

PARTITION PLAT NO. P-70-1995  
LAND PARTITION (LDP-95-15)

LOCATED IN:  
the Northwest 1/4 of Section 19,  
Township 37 South, Range 1 West, W.M.,  
Tax Lot 1300  
City of Medford, Jackson County, Oregon

FOR:  
**Biddle Road Properties**  
1060 Crater Lake Av., Suite C  
Medford, Oregon 97504

APPROVALS:

CITY OF MEDFORD PLANNING

James McInnis Director Aug 16, 1995 Date

Examined and approved this 10 day of August, 1995.

David M. Minnici  
City Surveyor

RECORDER'S CERTIFICATE:  
FILED FOR RECORD THIS 01 DAY OF September 1995, AT 10:50 O'CLOCK, A.M.  
AND RECORDED AS PARTITION PLAT NO. P-70-1995 OF "RECORD OF PARTITION PLATS"  
IN JACKSON COUNTY, OREGON. (INDEX VOLUME 6 PAGE 40)

Kathleen S. Beckett County Clerk Thomas E. Bartlett Deputy

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 14651

WATER RIGHTS STATEMENT: There are no Water Rights appurtenant to this property.

SURVEYOR'S CERTIFICATE  
I, David M. Minnici, 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 hereon:

Commencing at the Southeast corner of Donation Land Claim No. 40 in Township 37 South Range 1 West of the Willamette Meridian, Jackson County, Oregon; thence North 89°51'00" West, along the Southerly line of said Claim, 2864.55 feet; thence, leaving said Claim line, North 00°54'19" East 462.69 feet; thence North 00°50'47" East 220.89 feet; thence North 00°56'45" East 152.23 feet to the Northeast corner of that tract described in Document No. 84-13258, Official Records of said Jackson County for the INITIAL POINT OF BEGINNING; thence North 88°16'00" West, along the Northerly line of said tract, 481.84 feet to the Easterly right-of-way line of Biddle Road; thence North 13°42'45" West, along said Easterly line, 99.57 feet; thence North 21°11'18" West 74.16 feet; thence, leaving said Easterly line, South 89°16'00" East 545.23 feet; thence South 01°00'11" West 80.94 feet; thence South 00°59'45" West 84.28 feet to the Initial Point of Beginning.

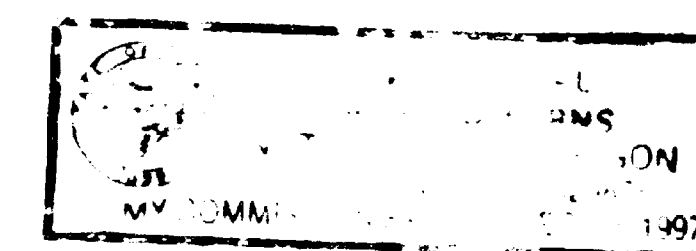
David M. Minnici  
Surveyor

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that we, BIDDLE ROAD PROPERTIES, OREG. LTD., an Oregon limited partnership, are the owners 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. We hereby dedicate to the public for public use those easements labeled as public utility easements, and to the City of Medford those easements labeled as storm drain and sanitary sewer easements, and to the City of Medford Water Commission those easements labeled as water line easements.

STATE OF OREGON }  
COUNTY OF JACKSON } ss Frank J. Pulver III, General Partner

The foregoing instrument was acknowledged before me this 10th day of July, 1995, by Frank J. Pulver III, known to me as the person who executed the within instrument on behalf of BIDDLE ROAD PROPERTIES, OREG. LTD.



Cheryl A. Lee  
Notary

HOFFBURN & ASSOCIATES, INC.  
1082 E. JACKSON MEDFORD, OREGON  
778-8841  
By: David M. Minnici RPLS No. 2348  
Sector 1 Inch = 80' June 5, 1988  
Scale of Bearings: Survey Number 14885  
(South line BLC No. 48)

- = Set 5/8" x 24" Iron pin with plastic cap stamped "D. MINNECI LS 2348"
- ⊗ = Set 5/8" x 30" Iron pin with plastic cap stamped "D. MINNECI LS 2348"
- ⊗ = Found 5/8" Iron pin with plastic cap stamped "D. MINNECI LS 2348" per S/M 14203.
- = Found monument as noted
- = Found brass cap monument
- S/M = Survey number
- PUE = Easement for public utilities, storm drainage, gas, water, electric, cable television and sanitary sewer construction and maintenance.

BASEMENT LINE TABLE

NO.	BEARING	DISTANCE
E1	N00°44'00" E	28.16'
E2	N88°16'00" W	10.00'
E3	S00°44'00" W	26.16'
E4	N88°16'00" W	9.91'
E5	S00°44'00" W	14.05'

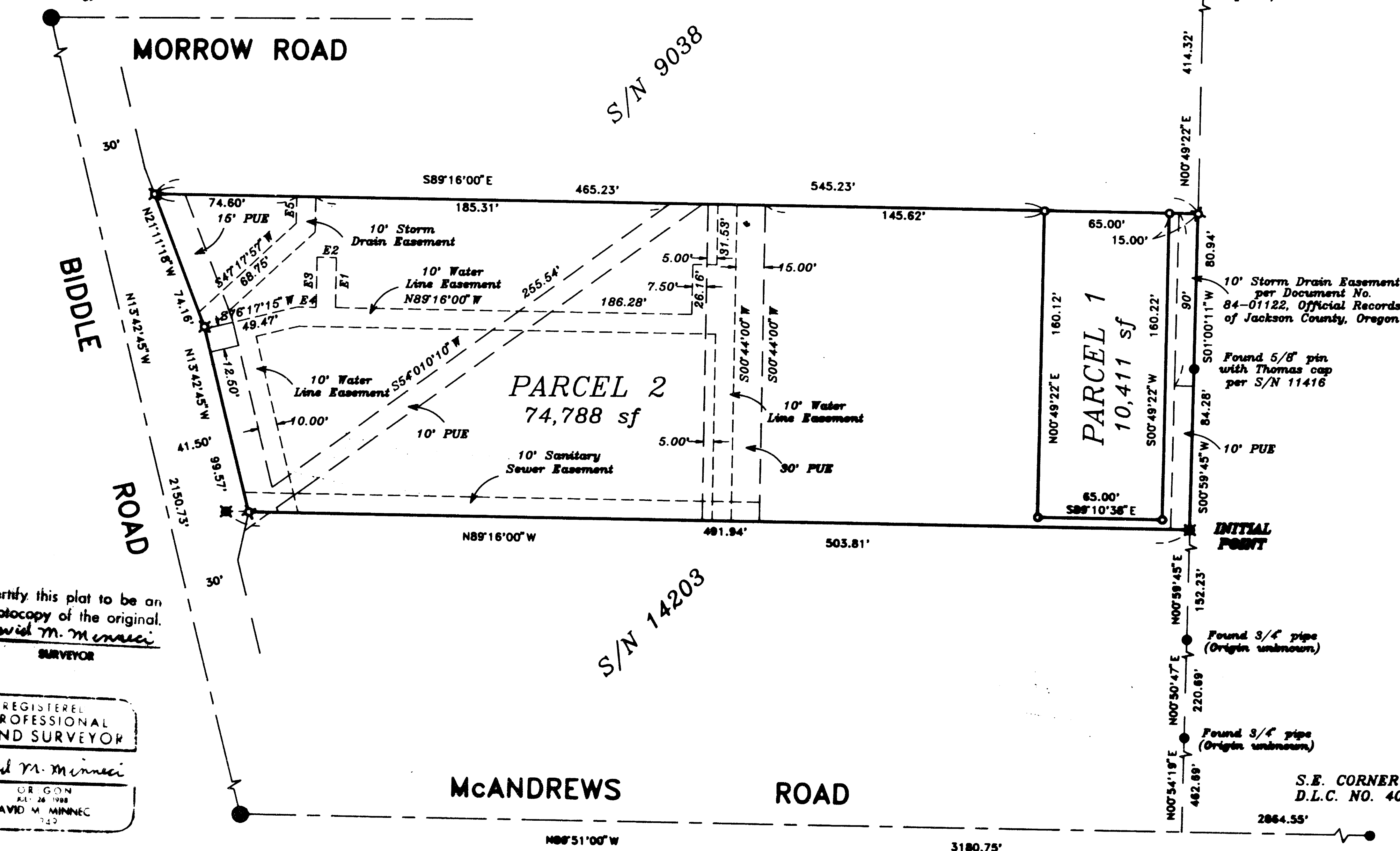
\*\* RECEIVED \*\*  
Date 9-1-95 By DF  
This survey consists of:  
1 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of this 17th day of August, 1995.

Ron Ludwig Deputy Assessor  
David M. Minnici Tax Collector

August 17 1995 Date  
8-17-95 Date

(Not visited this Survey)



I certify this plat to be an exact photocopy of the original.  
David M. Minnici  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
David M. Minnici  
OREGON  
AUG 24 1988  
DAVID M. MINNECI  
142

Expires 12-31-98

NOTE:  
1.) Existing Reciprocal Easement Agreement per Document No. 84-10206, Official Records of Jackson County. (Location may vary)

SURVEY NO. 14651

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

Survey for: Biddle Road Properties  
1060 Crater Lake Avenue, Suite C  
Medford, Oregon 97504

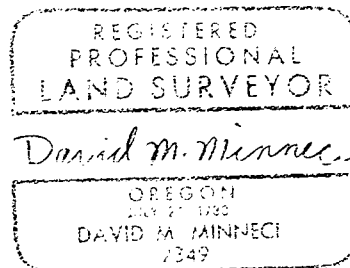
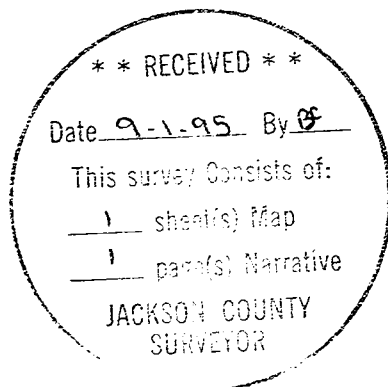
Location: Tax Lot 1300 in the Northwest one-quarter (1/4) of  
Section 19, Township 37 South, Range 1 West, Wil-  
lamette Meridian, City of Medford, Jackson County,  
Oregon

Purpose: To survey, monument and record a Partition Plat  
(File LDP-95-15) per client's request

Procedure: Utilizing control established by this office per  
Survey No. 14203 and found monumentation per Survey  
No. 11416, I set monuments as shown on the accompa-  
nying Partition Plat.

Basis of  
Bearing: South line of Donation Land Claim No. 40 per Survey  
No. 14203

Date: June 5, 1995



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