

PARTITION PLAT NO. P- 57 -1996

CITY OF MEDFORD PLANNING ACTION NO. LDP-95-9
BEING A PORTION OF LOT 24 OF "FAIRVIEW" S. CHILDERS EASTERN
ADDITION TO THE CITY OF MEDFORD

Located in

SOUTHWEST 1/4 OF SECTION 20, T37S, R1W, W.M.
JACKSON COUNTY, OREGON
APRIL 2, 1996

APPROVALS

Examined and approved by the City of Medford Planning Commission

this 20 day of JUNE, 19 96. File No. LDP-95-9.

James McEwen
Senior Planner Planning Director

Examined and approved this 27 day of April, 1996

Paul D. Lewis
City Surveyor

ASSESSOR / TAX COLLECTOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been

paid as of July 1, 19 96

J. H. N.
Assessor July 1, 1996
Date

Lynda Redditt
Tax Collector July 1, 1996
Date

SURVEY BY :
HARDEY ENGINEERING & ASSOC. INC.
BY: RICHARD L. BATH LS 1069
P.O. BOX 1625
MEDFORD, OREGON 97501-0124
PHONE: (541) 772-6880

SURVEY FOR:
MICHAEL CROWLEY
566 MORTON STREET
ASHLAND, OREGON 97520

ENCUMBRANCES OF RECORD :

None

• • • SURVEYOR'S CERTIFICATE • • •

I, Richard L. Bath, a duly Registered Land Surveyor of the State of Oregon, License No. 1069, hereby certify that this plat correctly represents a survey made by me or under my direction, and that I have correctly surveyed and marked with proper monuments the tract of land hereon shown, and that said plat and survey conform with the ordinances of the City of Medford and the statutes of the State of Oregon, and that the following is an accurate survey and title description of said tract's exterior boundary:

Beginning at the northeast corner of Lot 24 of "FAIRVIEW" S. Childers Eastern Addition to the City of Medford, Jackson County, Oregon, according to the official plat thereof, now of record, said point being the INITIAL POINT OF BEGINNING; thence North 89°44'35" West (record West), along the north boundary of said Lot, 150.00 feet; thence South 00°14'00" East 79.00 feet; thence South 89°46'00" West 4.90 feet; thence South 00°14'00" East 34.50 feet; thence North 89°46'00" East 4.90 feet; thence South 00°14'00" East 51.50 feet to the southwest corner of the tract described in Volume 411 page 489 of the Deed Records of Jackson County, Oregon; thence South 89°44'35" East (record East), 150.00 feet to the southeast corner thereof; thence North 00°14'00" West (record North), along the east boundary of said Lot 24, a distance of 165.00 feet to the true point of beginning.

• • • DECLARATION • • •

KNOW ALL PERSONS BY THESE PRESENTS, that I, MICHAEL CROWLEY, am the owner in fee simple of the lands described hereon in the "Surveyor's Certificate" and that I have caused the partitioning as shown hereon. I do hereby dedicate to the public for street widening purposes that cross-hatched area designated "Area to be Dedicated" as well as the Public Utility Easement (P.U.E.) so designated hereon.

IN WITNESS WHEREOF, I have set my hand and seal this 26 day of April, 1996.

Michael Crowley
MICHAEL CROWLEY

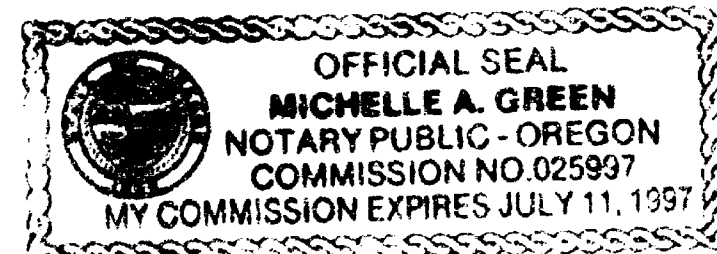
STATE OF OREGON
County of Jackson

Personally appeared before me the above named MICHAEL CROWLEY and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me this 26th day of April, 1996

Michelle A. Green
Notary Public for Oregon

AFFIDAVIT of DECLARATION APPROVAL



For fee owner, vendor or the mortgage or trust deed holder, complying with ORS 92.075 (4), see Document No(s) _____
Official Records, Jackson County, Oregon.

Filed for record this 1 day of July, 1996, at 2:44

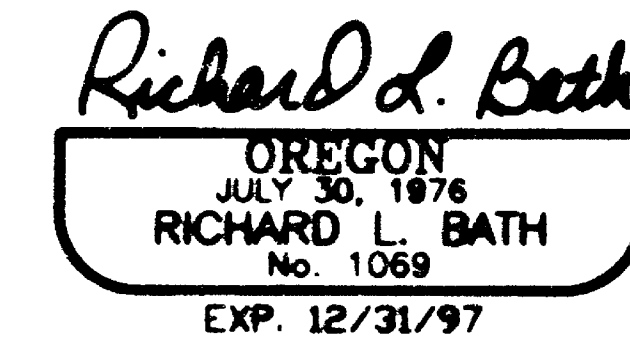
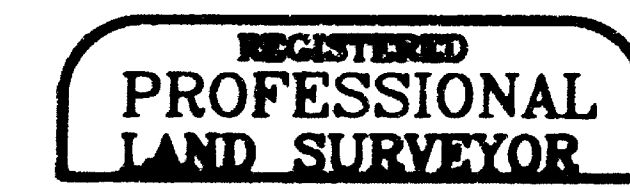
O'Clock, P.M., and recorded as Partition Plat No. P-57-1996

In "Record of Partition Plats" of Jackson County, Oregon.

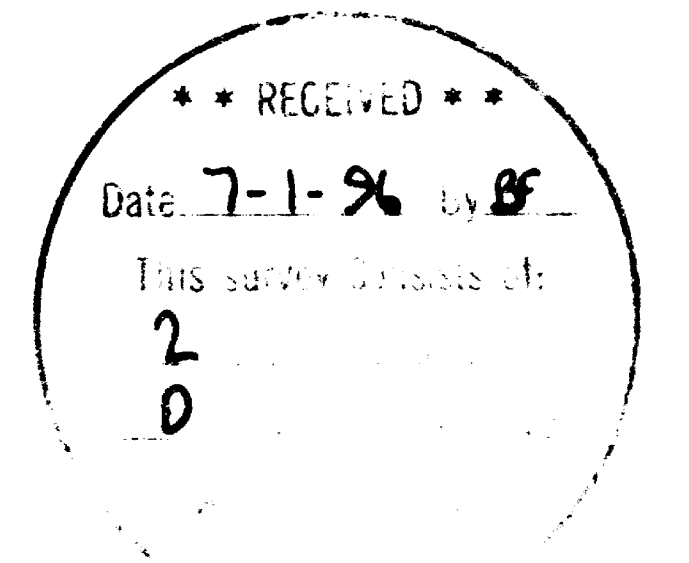
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Kathleen S. Beckett Cheryl Augers
County Clerk Deputy

County Surveyor File No. 15021



SURVEYOR



I HEREBY CERTIFY THIS PLAT TO BE AN EXACT PHOTOCOPY OF THE ORIGINAL PLAT.
Richard L. Bath

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 BEING A PORTION OF LOT 24 OF "FAIRVIEW" S. CHILDERS EASTERN
 ADDITION TO THE CITY OF MEDFORD
 Located in
 SOUTHWEST 1/4 OF SECTION 20, T37S, R1W, W.M.
 JACKSON COUNTY, OREGON
 APRIL 2, 1996

NARRATIVE:

PURPOSE: TO PARTITION THE SUBJECT TRACT INTO TWO PARCELS AS TENTATIVELY APPROVED BY PLANNING ACTION LDP-95-9.

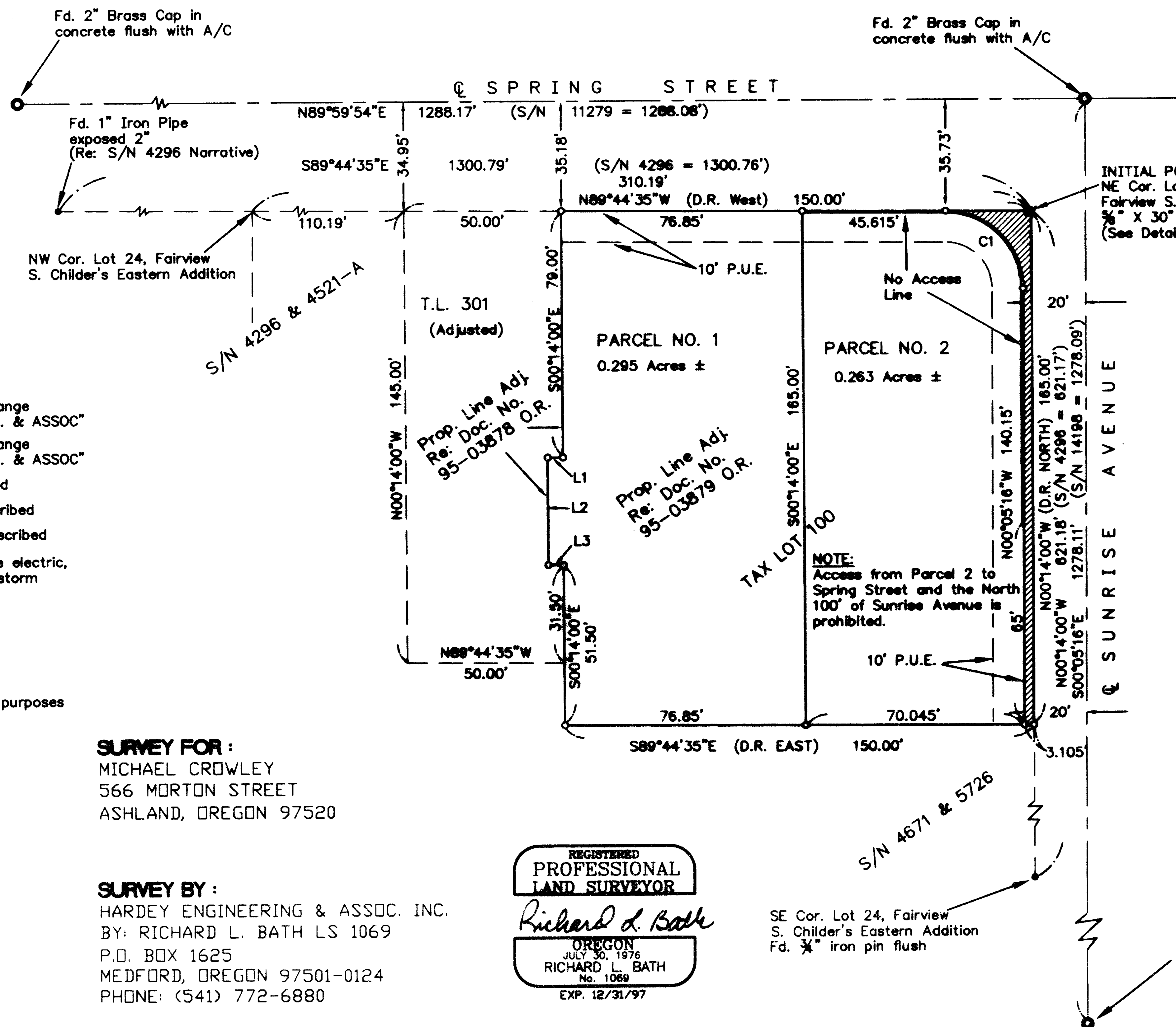
PROCEDURE: S/N's 4296, 4521-A, 4671, 5726, 9265, 11279, and 14198 WERE ALL REVIEWED FOR SURVEY MONUMENT CONTROL AND DATA CONSISTENCIES. I USED EXISTING BRASS CAPS PER S/N 9265 and 11279 TO CONTROL THE CENTERLINES OF SPRING ST. and SUNRISE AVE. I USED MONUMENTS AS SHOWN PER S/N 4296 and 4671 TO CONTROL THE NORTH AND EAST BOUNDARIES OF SAID LOT 24. PROPERTY LINE ADJUSTMENT DESCRIPTIONS AS NOTED AND APPROVED BY THE CITY OF MEDFORD WERE USED TO CONTROL THE WEST AND SOUTH BOUNDARIES OF THE SUBJECT PROPERTY.

BASIS OF BEARINGS: S/N 4296 ALONG THE NORTH and EAST LINES OF SAID LOT 24.

EQUIPMENT: LIETZ SET 4



Scale: 1" = 30'



LEGEND

- o = Set 5/8" X 24" iron pin with orange plastic cap marked "HARDEY ENG. & ASSOC"
- ⊕ = Set 5/8" X 30" iron pin with orange plastic cap marked "HARDEY ENG. & ASSOC"
- = Found survey marker as described
- ⊙ = Found survey monument as described
- △ = Found Geodetic Monument as described
- P.U.E. = Public utility easement to include electric, telephone, gas, cable television, storm drain, sanitary sewer, and water.
- Ⓞ = Centerline
- D.R. = Deed Record
- O.R. = Official Record
- S/N = Filed Survey Number
- ▨ = Area to be dedicated for street purposes

LINE CHART

L1 = S 89°46'00" W 4.90'
 L2 = S 00°14'00" E 34.50'
 L3 = N 89°46'00" E 4.90'

C1 = Δ = 89°39'18"
 R = 25.00'
 A = 39.12'
 LC = N44°54'55"W
 35.25'

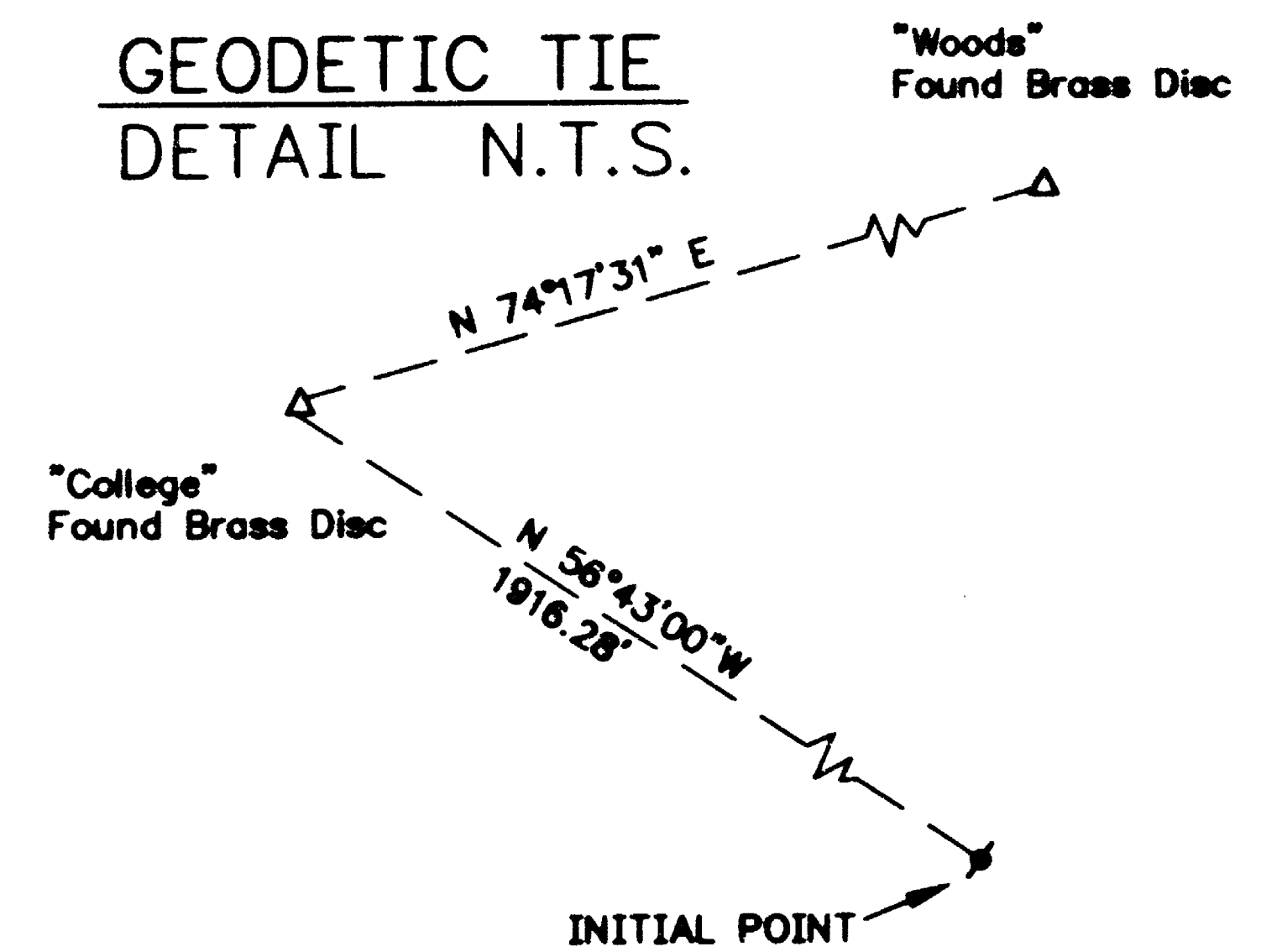
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 566 MORTON STREET
 ASHLAND, OREGON 97520

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 MEDFORD, OREGON 97501-0124
 PHONE: (541) 772-6880

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Richard L. Bath
 OREGON
 JULY 30, 1976
 RICHARD L. BATH
 No. 1069
 EXP. 12/31/97

GEODETIC TIE DETAIL N.T.S.



I HEREBY CERTIFY THIS PLAT TO BE AN EXACT PHOTOCOPY OF THE ORIGINAL PLAT.
Richard L. Bath