

PARTITION PLAT NO. P-57-1995

LAND PARTITION (LDP-93-32)

Located in:

N.W. 1/4 of Sec. 16, T.37S., R.1W., W.M.  
City of Medford, Jackson County, Oregon

For:

**EDWARD E. WAGNER**

P.O. Box 32  
Trail, Oregon

APPROVALS:

CITY OF MEDFORD PLANNING

*James M. ...* July 26, 1995  
Director Date

Examined and approved this 17 day of July, 1995

*Paul ...*  
City Surveyor

RECORDER'S CERTIFICATE:  
FILED FOR RECORD THIS 8 DAY OF Aug 1995, AT 2:45 O'CLOCK, P.M.  
AND RECORDED AS PARTITION PLAT NO. P-57-1995 OF "RECORD OF PARTITION PLATS"  
IN JACKSON COUNTY, OREGON. (INDEX VOLUME 6 PAGE 57.)

*Kathleen S. Beckie* *Cheryl ...*  
County Clerk Deputy

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 14618

WATER RIGHTS STATEMENT: There are no water rights appurtenant to this property.

SURVEYOR'S CERTIFICATE

I, David M. Minnecci, a duly Registered Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and complies with regulations for Land Partitions and the following is an accurate description of the parent tract of land as set forth herein:

**BEGINNING** of a brass disc in concrete marking the Northwest corner of Section 16, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, said point being the Northwest corner of that tract described in Document No. 93-38122 of the Official Records of said Jackson County; thence, along the boundary of said tract the following courses: South 88°42'00" East 164.72 feet; thence South 00°14'56" East 331.30 feet; thence North 88°38'57" West 164.72 feet; thence North 00°14'56" West 331.15 feet to the Point of Beginning.

*David M. Minnecci*  
Surveyor

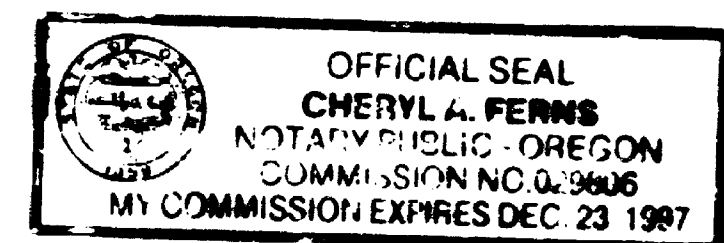
DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that I, Edward Ewald Wagner, am the owner of the real property represented on this Partition Plat and more particularly described in the SURVEYOR'S CERTIFICATE, and have caused the same to be partitioned into parcels as shown on the Partition Plat. I hereby dedicate for public use that area as shown hereon for street purposes together with those easements labeled as public utility easements as shown hereon.

*Edward Ewald Wagner*  
Edward Ewald Wagner

STATE OF OREGON }  
COUNTY OF JACKSON }

Personally appeared the above named Edward Ewald Wagner and acknowledged the foregoing instrument to be his voluntary act and deed before me this 19th day of FEBRUARY, 1994.

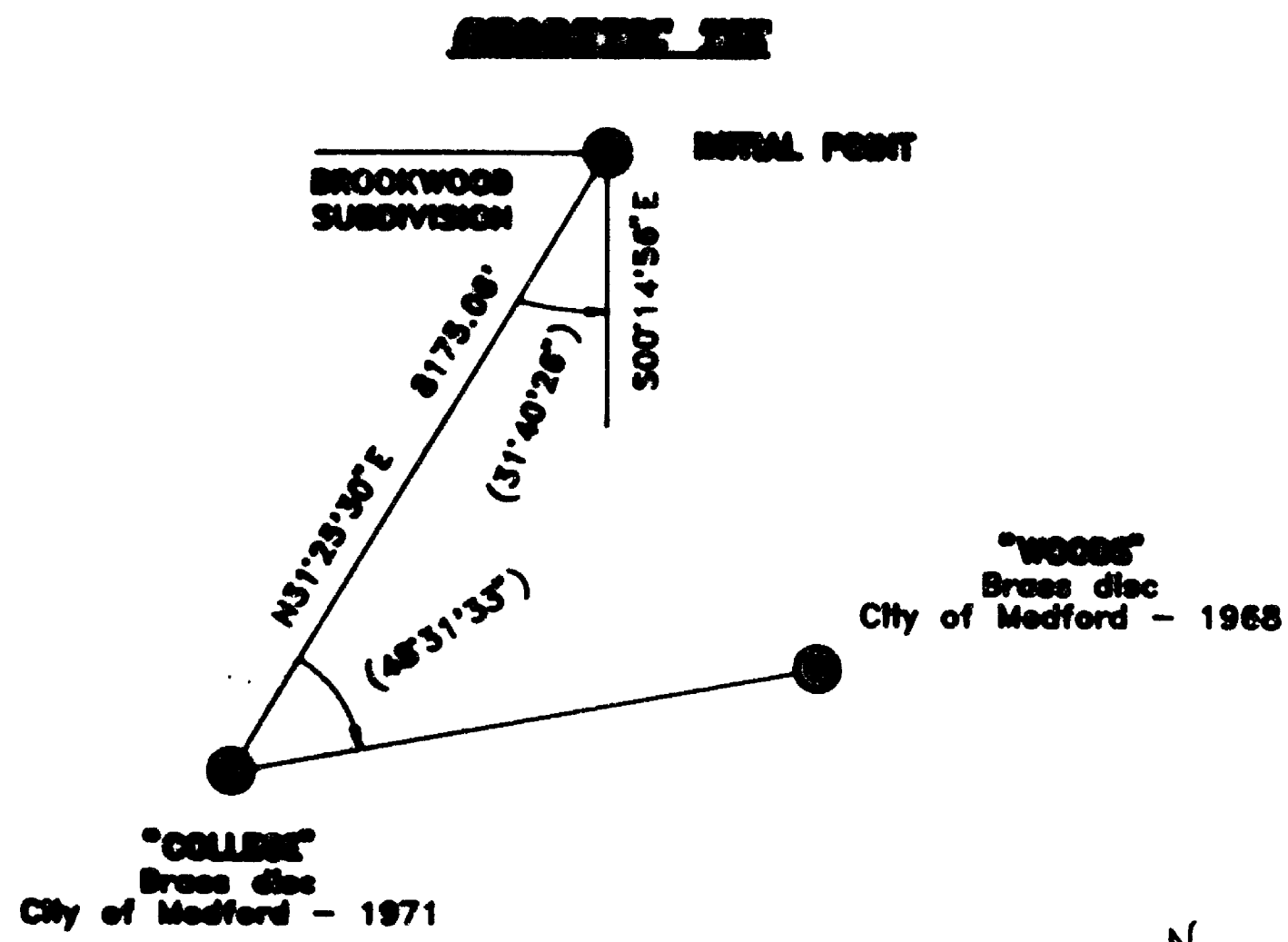


*Cheryl A. Ferris*

All taxes, fees, assessments or other charges as required by O.R.S. 92.085 have been paid as of Aug 8th, 1995.

*Ron ...*  
Assessor  
*Lynette ...*  
Tax Collector

Aug 8 1995  
DATE  
August 8, 1995  
DATE



**CURVE TABLE**

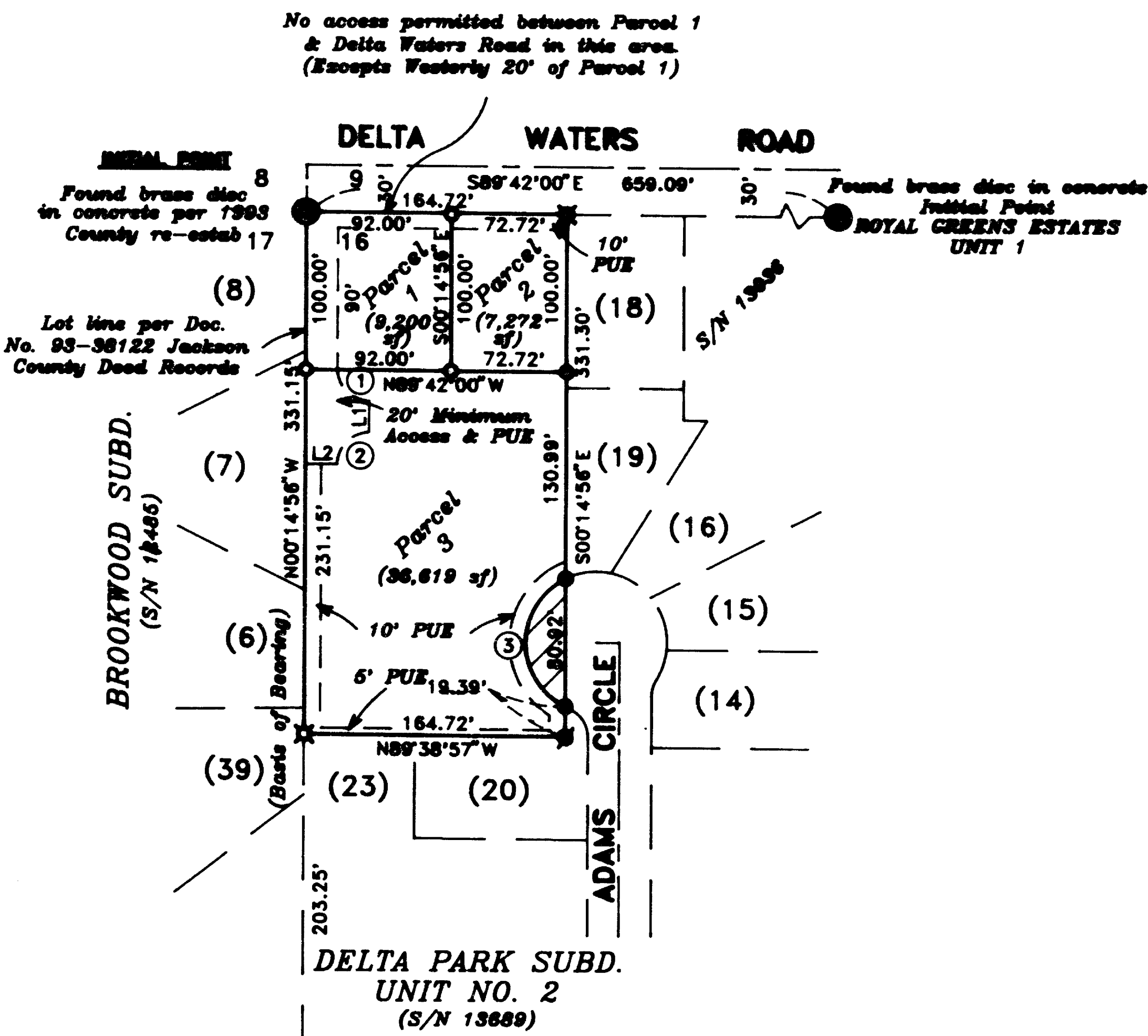
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	90°00'00"	20.00'	31.42'	28.28'	S45°14'56" E
2	90°00'00"	20.00'	31.42'	28.28'	S44°45'04" W
3	128°04'07"	45.00'	100.58'	80.92'	S00°14'56" E

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S00°14'56" E	20.00'
L2	N89°42'00" W	20.00'

**HOFFMAN & ASSOCIATES, INC.**  
1000 E. JACKSON MEDFORD, OREGON  
770-4001  
BY: DAVID M. MINNECCI RPLS No. 2349  
SCALE: 1 inch = 100' July 10, 1995  
DATE OF BEARING Survey Number 13089  
West 1/4 Section 16

- O = Set 5/8" x 24" iron pin with plastic cap stamped "D. MINNECCI LS 2349".
- X = Set 5/8" x 30" iron pin with plastic cap stamped "D. MINNECCI LS 2349".
- # = Set lead plug and lock with metal washer stamped "LS 2349".
- M = Found 5/8" iron pin with plastic cap stamped "D. Mettchen LS 1915" per Survey No. 13036.
- = Found 5/8" iron pin with plastic cap stamped "D. MINNECCI LS 2349" per Survey No. 13689.
- = Found brass cap monument.
- S/N = Survey number
- PU = Easement for public utilities, storm drainage, gas, water, electric, cable television and sanitary sewer construction and maintenance
- /// = Area being dedicated for street purposes.



**NOTE:**  
Unable to locate easements for transmission and distribution of electricity as set forth in Volume 234, Page 448 and Volume 441, Page 468, Jackson County Deed Records.

REGISTERED PROFESSIONAL LAND SURVEYOR

David M. Minnecci

OREGON  
JULY 28 1988  
DAVID M. MINNECCI  
2319

Expires 12-31-94

I certify that this is a true and correct photocopy of the original.  
*David M. Minnecci*  
SURVEYOR

SURVEY NO. 14618

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

Survey for: Edward E. Wagner  
P.O. Box 32  
Trail, Oregon 97541

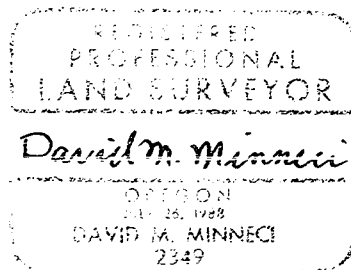
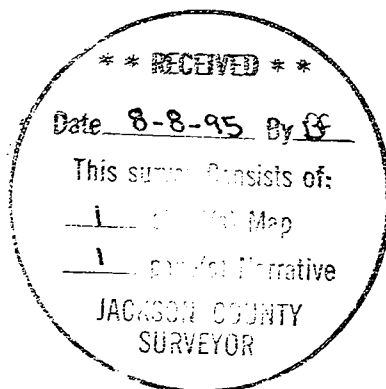
Location: The Northwest one-quarter (1/4) of Section 16,  
Township 37 South, Range 1 West, Willamette Meridi-  
an, City of Medford, Jackson County, Oregon

Purpose: To survey, monument and record a Partition Plat  
(File LDP-93-32) per client's request

Procedure: Utilizing monumentation and control from Surveys  
No. 13036 and 13689, I set monuments as shown on  
the accompanying plat. This survey was originally  
completed and submitted to the City of Medford  
Engineering Department in February of 1994, but  
delays in complying with certain requirements of  
the staff report prolonged the final plat process  
until now.

Basis of  
Bearing: West line of Section 16 per Survey No. 13689

Date: July 10, 1995



David M. Minneci  
L.S. 2349 - Oregon  
Expires 12/31/96  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, Oregon 97504