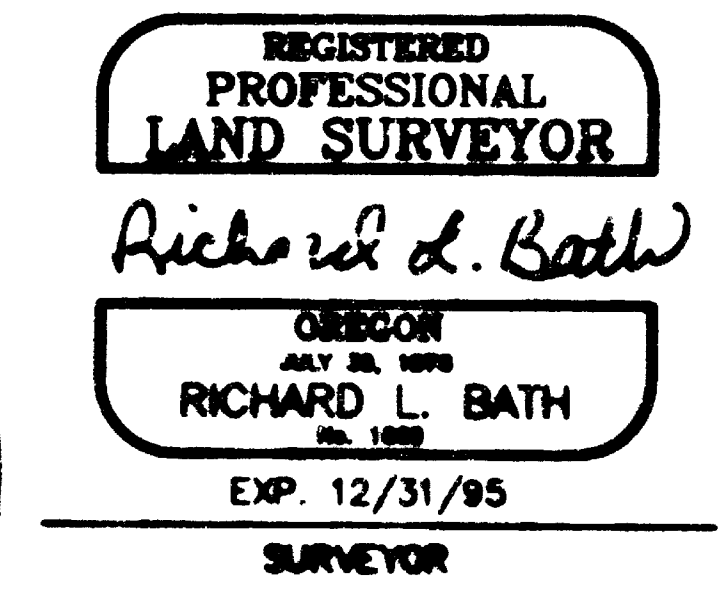
Commencing at a point on the North line of Section 16 in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon, which point bears South 89°42' East 0.79 feet from the northwest corner of said Section 16, thence along the north line of Section 16, South 89°42'00" East 3002.84 feet (record 3003.7 feet) to the northwest corner of tract described in deed recorded in Volume 259 page 52 of the Deed Records of Jackson County, Oregon, from which a 3/4" iron pipe bears South 00°30'13" East 0.19 feet, thence South 00°30'13" East (record South 00°30' East), along the west boundary of said described tract, 242.40 feet, thence South 89°38'30" East (record South 89°42' East) 2.00 feet to a 5/8" iron pin for the INITIAL POINT OF BEGINNING; thence continue South 89°38'30" East (record South 89°42' East) 580.84 feet to a found 3/4" crimped iron pipe; thence continue South 89°38'30" East (record South 89°42' East) 1.60 feet to the westerly right-of-way line of Foothill Road; thence South 11°58'41" West 317.73 feet (record South 11°24' West 317.88 feet), along said right-of-way line, to a point which bears South 89°47'50" West 1.67 feet from a found 1" iron pin marking the southeast corner of the tract described in deed recorded in Volume 281 page 432 of said Deed Records; thence along the south boundary of said described tract, South 89°47'50" West 515.72 feet (record South 89°48' West 527.0 feet) to a found 3/4" iron pipe marking the southwest corner thereof; thence along the west boundary of said described tract, North 00°30'13" West 316.31 feet (record North 00°30' West 316.40 feet) to a point which bears North 89°38'30" West from the initial point of beginning; thence South 89°38'30" East 2.00 feet to said initial point of beginning.



- LEGEND**
- = SET 5/8" DIA. X 30" IRON PIN W/ORANGE PLASTIC CAP STAMPED "HARDEY ENG. & ASSOC."
 - = SET 5/8" DIA. X 24" IRON PIN W/ORANGE PLASTIC CAP STAMPED "HARDEY ENG. & ASSOC."
 - = Fd. 5/8" IRON PIN PER STERLING HEIGHTS, UNIT No. 2
 - = Fd. MONUMENT AS NOTED
 - S/N = FILED SURVEY No.
 - d.r. = DEED RECORD MEASUREMENT
 - D.R. = DEED 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

NORTH LINE SECTION 16
S 89°42'00" E



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

SURVEY FOR: RICHARD SAIN and ROXANE DAL PORTO
107 East Main Street
Medford, Oregon 97501

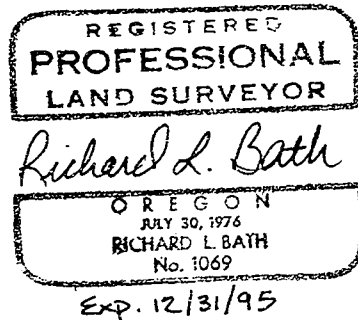
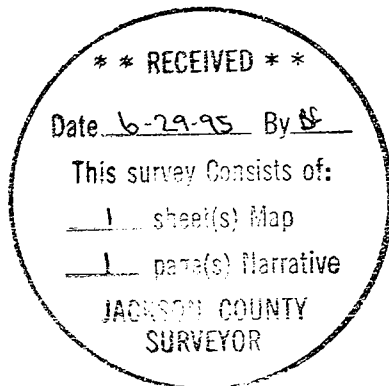
LOCATION: Northeast 1/4 Section 16, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

DATE: June 1, 1995

PURPOSE: Locate and monument the exterior boundaries of the parent tract and partition said tract into two parcels as approved by City file LDP-95-10 and as shown on the attached plat.

PROCEDURE: Monuments set per Filed Survey No. 1574 were located and their positions evaluated for control. The narrative attached to said survey indicates that the subject parent tract was being created per the survey and the boundary description was based on the bearings and distances shown on the map. Those monuments found appear to be in their original positions and therefore held as deed corners. A difference in alignment of Foothill Road is noted and the 15 foot dedication basically creates a new right-of-way based on monuments set per this plat and dedication. Please note the major title gaps along the West and South boundaries. No attempt was made to determine ownership of these strips but resolution of title will need to occur prior to development of Parcel No. 2.

BASIS OF BEARING: North Line of Section 16 per STERLING HEIGHTS, UNIT NO. 2



Tax Lot : 371W16A, T.L. 400

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