

PARTITION PLAT NO. P-71-1995

PLANNING ACTION No. LOP - 95-20

MINOR LAND PARTITION
LOCATED IN:
NE 1/4 OF SECTION 12
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN,
CITY OF MEDFORD, JACKSON COUNTY, OREGON

RECORDING

FILED FOR RECORD THIS 6 DAY OF September 1995, AT 9:02 O'CLOCK, A.M.
AND RECORDED AS PARTITION PLAT NO. P-71-1995 OF THE RECORDS OF JACKSON
COUNTY, OREGON.

INDEX VOLUME 6 PAGE 71

Kathleen A. Beckett Glenda E. Bartlett
COUNTY CLERK DEPUTY

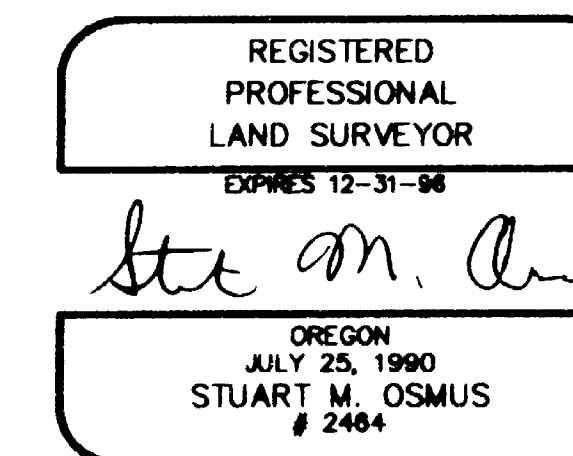
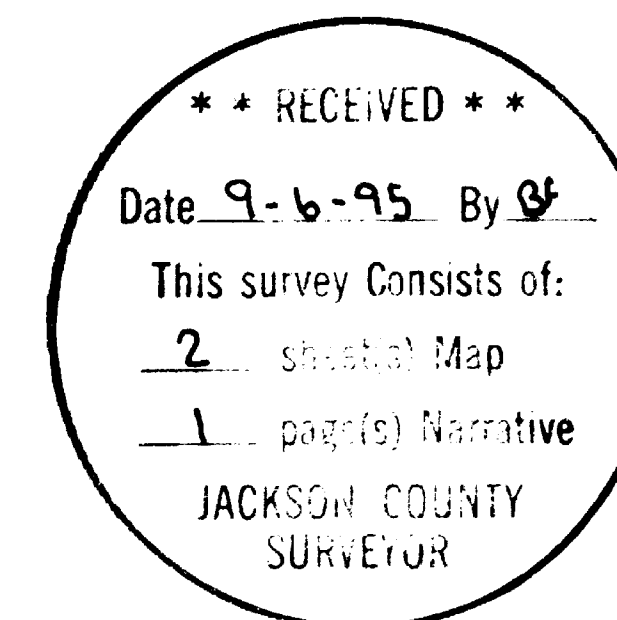
COUNTY SURVEYOR FILE NO. 14652

SURVEYOR'S CERTIFICATE

I, STUART M. OSMUS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 2464, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME; THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

Commencing at the Northeast corner of Donation Land Claim No. 58, in the Northeast Quarter of Section 12, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence South 89° 50' 25" East, 103.51 feet to a 5/8" iron pin at the Southwest corner of Lot 3 of Airport Business Park Subdivision, according to the official plat thereof, now of record, being the POINT OF BEGINNING and the Initial Point of this partition; thence along the west line of said Lot 3, North, 137.85 feet to a 5/8" iron pin at the southerly right-of-way of Business Park Drive; thence along said southerly right-of-way the following courses and distances; 20.71 feet along a curve which is concave to the northwest, having a radius of 45.00 feet, a central angle of 26° 22' 16" and a long chord of 20.53 feet which bears North 57° 21' 52" East; thence 16.11 feet along a curve which is concave to the southeast, having a radius of 20.00 feet, a central angle of 46° 09' 39" and a long chord of 15.68 feet which bears North 67° 15' 33" East; thence South 89° 38' 03" East, 118.26 feet to a 5/8" iron pin at the northeast corner of said Lot 3; thence leaving said southerly right-of-way, South, 281.96 feet to the southeasterly corner of a parcel described as Parcel 3 in Document No. 93-25859, Official Records, Jackson County, Oregon; thence along the southerly line of said Parcel 3, North 89° 52' 43" West, 150.01 feet to the southwesterly corner of said Parcel 3; thence North 127.42 feet to the POINT OF BEGINNING.

Stuart M. Osmus



DECLARATION:

KNOW ALL MEN BY THESE PRESENTS: THAT S & B JAMES CONSTRUCTION COMPANY, AN OREGON CORPORATION, IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND SAID S & B JAMES CONSTRUCTION COMPANY HAS PARTITIONED THE SAME INTO LOTS AS SHOWN HEREON, AND THE NUMBER AND SIZE OF LOTS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAID PARTITION, AND SAID S & B JAMES CONSTRUCTION COMPANY DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STORM DRAIN AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.

S & B JAMES CONSTRUCTION COMPANY
Samuel O. James Jr.
SAMUEL O. JAMES JR., PRESIDENT

STATE OF OREGON)
COUNTY OF JACKSON) S.S.

ON THIS, THE 24TH DAY OF AUGUST 1995 BEFORE ME APPEARED SAMUEL O. JAMES JR, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT SAMUEL O. JAMES JR. REPRESENTS THE WITHIN NAMED COMPANY, AND THAT THE SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE PRESIDENT DOES ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

BEFORE ME: Charles A. Strom

"STATEMENT OF WATER RIGHTS"

STATEMENT OF WATER RIGHTS FOR THIS TRACT ARE RECORDED UNDER OR 95-22398 OFFICIAL RECORDS, JACKSON COUNTY, OREGON

EXAMINED AND APPROVED THIS 25 DAY OF AUGUST 1995

Paul D. Lewis
CITY SURVEYOR

I CERTIFY THAT PURSUANT TO AUTHORITY GRANTED IN ORDINANCE No. 5785 THIS PLAT IS HEREBY APPROVED.

James M. Emswiler
PLANNING DIRECTOR

SEP 1, 1995
DATE

WE, MARGARET L. HARMON AND O.G. PROPERTIES, AN OREGON PARTNERSHIP, ARE THE UNDERSIGNED BENEFICIARIES OF A CERTAIN TRUST DEED RECORDED APRIL 21, 1995, AS INSTRUMENT No. 95-10558, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

SIGNED THIS 24TH DAY OF AUGUST 1995.

Margaret L. Harmon
Carl P. Larson

BEFORE ME: Charles A. Strom

TAX STATEMENT:

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 6th DAY OF September 1995.

Kent H. Gunn Deputy
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF Sept. 6, 1995

Carol Applegate, Deputy
TAX COLLECTOR

THIS IS TO CERTIFY THAT THIS IS A CADD GENERATED COPY OF THE ORIGINAL DRAWING

Stuart M. Osmus
STUART M. OSMUS P.L.S. 2464

MARQUESS & ASSOCIATES, INC.

1120 EAST JACKSON
MEDFORD, OREGON
(503) 772-7115

SURVEY NO. 14652

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209
OREGON REVISED STATUTES

SURVEY FOR: S & B James Construction Company
1720 West Antelope Road
White City, Oregon 97503

LOCATION: A portion of the Northeast 1/4 of Section 12, Township 37 South, Range
2 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

PURPOSE: To survey and monument a Minor Land Partition of an existing parcel.

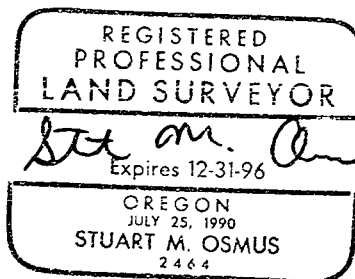
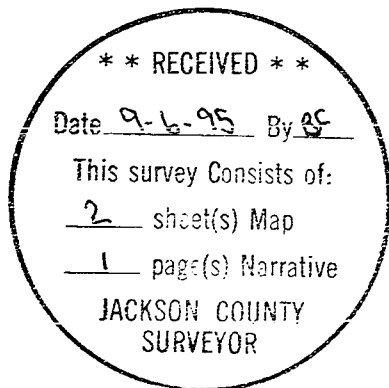
EQUIPMENT: Lietz Set 4 Total Station

PROCEDURE: The outer boundary of the parent tract was established using found
property pins from Surveys Nos. 9317, 9222, and 14621. The southeast
corner of this tract, which had been set during Survey No. 14621, had
been removed by fence construction. It was reset at the record bearing
from the northeast corner, to intersect the line established by pins which
were found along the south boundary. The corners of Parcel A and Parcel
B were set at a distance of 1.0 foot from the projected corners of their
respective buildings; including the outdoor mechanical units.

BASIS OF BEARING: Survey No. 9317.

DATE: August 16, 1995

MARQUESS & ASSOCIATES, INC.
1120 East Jackson Street
P. O. Box 490
Medford, Oregon 97501



Stuart M. Osmus
Professional Land Surveyor

PARTITION PLAT NO. P-71-1995

MINOR LAND PARTITION

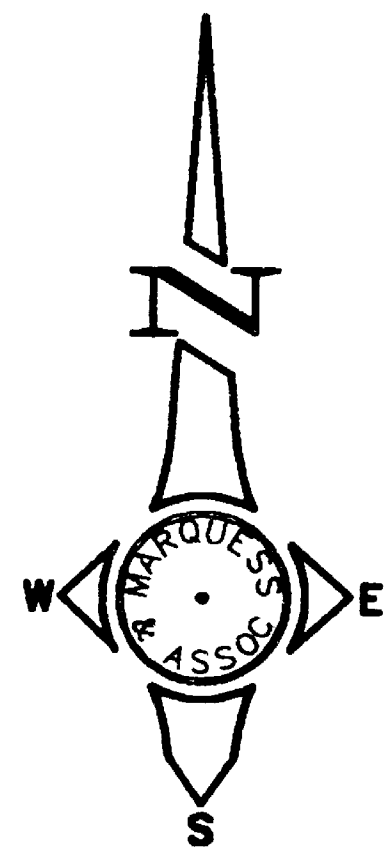
LOCATED IN:
NE 1/4 OF SECTION 12
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN,
CITY OF MEDFORD, JACKSON COUNTY, OREGON

COURSE DATA

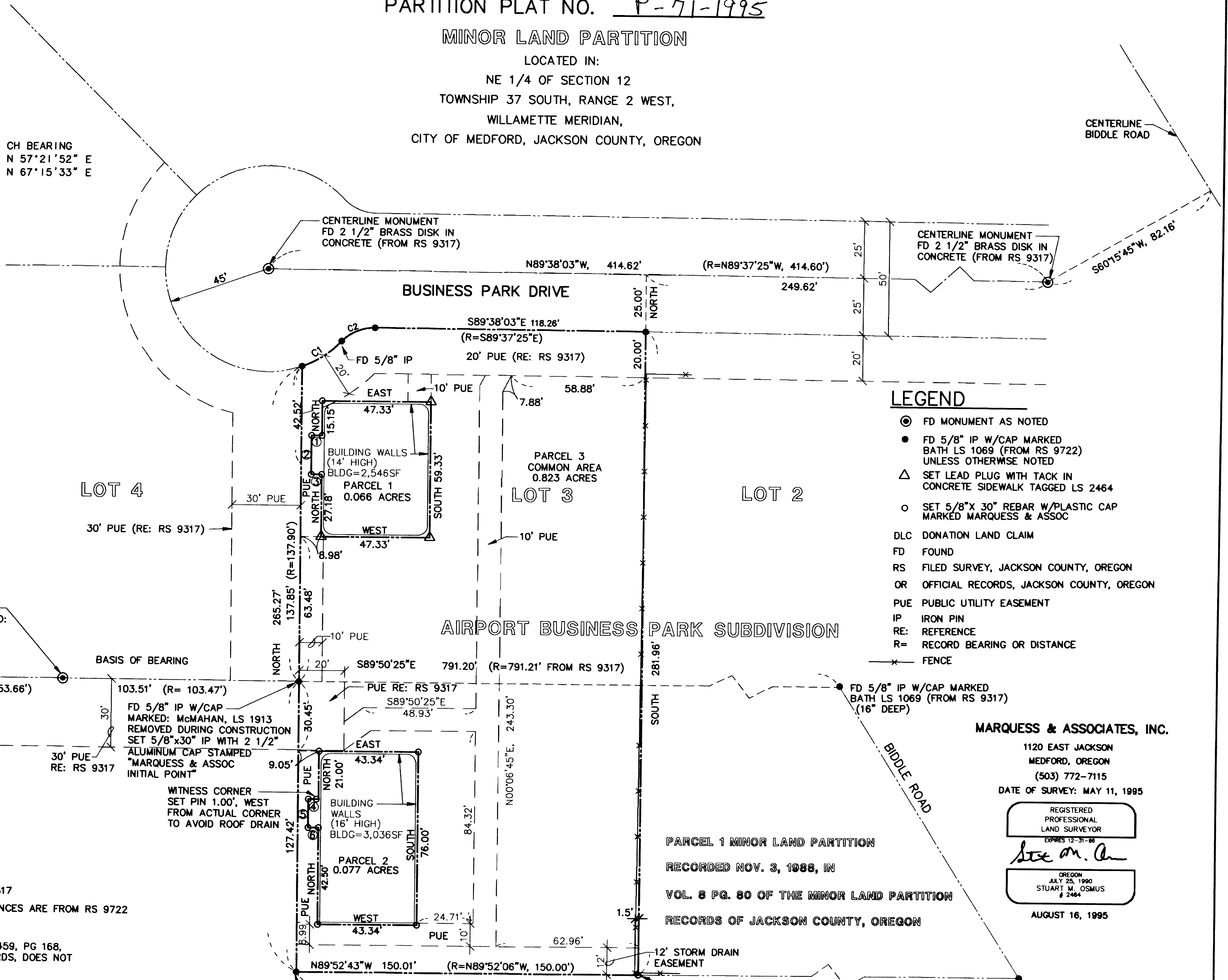
①	EAST	4.50'
②	NORTH	17.00'
③	WEST	4.50'
④	EAST	4.50'
⑤	NORTH	12.50'
⑥	WEST	4.50'

CURVE DATA

NO	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C1	20.71'	45.00'	26°22'16"	20.53'	N 57°21'52" E
C2	16.11'	20.00'	46°09'39"	15.68'	N 67°15'33" E



1" = 30'



LEGEND

- ⊙ FD MONUMENT AS NOTED
- FD 5/8" IP W/CAP MARKED BATH LS 1069 (FROM RS 9722) UNLESS OTHERWISE NOTED
- △ SET LEAD PLUG WITH TACK IN CONCRETE SIDEWALK TAGGED LS 2464
- SET 5/8" X 30" REBAR W/PLASTIC CAP MARKED MARQUESS & ASSOC
- DLC DONATION LAND CLAIM
- FD FOUND
- RS FILED SURVEY, JACKSON COUNTY, OREGON
- OR OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- PUE PUBLIC UTILITY EASEMENT
- IP IRON PIN
- RE: REFERENCE
- R= RECORD BEARING OR DISTANCE
- FENCE

MARQUESS & ASSOCIATES, INC.

1120 EAST JACKSON
MEDFORD, OREGON
(503) 772-7115

DATE OF SURVEY: MAY 11, 1995

REGISTERED
PROFESSIONAL
LAND SURVEYOR
EXPIRES 12-31-98

Stuart M. Osmus

OREGON
JULY 25, 1990
STUART M. OSMUS
2464

AUGUST 16, 1995

PARCEL 1 MINOR LAND PARTITION

RECORDED NOV. 3, 1988, IN

VOL. 8 PG. 80 OF THE MINOR LAND PARTITION

RECORDS OF JACKSON COUNTY, OREGON

BASIS OF BEARINGS: SURVEY NO. 9317

NOTE: RECORD BEARINGS AND DISTANCES ARE FROM RS 9722 UNLESS OTHERWISE NOTED

NOTE: EASEMENT RECORDED IN VOL 459, PG 168, JACKSON COUNTY DEED RECORDS, DOES NOT EFFECT THIS PARCEL

THIS IS TO CERTIFY THAT THIS IS A CADD GENERATED COPY OF THE ORIGINAL DRAWING

Stuart M. Osmus
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