

PARTITION PLAT NO. P-21-1996

LAND PARTITION (LDP-95-53)

Located in:

The S.W. 1/4 of Section 7 and the N.W. 1/4 of Section 18,
Township 37 South, Range 1 West, Willamette Meridian
City of Medford, Jackson County, Oregon

For

HERBERT L. PLANKENHORN

3008 Biddle Road
Medford, Or. 97504

APPROVALS:

CITY OF MEDFORD PLANNING:

James McInnis - *Feb 23, 1996*
Director Date

Examined and approved this 14 day of February, 1996.

Paul S. Lewis
City Surveyor

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 14854

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 27 DAY OF FEBRUARY 1996, AND
AT 10:49 O'CLOCK, A.M.

RECORDED AS PARTITION PLAT NO. P-21-1996 OF "RECORD OF PARTITION PLATS"
IN JACKSON COUNTY, OREGON. (INDEX VOLUME 7 PAGE 21.)

Kathleen S. Beckett *Kirby LeBaron*
County Clerk Deputy

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 14854

SURVEYOR'S CERTIFICATE:

I, Darrell L. Huck, 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:

Commencing at the Southwest corner of Section 7 in Township 37 South,
Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence South
00°11'03" West 24.98 feet to the Southwest corner of HANLEY SUBDIVISION,
according to the official plat thereof, now of record in said Jackson County;
thence, along the South line of said HANLEY SUBDIVISION, South 89°49'13" East
40.00 feet to the Easterly right-of-way line of Biddle Road for the INITIAL
POINT OF BEGINNING; Thence, along said right-of-way line, North
00°11'03" East 217.09 feet; thence, along the arc of a 7599.44 foot curve to
the right (the long chord to which bears North 00°28'27" East 76.91 feet) a
distance of 76.91 feet to the North line of Lot 1 of said HANLEY SUBDIVISION;
thence, along said North line, South 89°49'13" East 700.60 feet to the
Northeast corner of said Lot 1; thence, along the East line of said Lot 1, South
00°12'08" West 294.00 feet to the Southeast corner thereof; thence, along the
South line of said Lot 1, North 89°49'13" West 700.90 feet to the Initial Point
of Beginning.

Darrell L. Huck
SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that we Herbert L. Plankenhorn,
Claudia M. Plankenhorn and Plankenhorn Family Trust are the owners 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
those easements labeled as public utility easements.

Herbert L. Plankenhorn *Claudia M. Plankenhorn*
Herbert L. Plankenhorn Claudia M. Plankenhorn

Herbert L. Plankenhorn
Plankenhorn Family Trust
(Herbert L. Plankenhorn - Trustee)

STATE OF OREGON }
COUNTY OF JACKSON }ss

Personally appeared the above named Herbert L. Plankenhorn and Claudia
M. Plankenhorn acknowledged the foregoing instrument to be their voluntary act
and deed, and Herbert L. Plankenhorn, known to me as the person who executed the with-
in instrument on behalf of the Plankenhorn Family Trust.

before me this 27th day of February, 1996.

All taxes, fees, assessments or other charges as required
by O.R.S. 92.095 have been paid, as of 2-27-96.

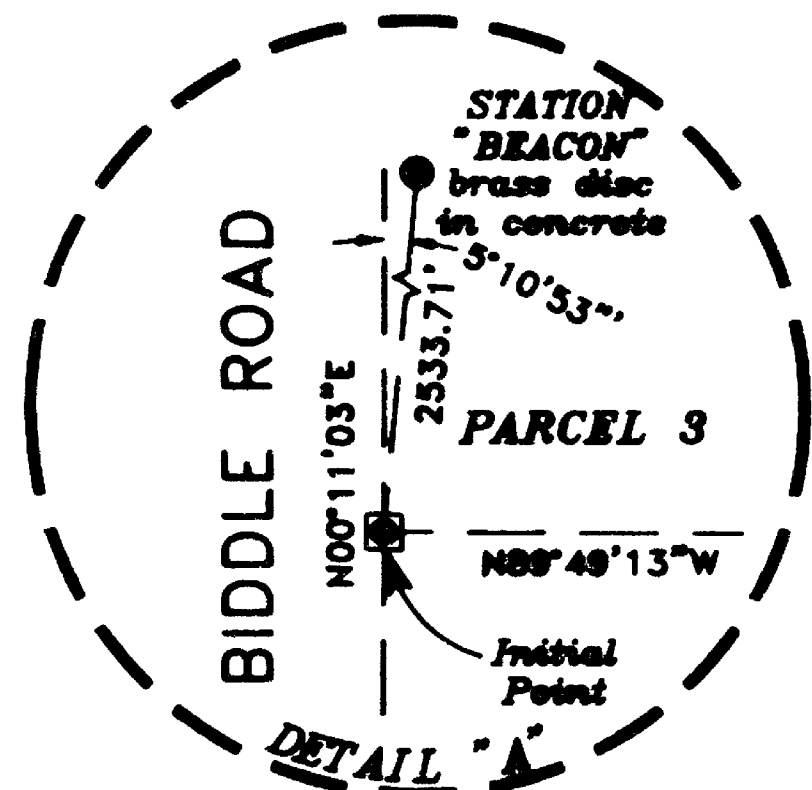
Ron Lindsey *2-27-96*
Assessor Date
Lynnda LeBeau *2-27-96*
Tax Collector Date

Darrell L. Huck

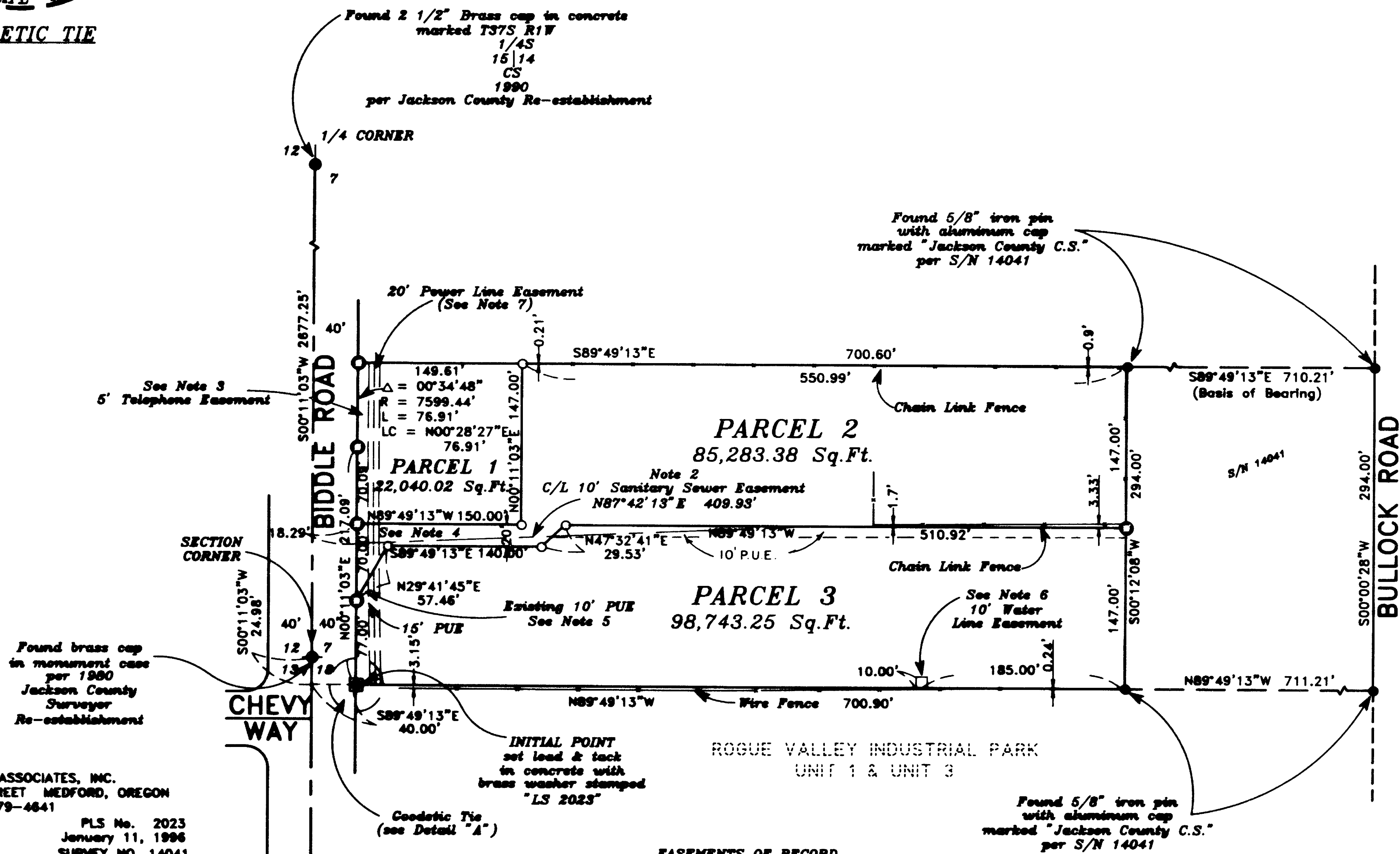
I certify this plat to be an
exact photocopy of the original
Darrell L. Huck
SURVEYOR

EXPIRES 6/30-97

SHEET 1 OF 1



GEODETIC TIE



HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541)779-4641
BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1" = 100' January 11, 1996
BASIS OF BEARING: SURVEY NO. 14041

EASEMENTS OF RECORD

NOTES

- = Set lead & tack with brass washer stamped "LS 2023".
 - = Set 5/8"x24" iron pin with plastic cap stamped "D. Huck LS 2023".
 - = Found 5/8" iron pin with aluminum cap marked "Jackson County C.S." per S/N 14041 unless noted otherwise
 - S/N = Filed Survey Number
 - O.R.J.C.O. = Official Records of Jackson County, Oregon
 - PUE = Easement for public utilities, storm drainage, irrigation, sidewalk, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance
- 1.) Irrigation Easement per Volume 190, Page 564 J.C.O.D.R. (location not described)
 - 2.) Sanitary Sewer Easement per Instrument No. 81-14496 O.R.J.C.O.
 - 3.) Telephone Easement per Instrument No. 89-01473 O.R.J.C.O.
 - 4.) Ingress - Egress Easement per Instrument No. 89-30670 (ingress - egress over & across an existing driveway) (exact location & width not described)
 - 5.) 10' Public Utility Easement per Instrument No. 92-32325 O.R.J.C.O.
 - 6.) 10' Water Line Easement per Instrument No. 93-08759 O.R.J.C.O.
 - 7.) 20' Power Line Easement per Instrument No. 94-01491 & Instrument No. 94-01492 O.R.J.C.O.

SURVEY NO. 14854

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

Survey for: Herbert L. Plankenhorn
3008 Biddle Road
Medford, Oregon 97504

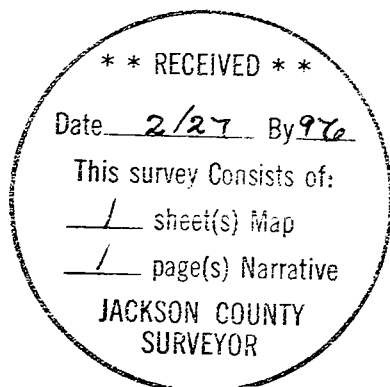
Location: The Southwest one-quarter (1/4) of Section 7 and
the Northwest one-quarter (1/4) of Section 18,
Township 37 South, Range 1 West, Willamette Meridi-
an, City of Medford, Jackson County, Oregon

Purpose: To survey and monument a Minor Land Partition as
approved by the City of Medford Planning Depart-
ment, File No. LDP-95-53.

Procedure: Utilizing a one-second theodolite with electronic
distance measuring equipment, a control traverse
was run, tying monuments found per Survey No.
14041. The parent tract of land being partitioned
has been surveyed as shown on Survey No. 6289 and
Survey No. 14041 is a partial retracement of Survey
No. 6289. I refer you to the narratives of each of
those surveys. The above stated surveys were used
as a basis of control and monuments were set as
shown on the attached map.

Basis of
Bearing: Survey No. 14041

Date: January 11, 1996



PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck

OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

Darrell L. Huck
L.S. 2023 - Oregon
Expires 6/30/97
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504