

PARTITION PLAT NO. P-14-1996
LAND PARTITION (LDP-95-28)

LOCATED IN:

A Portion of Lot 11, STEWART ACRES,
in the Southeast 1/4 of Section 17,
Township 37 South, Range 1 West, W.M.,
City of Medford Jackson County, Oregon

FOR:

CHUCK SMITH PAINTING, INC.

1540 Stardust Way
Medford, Oregon 97504

APPROVALS:

CITY OF MEDFORD PLANNING

James M. ... Director
... Date

Examined and approved this 22 day of JANUARY, 1996.

Frank E. ...
City Surveyor

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 02 DAY OF February 1996, AT 10:42 O'CLOCK, A.M.
AND RECORDED AS PARTITION PLAT NO. P-14-1996 OF "RECORD OF PARTITION PLATS"
IN JACKSON COUNTY, OREGON. (INDEX VOLUME 7 PAGE 14.)

Kathleen A. Beckett County Clerk
Geraldine Cutting Deputy

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 14836

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 Minor Land Partitions and the following is an accurate description of the parent tract of land as set forth hereon:

Commencing at the Southwest corner of Lot Eleven (11) of STEWART ACRES in Jackson County, Oregon, according to the Official Plat thereof, now of record; thence North 00°01'18" East, along the West line of said Lot, 445.82 feet to the Southwest corner of that tract described in Document No. 95-31526, Official Records of said Jackson County for the INITIAL POINT OF BEGINNING; thence, along the Southerly line of said tract, South 89°35'42" East 195.11 feet to the West line of LAWNVIEW SUBDIVISION, UNIT NO. 2, according to the Official Plat thereof, now of record in said Jackson County, thence, along said West line, North 00°01'18" East 223.08 feet; thence, leaving said West line, North 89°35'42" West 95.11 feet; thence South 00°01'18" West 100.00 feet; thence North 89°35'42" West 100.00 feet; thence South 00°01'18" West 123.08 feet to the Initial Point of Beginning.

David M. Minnecci
Surveyor

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that CHUCK SMITH PAINTING, INC., an Oregon Corporation, is the owner of the real property represented on this Partition Plat and more particularly described in the SURVEYOR'S CERTIFICATE, and has caused the same to be partitioned into parcels as shown on the Partition Plat. We, hereby dedicate to the public for public use all easements shown hereon, together with that area designated for street purposes shown hereon.

STATE OF OREGON }
COUNTY OF JACKSON } ss.

Charles E. Smith
President

The foregoing instrument was acknowledged before me this 12th day of January, 1996, by Charles E. Smith, known to me as the person who executed the within instrument on behalf of CHUCK SMITH PAINTING, INC.
Before me:

... Notary

I, Pearl E. Gay, the undersigned beneficiary of a certain Trust Deed recorded July 14, 1995 as Document No. 95-19215, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

Pearl E. Gay
Pearl E. Gay

The foregoing instrument was acknowledged before me this 12th day of January, 1996, by Pearl E. Gay who executed the within instrument as her voluntary act and deed.
Before me:

... Notary

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of this 2nd day of Feb., 1996.

Ron Lumber Deputy Assessor

Feb 2 1996
Date

Kathleen Beckett Tax Collector

Feb 2 1996
Date

Found brass disc per S/N 13083

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

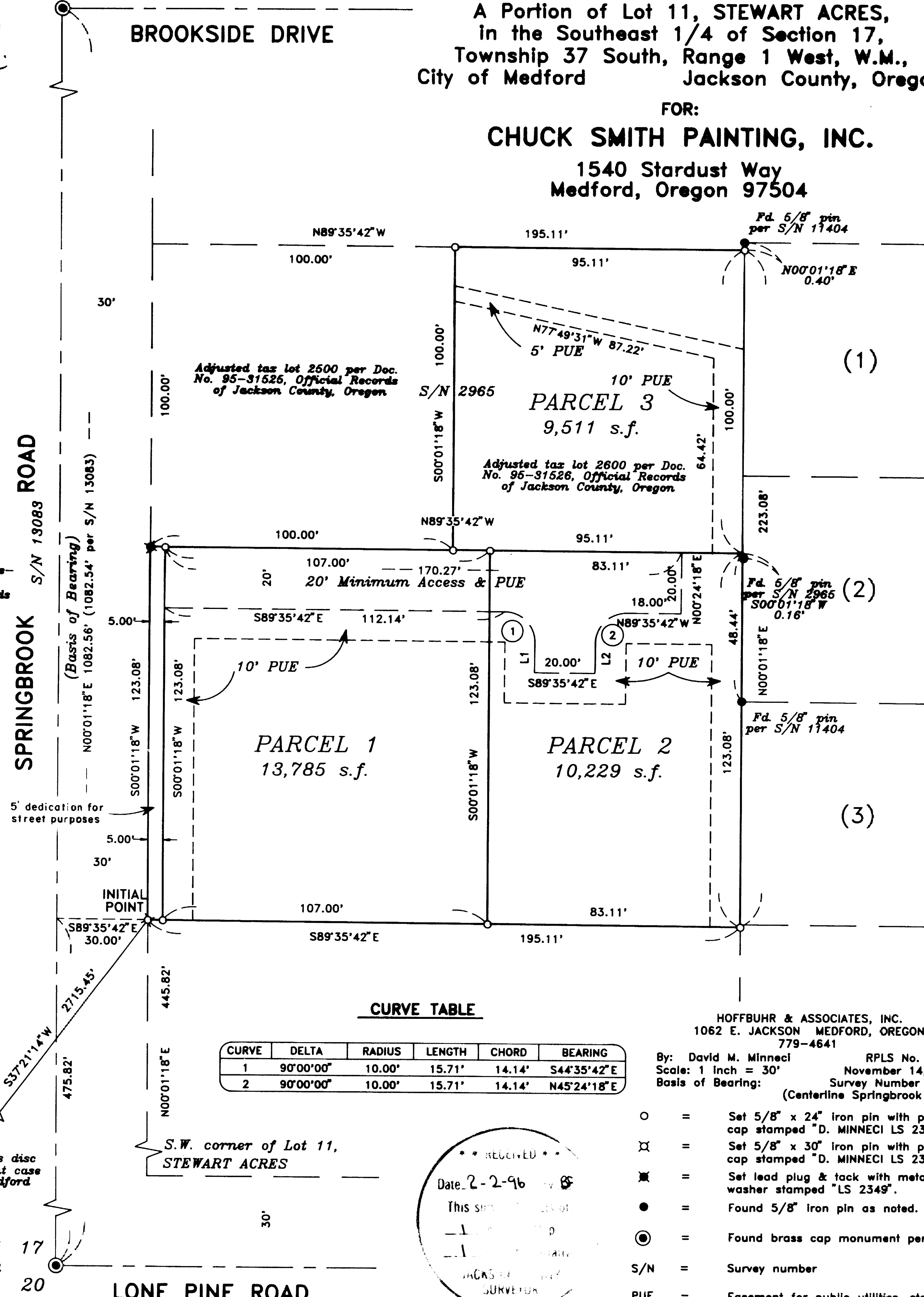
REGISTERED PROFESSIONAL LAND SURVEYOR

David M. Minnecci
DAVID M. MINNECCI
344

Expires 12-31-96



NOTE
1.) Unable to locate water pipe line right-of-way per Vol. 174, Page 223, Deed Records of Jackson County.



LAWNVIEW SUBDIVISION, UNIT NO. 1
S/N 11404

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°24'18"W	10.00'
L2	N00°24'18"E	10.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	90°00'00"	10.00'	15.71'	14.14'	S44°35'42"E
2	90°00'00"	10.00'	15.71'	14.14'	N45°24'18"E

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON MEDFORD, OREGON
779-4641
By: David M. Minnecci RPLS No. 2349
Scale: 1 Inch = 30' November 14, 1995
Basis of Bearing: Survey Number 13083
(Centerline Springbrook Road)

- = Set 5/8" x 24" iron pin with plastic cap stamped "D. MINNECCI LS 2349".
- ⊗ = Set 5/8" x 30" iron pin with plastic cap stamped "D. MINNECCI LS 2349".
- ⊗ = Set lead plug & tack with metal washer stamped "LS 2349".
- = Found 5/8" iron pin as noted.
- ⊙ = Found brass cap monument per Survey No. 13083.
- S/N = Survey number
- PUE = Easement for public utilities, storm drainage, gas, water, electric, cable television, sanitary sewer and irrigation construction and maintenance.

RECEIVED
Date 2-2-96
This is a true and correct copy of the original plat as recorded in the Official Records of Jackson County, Oregon.
David M. Minnecci
SURVEYOR

SURVEY NO. 14836

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

Survey for: Chuck Smith Painting, Inc.
1540 Stardust Way
Medford, Oregon 97504

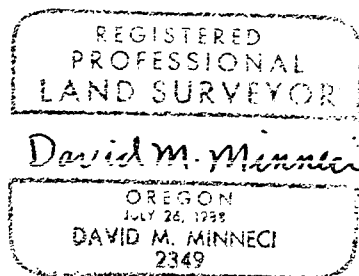
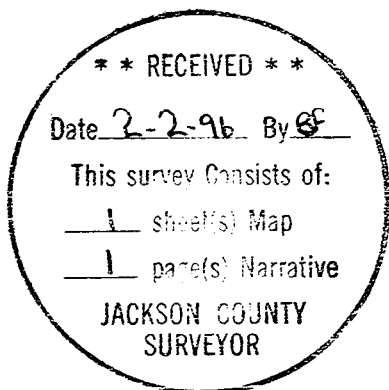
Location: A portion of Lot 11, STEWART ACRES, in the South-
east one-quarter (1/4) of Section 17, Township 37
South, Range 1 West, Willamette Meridian, City of
Medford, Jackson County, Oregon

Purpose: To survey, monument and record a Partition Plat
(City of Medford Planning File No. LDP-95-28) per
client's request.

Procedure: The boundary of the two tax lots (2500 and 2600)
was established utilizing deed descriptions and
distances and monumentation from Survey No. 2965.
A Property Line Adjustment was performed to config-
ure the parent tract for partitioning.

Basis of
Bearing: Centerline of Springbrook Road per Survey No. 13083

Date: November 14, 1995



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