

# PARTITION PLAT NO. P-2-1996

## LAND PARTITION (LDP-95-25)

Located in:

Lot 34, BLOCK 3 of LONE PINE HEIGHTS SUBDIVISION  
in N.W. 1/4 of Section 21 of T.37S., R.1W., W.M.  
City of Medford, Jackson County, Oregon

For

### GEORGE and CONSTANCE HOWARD

1147 E. Avenue J-4  
Lancaster, California 93535

#### APPROVALS:

MEDFORD CITY PLANNING:

Director \_\_\_\_\_ Date 1/11/96

Examined and approved this 11 day of January, 1996.

City Surveyor \_\_\_\_\_

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 4788

#### RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 4 DAY OF January, 1996 AND  
AT 4:33 O'CLOCK, P.M.

RECORDED AS PARTITION PLAT NO. P-2-1996 OF "RECORD OF PARTITION PLATS"  
IN JACKSON COUNTY, OREGON. (INDEX VOLUME 7 PAGE 2)

Kathleen D. Beckett Alonda E. Bartlett  
County Clerk Deputy

#### SURVEYOR'S CERTIFICATE:

I, Douglas C. McMahan, 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 the regulations for Land Partitions and the following is an  
accurate description of the parent tract of land as set forth hereon:

Lot 34, Block 3 of LONE PINE HEIGHTS SUBDIVISION, according to the  
Official Plat thereof, now of record in Jackson County, Oregon

Douglas C. McMahan  
SURVEYOR

#### DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that we George W. Howard and Constance C. Howard,  
Husband and Wife, are the owners of the real property represented on this partition plat  
more and particularly described in the SURVEYOR'S CERTIFICATE, and has caused the same to be  
partitioned into parcels as shown hereon, and we hereby dedicate to the public those public  
utility easement as shown hereon.

George W. Howard Constance C. Howard  
George W. Howard Constance C. Howard

STATE OF OREGON )  
COUNTY OF JACKSON )ss

Personally appeared the above named George W. Howard and Constance C. Howard,  
Husband and Wife, acknowledged the foregoing instrument to be their voluntary act and deed.

before me this 17 day of November, 1995.

Cheryl S. ...

All taxes, fees, assessments or other charges as required  
by O.R.S. 92.095 have been paid, as of 1-4-96.

David ... Deputy 1-4-96  
Assessor Date

Carol ... Deputy 1-4-96  
Tax Collector Date

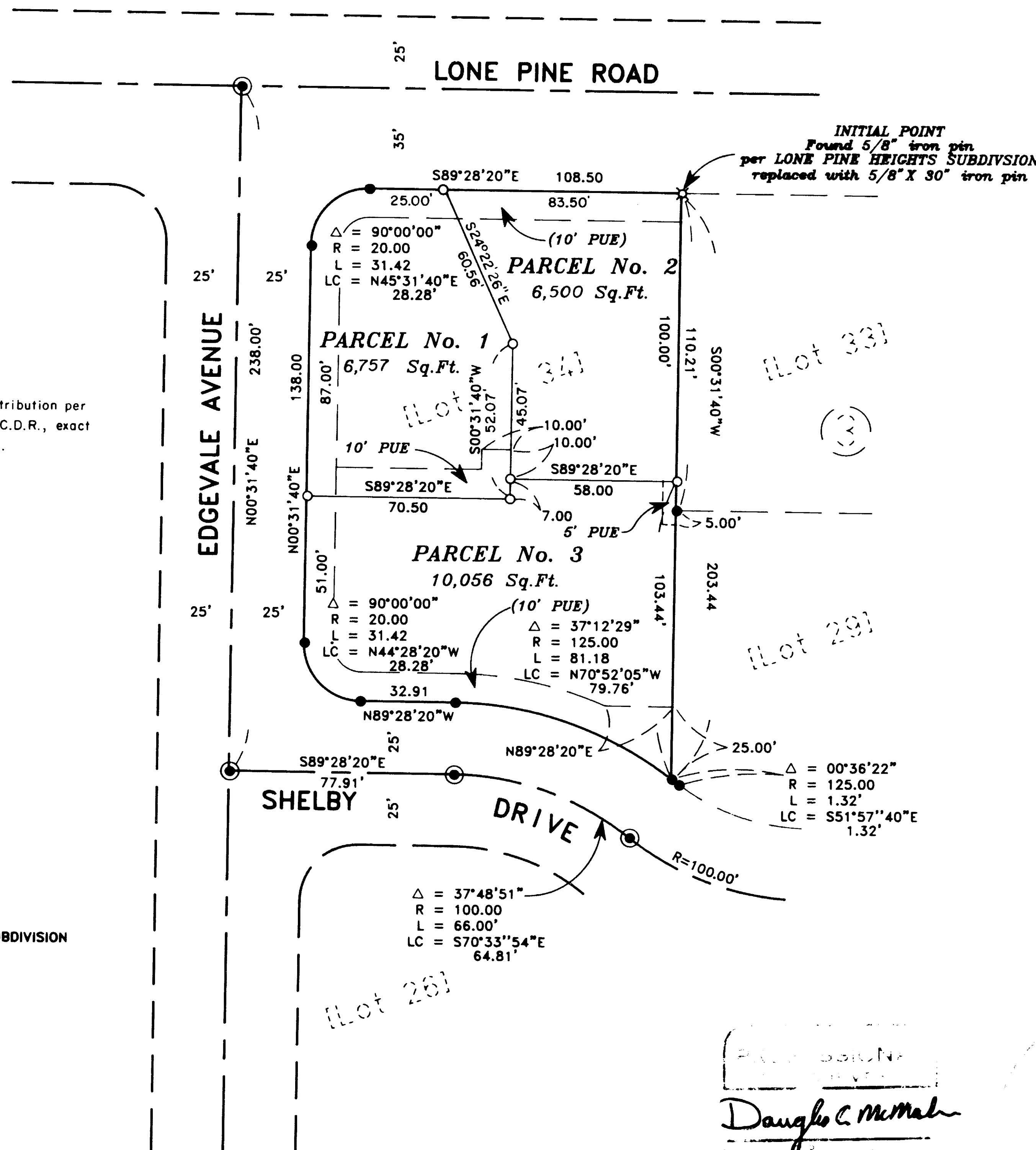
Douglas C. McMahan  
SURVEYOR

Expires 12/31/96

I certify this plat to be an  
exact photocopy of the original  
Douglas C. McMahan  
SURVEYOR



NOTE: Easement for electrical distribution per  
Volume 271, Page 466, J.C.D.R., exact  
location not determinable.



HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON STREET MEDFORD, OREGON  
(541)779-4641  
BY: DOUGLAS C. McMAHAN PLS No. 1913  
SCALE: 1" = 40' November 10, 1995  
BASIS OF BEARING: LONE PINE HEIGHTS SUBDIVISION  
(C/L EDGEVALE AVENUE)

- = Set 5/8"x24" Iron pin with plastic cap stamped "D. McMahan LS 1913"
- ⊗ = Set 5/8"x30" Iron pin with plastic cap stamped "D. McMahan LS 1913"
- = Found 5/8" Iron pin with plastic cap stamped "D. McMahan LS 1913" per Plat of LONE PINE HEIGHTS SUBDIVISION
- ⊙ = Found brass disc stamped LS 1913 per LONE PINE HEIGHTS SUBDIVISION
- J.C.D.R. = Jackson County Deed Records
- S/N = Filed Survey Number
- (10' PUE) = PUE dedicated per Plat of LONE PINE HEIGHTS SUBDIVISION
- Sq.Ft. = Square feet
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance

SURVEY NO. 14788

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

Survey for: George and Constance Howard  
1147 East Avenue J-4  
Lancaster, California 93535

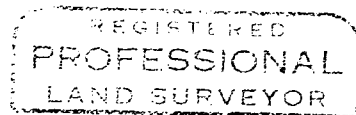
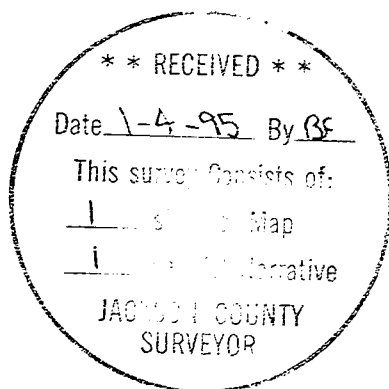
Location: Lot 34, Block 3 of LONE PINE HEIGHTS SUBDIVISION in  
the Northwest one-quarter (1/4) of Section 21 of  
Township 37 South, Range 1 West, Willamette Meridi-  
an, City of Medford, Jackson County, Oregon

Purpose: To survey, monument and prepare final plat for a  
Land Partition (City of Medford File No. LDP-95-25)  
per clients' request

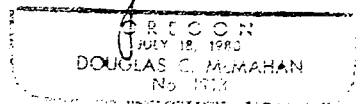
Procedure: Utilizing found monumentation per plat of LONE PINE  
HEIGHTS SUBDIVISION for control, I established  
monuments as shown on the accompanying map.

Basis of  
Bearing: LONE PINE HEIGHTS SUBDIVISION  
(Centerline of Edgevale Avenue)

Date: November 10, 1995



*Douglas C. McMahan*



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