

PARTITION PLAT No. P-34-1996

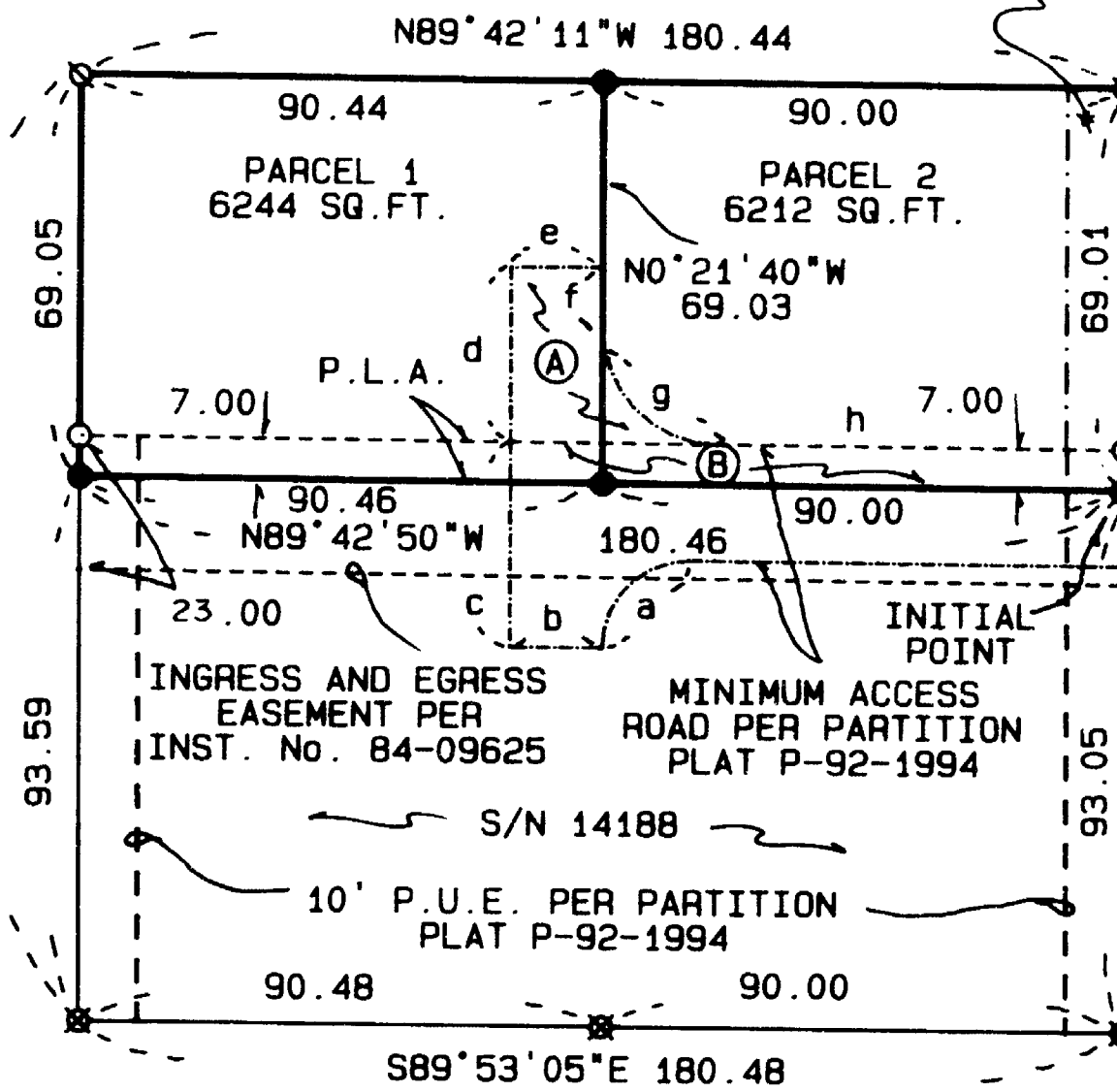
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON.

SANTO COMINOS

1230 BIDWELL AVENUE  
CHICO, CA. 95926

SPRING STREET

WABASH AVENUE



SKEETERS LANE

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 5/8 inch iron pin, being the Southeast corner of Parcel 1 of Partition Plat No. P-92-1994 of the Records of Jackson County, Oregon, Index Volume 5, Page 92, located in the Southwest Quarter of Section 19, Township 37 South, Range 1 West of the Willamette Meridian, City of Medford, Jackson County, Oregon, said pin also being a point on the West line of Wabash Avenue; thence North 0°21'40\"/>

Herbert A. Farber  
Herbert A. Farber, PLS 2189

APPROVALS:

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

Janine Allen - March 20, 1996  
Planning Director Date

Examined and approved this 8 day of February 1996.  
Paul D. Z...  
City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S.

92.095 have been paid as of March 20, 1996

Ron Lundberg  
Assessor

Carol D...  
Tax Collector

LEGEND:

- S/N INDICATES SURVEY NUMBER ON FILE AT THE SURVEYOR'S OFFICE, JACKSON COUNTY, OREGON.
- P.L.A. INDICATES PROPERTY LINE ADJUSTMENT PER INSTRUMENT No. 94-43684.
- INSTRUMENT No. IS OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT FOR WATER, POWER, CABLE TELEVISION, GAS AND SANITARY SEWER AND STORM SEWER.
- BASIS OF BEARING IS S/N 14188.
- FOUND 5/8 INCH IRON PIN WITH CAP MARKED "THOMAS LS 505" PER S/N 10002.
- FOUND 5/8 INCH IRON PIN WITH CAP MARKED "THOMAS LS 505" PER S/N 9562.
- FOUND 5/8 INCH IRON PIN WITH CAP MARKED "PLS 2189" PER S/N 14188.
- FOUND 2 INCH BRASS DISK SET IN CONCRETE OR 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".

- a = delta 90° radius 15.00 long chord 21.21 bearing N45°09'12"E length 23.56
- b = N89°42'50"W 16.00
- c = N 0°21'40"E 35.30
- d = N 0°21'40"E 30.00
- e = N89°38'21"W 16.00
- f = S 0°21'40"W 10.41
- g = delta 89°21'11" radius 20.00 long chord 28.12 bearing S45°02'15"E length 31.19
- h = S89°42'50"E 70.23

- (A) EASEMENT FOR INGRESS AND EGRESS AND P.U.E. DEDICATED HEREON
- (B) A PORTION OF MINIMUM ACCESS ROAD PER PARTITION PLAT No. P-92-1994 AND P.U.E. DEDICATED HEREON

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that George Baumgardner as to the Southerly seven (7) feet and Bernard M. Zieminski, Trustee of the Bernard M. Zieminski Living Trust, dated August 20, 1991, as to the remainder, owners, an estate in fee simple, 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.

see consent affidavit  
George Baumgardner

Bernard M. Zieminski  
Bernard M. Zieminski

State of Oregon }  
County of Jackson } SS

I, personally appeared the above named Bernard M. Zieminski, acknowledge the foregoing to be his voluntary act and deed.

Before me: 1/31/96 My commission expires 7/29/96

Eva Ziemba  
Notary Public, State of Oregon

RELEASE:

We, Rogue Federal Credit Union, as beneficiary of that Trust Deed dated October 7, 1986, recorded October 10, 1986, as Instrument Number 86-20461, Official Records of Jackson County, Oregon, affecting the land described hereon, hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public use.

Signed this 2<sup>nd</sup> day of February, 1996.

Janine Allen  
Janine Allen  
Mortgage Department Manager

The foregoing instrument was acknowledged before me: 2/2/96

Cindy McMullen  
Notary Public, State of Oregon

PARTITION CONSENT AFFIDAVIT:

From George Baumgardner, as to the Southerly 7 feet of the property represented on this Partition Plat, recorded as, Instrument No. 96-08678, Official Records of Jackson County, Oregon.

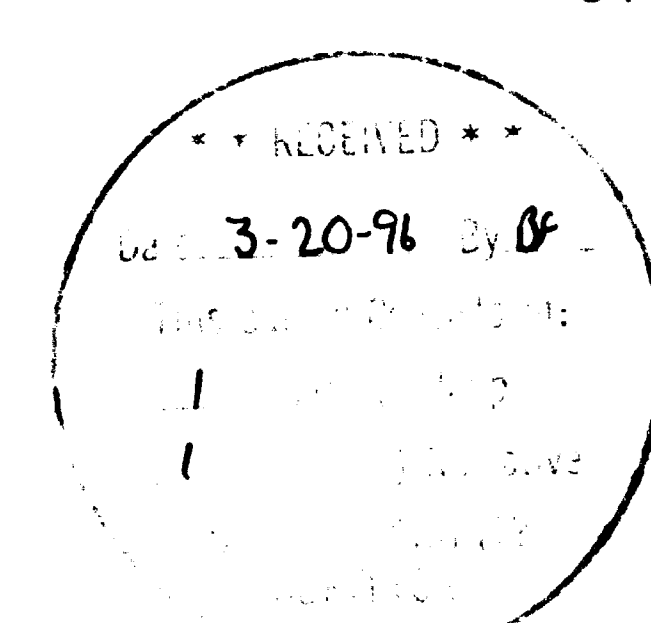
Filed for record this day 20 of March, 1996 at 3:47 o'clock P.M. and recorded as Partition

Plat No. P-34-1996 of the Records of Jackson County Oregon, INDEX Volume 7, Page 34

Kathleen S. Beckett Cheryl Argers  
County Clerk Deputy

RENEWAL DATE 12-31-07

County Surveyor's file No. 14886



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

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: FAF SCALE: 1 inch = 50 feet DATE: 9 NOV 1995	ROTATION: 0° ORIGIN: 9950.000 N 9740.000 E JOB-No.: 0382-93

Survey No. 14886

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

Survey for: Santo Cominos  
1230 Bidwell Avenue  
Chico, California 95926

Location: Located in the southeast quarter of section  
19, Township 37 South, Range 1 West of the  
Willamette Meridian, City of Medford, Jackson  
County, Oregon.

Purpose: To survey and monument the Partition as  
approved by City of Medford Planning  
Department File No. 93-52.

Procedure: Utilizing control establish in the performance  
of Filed Survey No. 14188 by this office the  
additional monuments shown on the accompanying  
plat were tied in a closed traverse. The  
information gathered was analyzed with the  
written records and accepted. The monuments  
for the partition were established as shown on  
the accompanying plat.

Bearing is based on the center line of Wabash  
Avenue.

Surveyed by: Farber & Sons, Inc.  
Farber Surveying  
908 East Jackson  
Medford, Oregon 97504

Date: November 9, 1995

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Herbert A. Farber*

OREGON  
JULY 26, 1985  
HERBERT A. FARBER  
2189

RENEWAL DATE 12-31-97

\*\* RECEIVED \*\*  
Date 3-20-96 By BF  
This survey Consists of:  
1 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR