

PARTITION PLAT No. P-12-1996

LOCATED IN LOT 2 BLOCK 2, MINGUS SUBDIVISION, IN THE
SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 37 SOUTH, RANGE 2
WEST OF THE WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON
COUNTY, OREGON
FOR

NLS & ASSOCIATES

267 WHITE OAK WAY
MEDFORD, OREGON 97504

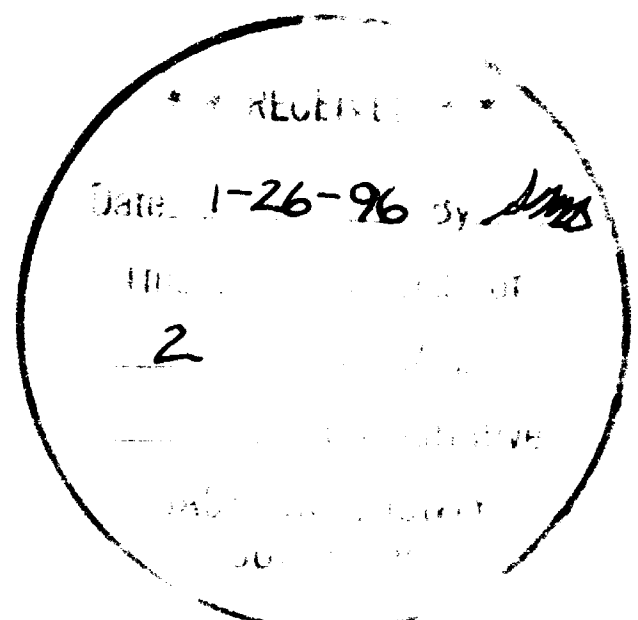
SURVEYOR'S CERTIFICATE:

State of Oregon }
County of Jackson } SS

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at a 3 inch brass cap, monumenting the southwest corner of the southeast quarter of Section 24, located in Township 37 South, Range 2 West of the Willamette Meridian, City of Medford, Jackson County, Oregon; thence North 89°53'01" East, along the south line of said southeast quarter, 769.02 feet; thence N 0°22'53" West, 30.00 feet, to the southeast corner of Lot 1, Block 2 of the Mingus Subdivision, according to the Official Plat thereof, recorded in Volume 1, Page 73, of the records of said county and state; thence North 0°22'53" West, along the east line of said Lot 1, 451.32 feet, to the southeast corner of Lot 2 of said Block and Subdivision; thence South 89°35'01" West, along the south line of said Lot 2, 306.60 feet; thence North 0°22'53" West, 150.00 feet to a 5/8 by 30 inch iron pin, being the INITIAL POINT of beginning of this partition; thence continue North 0°22'53" West, 271.35 feet, to the south line of Clark Street; thence South 89°35'19" West, along said south line, 106.56 feet, to the northwest corner of that tract described in Volume 25, Page 406 of said records; thence South 0°22'23" East, along the west line of said tract, 271.36 feet; thence North 89°35'01" East, 106.60 feet, to the INITIAL POINT of beginning.

Herbert A. Farber
Herbert A. Farber, PLS 2189



Herbert A. Farber

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that Nick Shlitter and Lorry Lee Shlitter, are the owners of the lands hereon described, and that we have partitioned the same into parcels as shown hereon and the size of the parcels and the lengths of all lines are plainly set forth, and that this plat is a correct representation of the Partition, and we do hereby dedicate to the public for public use the easements shown hereon.

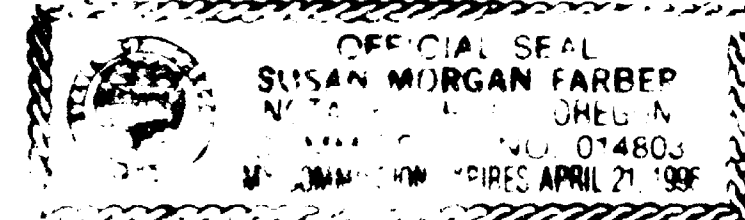
Nick Shlitter Lorry Lee Shlitter
Nick Shlitter Lorry Lee Shlitter

State of Oregon }
County of Jackson } ss

Personally appeared the above named Nick Shlitter and Lorry Lee Shlitter, and acknowledge the foregoing to be their voluntary act and deed.

Before me: 1-12-96 My commission expires 9-21-96

Susan Morgan Farber
Notary Public, State of Oregon



SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THE LAND PARTITION AS APPROVED BY THE CITY OF MEDFORD PLANNING COMMISSION. FILE No. LDP 95-31.

PROCEDURE: UTILIZING TRIMBLE 4000SS1 GLOBAL POSITIONING SATELLITE UNITS AND SOKKIA SET 4 TOTAL STATION WITH SOKKIA SDR 33 DATA COLLECTOR, I TIE THE CONTROLLING MONUMENTS AND SET THE PROPERTY AND PARTITION CORNERS AS SHOWN ON SHEET 2. AFTER REVIEW OF THE DEEDS AND PREVIOUS SURVEY WORK PERFORMED IN THE AREA AND REVIEW OF THE MEASUREMENTS MADE DURING THE PERFORMANCE OF THIS SURVEY, I ACCEPT THE CENTER LINE OF CLARK STREET AS SHOWN ON SURVEY Nos. 5370, 9329 AND 13752 TO BE THE BEST LOCATION OF THE NORTH LINE OF LOT 2, BLOCK 2 OF THE MINGUS SUBDIVISION. THE EAST LINE OF LOTS 1 AND 2 WERE SINGLE PROPORTIONED BETWEEN THE CENTER LINE OF CLARK STREET AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24. THE PROPERTY WAS THEN LOCATED BY DEED CALL FROM THE SOUTHEAST CORNER OF LOT 2, BLOCK 2 OF SAID SUBDIVISION PER INSTRUMENT No. 95-14625 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. THE SOUTH LINE OF LOT 2 AND THE SOUTH LINE OF THE PARTITION TRACT WERE HELD PARALLEL WITH SAID SECTION LINE. THE EAST AND WEST LINES OF THE PARTITION TRACT AND THE TIE FROM THE SOUTH LINE OF LOT 2 TO THE SOUTHEAST CORNER OF SAID TRACT WERE HELD PARALLEL WITH THE EAST LINE OF SAID LOT 2 PER VOLUME 25, PAGE 406 OF THE DEED RECORDS OF SAID COUNTY AND STATE, SAID DEED BEING THE PARENT TRACT OF THE PARTITION TRACT.

APPROVALS:

I certify that pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

Examined and approved this _____ day of _____ 1996.
NA
City Engineer City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of January 26, 1996
Walt H. ... Deputy
Assessor

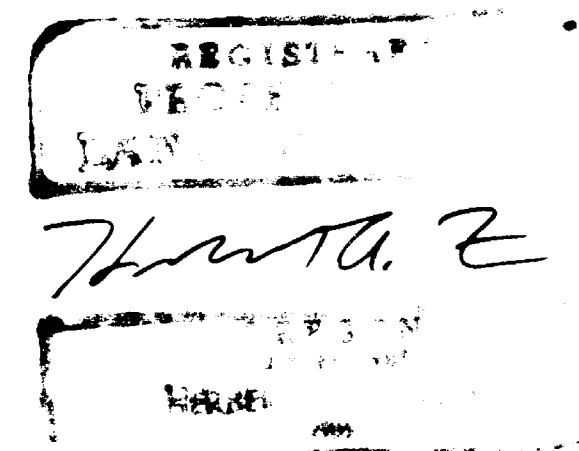
Carol Appligste, Asst
Tax Collector

RECORDER:

Filed for record this 26 day of January, 1996 at 3:37 o'clock P.M. and recorded as Partition Plat No. P-12-1996 of the Official Records of Jackson County, Oregon. Index Volume 7, Page 12

Kathleen D. Beckett Glenda E. Bartlett
County Clerk Deputy

County Surveyor's File No. 14826



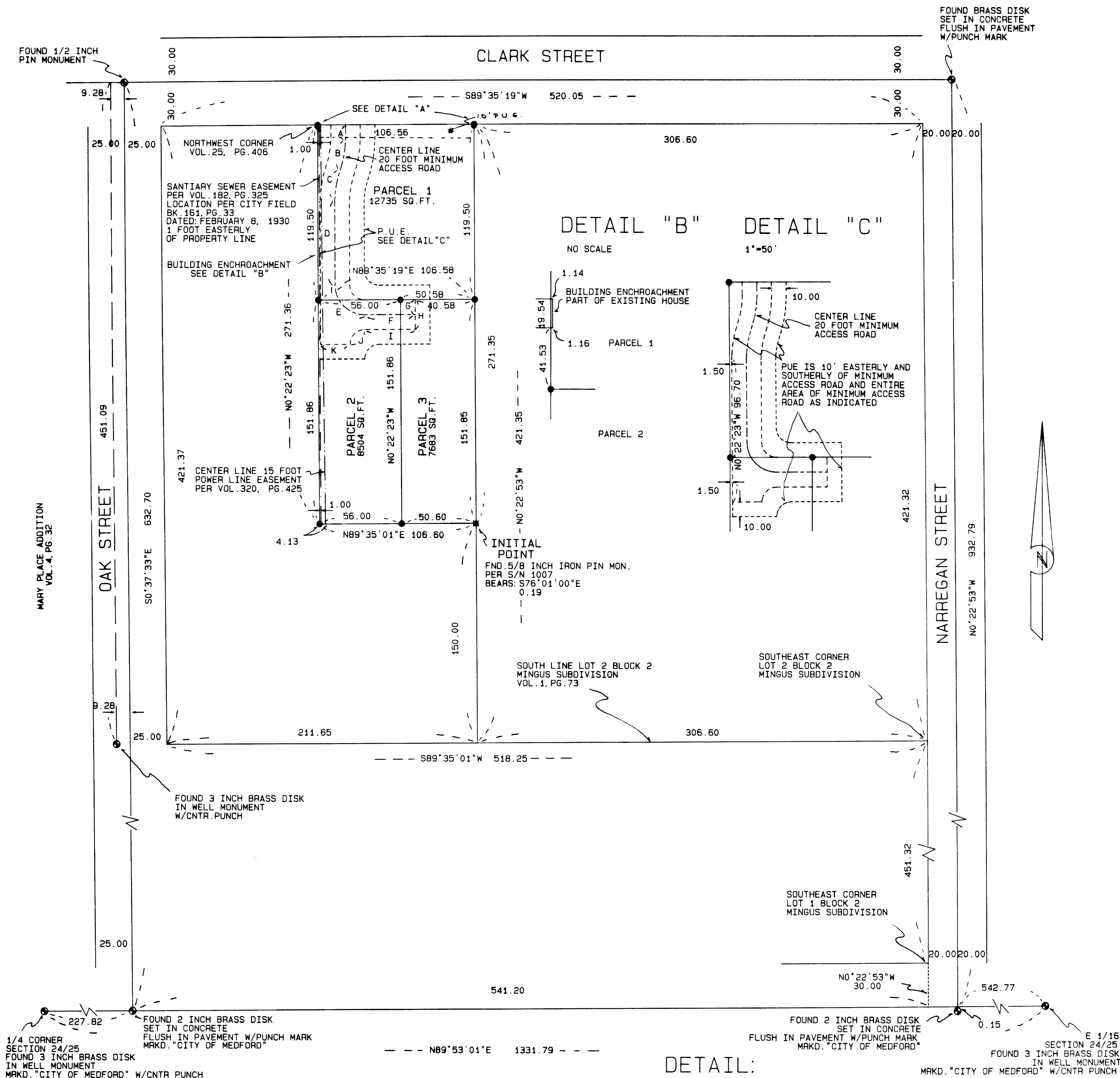
SURVEYED BY: FARBER SURVEYING P.O. BOX 5286 CENTRAL POINT, OREGON 97502		OFFICE: 908 EAST JACKSON ST. MEDFORD, OREGON 97504 PHONE: (503) 776-0846
COMPUTED BY: RVN SCALE: 1 inch : 50.0 feet DATE: 14 NOV 1995	ROTATION: 0° ORIGIN: 203242.000 N 297610.000 E JOB No.: 0511-95	

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LEGEND:

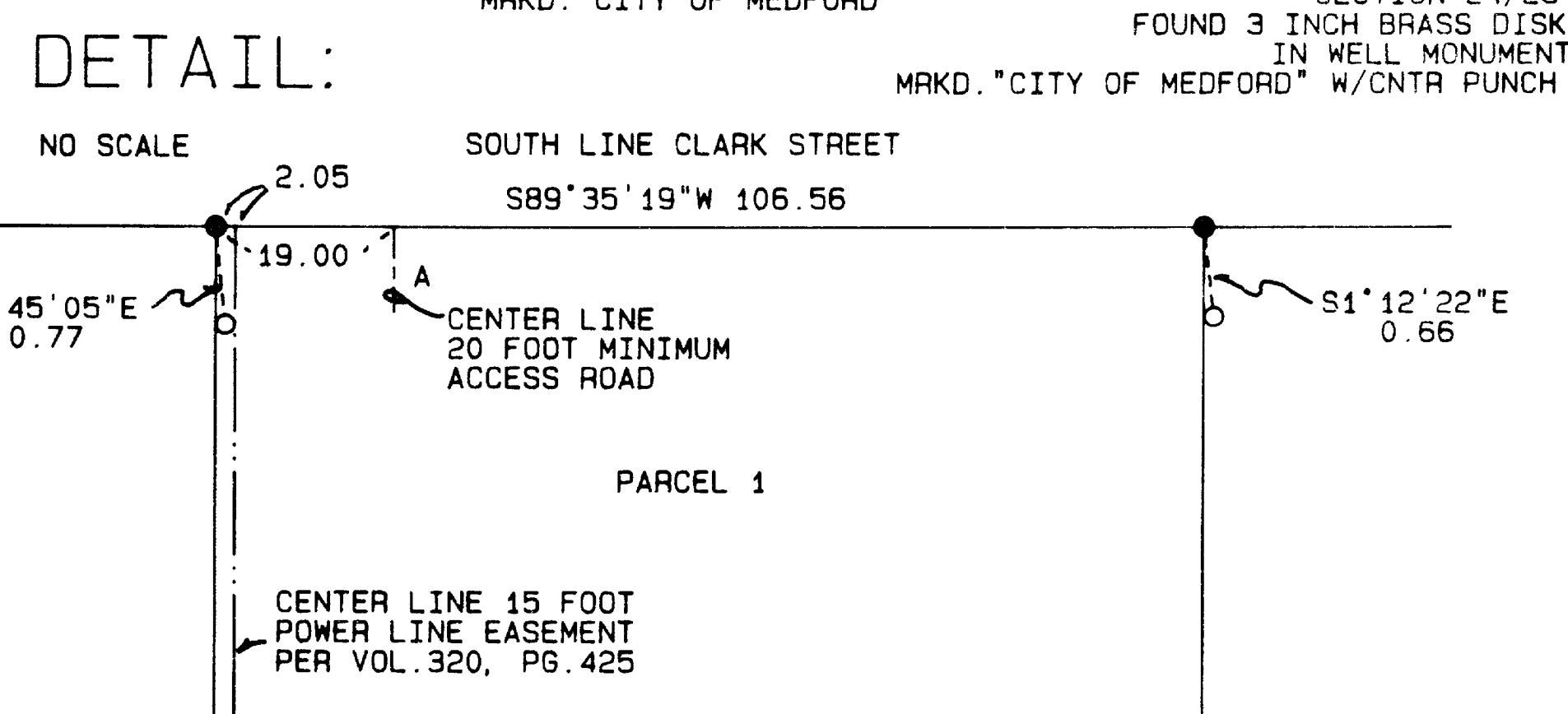
S/N INDICATES SURVEY NUMBER ON FILE AT THE JACKSON COUNTY SURVEYOR'S OFFICE, OREGON.
BASIS OF BEARING IS NAD-83 TRUE NORTH DERIVED FROM GLOBAL POSITIONING SATELLITE OBSERVATIONS.
VOL., PG. ARE VOLUME AND PAGE OF THE RECORDS OF JACKSON COUNTY, OREGON.
P.U.E. IS PUBLIC UTILITY EASEMENT FOR WATER, POWER, SANITARY SEWER, GAS AND CABLE TELEVISION.
POWER EASEMENT PER VOL. 173, PG. 298 DOES NOT APPLY TO THIS PROPERTY.
○ FOUND 5/8 INCH IRON PIN MONUMENT PER S/N 1007 AS INDICATED.
● FOUND MONUMENT AS INDICATED.
● SET 5/8 BY 24 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED "FARBER PLS 2189".
■ SET 5/8 BY 30 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED "FARBER PLS 2189".

CURVE OR TANGENT	RADIUS	DELTA	LENGTH	BEARING LONG CHORD & DISTANCE	BEARING TANGENT & DISTANCE
A	65.43	19°29'32"	22.26	S 0°22'23"E 9.09	S 0°22'23"E 9.09
B	65.43	19°31'50"	22.30	S 9°22'23"W 22.15	S 9°22'23"W 22.15
C				S 9°21'14"W 22.20	S 9°21'14"W 22.20
D				S 0°22'23"E 56.69	S 0°22'23"E 56.69
E	20.00	90°02'18"	31.43	S45°23'30"E 28.29	S45°23'30"E 28.29
F				N89°35'19"E 34.49	N89°35'19"E 34.49
G				N 0°24'41"E 10.00	N 0°24'41"E 10.00
H				S 0°24'41"E 20.00	S 0°24'41"E 20.00
I				S89°35'19"W 34.49	S89°35'19"W 34.49
J	10.00	90°09'13"	15.73	S44°39'55"W 14.16	S44°39'55"W 14.16
K				S89°35'19"W 20.00	S89°35'19"W 20.00

I hereby certify that this is an exact copy of the original.
Herbert A. Farber

REGISTERED PROFESSIONAL LAND SURVEYOR
Herbert A. Farber
HERBERT A. FARBER
1989

RENEWAL DATE 12-31-97



SURVEYED BY: FARBER SURVEYING P.O. BOX 5286 CENTRAL POINT, OREGON 97502	OFFICE: 908 EAST JACKSON MEDFORD, OREGON 97504 PHONE: (503) 776-0846
COMPUTED BY: RVN SCALE: 1 inch : 50 feet DATE: 29 DEC 1995	ROTATION: 90° ORIGIN: 203086.000 N 298638.000 E JOB No.: 0511-95

14826

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