

PARTITION PLAT NO. P-76-1996
MINOR LAND PARTITION

PLANNING FILE No. LDP-96-28

LOCATED IN:

NW 1/4 SECTION 33, TOWNSHIP 37 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON

RECORDING

FILED FOR RECORD THIS 13 DAY OF September, 1996, AT 11:24 O'CLOCK, A.M.

AND RECORDED AS PARTITION PLAT NO. P-76-1996 OF THE RECORDS OF JACKSON COUNTY, OREGON.

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DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THE ESTATE OF ROBERT E. McINTYRE IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND SAID ESTATE OF ROBERT E. McINTYRE HAS PARTITIONED THE SAME INTO LOTS AS SHOWN HEREON, AND THE NUMBER AND SIZE OF LOTS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAID PARTITION, AND SAID ESTATE OF ROBERT E. McINTYRE DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE CITY OF MEDFORD, BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS, THE WATER LINE EASEMENT AS SHOWN HEREON.

FOR:
THE ESTATE OF ROBERT E. McINTYRE
2640A BARNETT ROAD
MEDFORD, OREGON 97504

Nathleen S. Beckett COUNTY CLERK
Geraldine Cutting DEPUTY

COUNTY SURVEYOR FILE NO. 15105

SURVEYOR'S CERTIFICATE

I, STUART M. OSMUS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 2464, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME; THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

Commencing at the East-Southeast corner of Donation Land Claim No. 51, Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the Easterly boundary of said Claim, North 00° 04' 00" West, 1319.22 feet; thence North 89° 56' 00" East, 60.00 feet to the Easterly right-of-way line of Black Oak Drive; thence along said Easterly right-of-way line, North 00° 04' 00" West, 420.16 feet; thence to and along the Southerly boundary of the tract described in Instrument No. 72-03737 of the Official Records of said County, South 89° 42' 10" East, 340.00 feet to the Southeast corner thereof; thence along the Easterly boundary of said tract, North 00° 04' 00" West, 154.00 feet to the re-located Southerly right-of-way line of Barnett Road; thence along said Southerly right-of-way line, being 36.00 feet Southerly at right angles to the monumented center line of Barnett Road, South 89° 42' 10" East, 80.00 feet to the POINT OF BEGINNING and Initial Point; thence continuing along said southerly right-of-way, South 89° 42' 10" East, 326.79 feet (record is 326.81 feet); thence South 00° 17' 50" West, 199.97 feet (record is 200.00 feet) to a 1/2" iron pipe; thence South 89° 42' 10" East, 225.01 feet (record is 225.00 feet); thence South 00° 04' 00" East, 508.65 feet (record is 508.58 feet) to a 1/2" iron pipe; thence North 84° 16' 54" West, 32.92 feet (record is North 84° 17' 10" West, 32.97 feet) to a 1/2" iron pipe; thence South 69° 58' 13" West, 19.59 feet (record is South 70° 08' 15" West, 19.50 feet) to a 1/2" iron pipe; thence North 83° 54' 04" West, 90.04 feet (record is North 83° 56' 00" West, 90.01 feet) to a 1/2" iron pipe; thence North 80° 08' 37" West, 19.37 feet (record is North 80° 02' 00" West, 19.38 feet) to a 1/2" iron pipe; thence North 83° 52' 26" West, 30.01 feet (record is North 83° 22' 00" West, 30.00 feet) to a 1/2" iron pipe; thence North 85° 15' 44" West, 57.86 feet (record is North 85° 33' 00" West, 57.83 feet) to a 1/2" iron pipe; thence North 83° 52' 42" West, 56.75 feet (record is North 83° 56' 23" West, 56.78 feet) to a 5/8" iron pin; thence North 00° 03' 54" West, 532.71 feet (record is 532.77 feet) to a 5/8" iron pin; thence North 89° 41' 55" West, 246.86 feet (record is 246.81 feet) to a 5/8" iron pin; thence North 00° 04' 00" West, 153.99 feet (record is 154.00 feet) to the Point of Beginning.

John W. Keener
ESTATE OF ROBERT E. McINTYRE
JOHN W. KEENER, PERSONAL REPRESENTATIVE

Gregory T. Hornecker
ESTATE OF ROBERT E. McINTYRE
GREGORY T. HORNECKER, PERSONAL REPRESENTATIVE

STATE OF OREGON)
COUNTY OF JACKSON) S.S.

ON THIS, THE 5th DAY OF Sept., 1996 BEFORE ME APPEARED JOHN W. KEENER, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE THE FREE ACT AND DEED OF JOHN W. KEENER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT E. McINTYRE

BEFORE ME:

Marilyn K. Jones

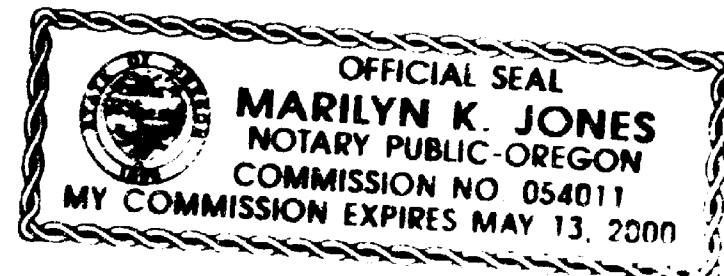


STATE OF OREGON)
COUNTY OF JACKSON) S.S.

ON THIS, THE 5th DAY OF Sept., 1996, BEFORE ME APPEARED GREGORY T. HORNECKER, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE THE FREE ACT AND DEED OF GREGORY T. HORNECKER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT E. McINTYRE

BEFORE ME:

Marilyn K. Jones



ACTING
Kenny K. Bradshaw
CITY SURVEYOR

EXAMINED AND APPROVED THIS 6TH DAY OF September, 1996

I CERTIFY THAT PURSUANT TO AUTHORITY GRANTED IN ORDINANCE No. 5785 THIS PLAT IS HEREBY APPROVED.

James M. Eisenhand
PLANNING DIRECTOR

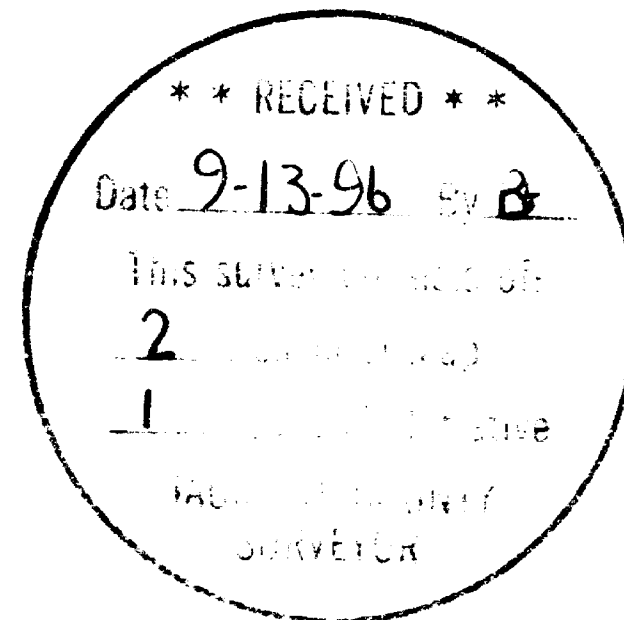
SEP 12, 1996
DATE

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF Sept 13, 1996

Maell W. Mathis Deputy
ASSESSOR

Colleen Stanford
TAX COLLECTOR



THIS IS TO CERTIFY THAT THIS IS A CADD GENERATED COPY OF THE ORIGINAL DRAWING

Stuart M. Osmus
STUART M. OSMUS P.L.S. 2464

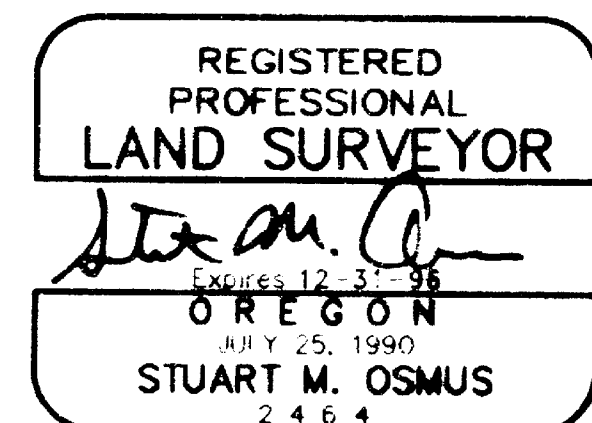
Stuart M. Osmus
STUART M. OSMUS P.L.S. 2464

SEPTEMBER 4, 1996

MARQUESS & ASSOCIATES, INC.

1120 EAST JACKSON
MEDFORD, OREGON
(503) 772-7115

MAIL JOB NO. 1-5732 MLP1.DWG



SURVEY NO. 15105

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: Robert E. McIntyre
2640A Barnett Road
Medford, Oregon 97504

LOCATION: N.W. 1/4 of Section 33, Township 37 South, Range 1 West,
Willamette Meridian, City of Medford, Jackson County, Oregon.

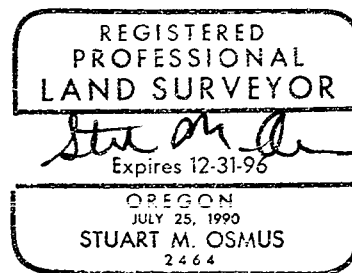
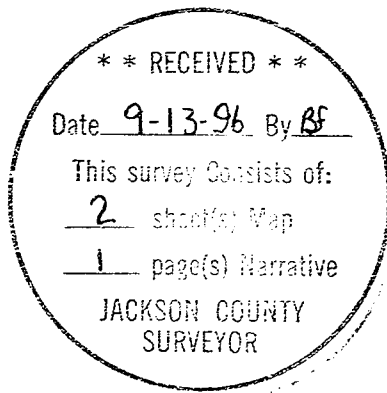
PURPOSE: To partition the client's property into two parcels.

PROCEDURE: The parent tract of this partition was previously surveyed as Parcel No. 1 of a Major Land Partition filed as Survey No. 10395 in the office of the Jackson County Surveyor. This previous survey was partially based on found monuments from filed Surveys No. 8351 and 3845. These monuments were found in good condition with the exception of the pins along the south right-of-way of Barnett Road. These had been damaged by construction of utilities and sidewalks. They were re-set at record distance from the street centerline and at record bearings from the found monuments to the south.

BASIS OF BEARING: The centerline of Barnett Road between the monument at the intersection with Black Oak Drive and the monument at the intersection of Murphy Road as shown on filed Survey No. 8351.

DATE: August 19, 1996

MARQUESS & ASSOCIATES, INC.
1120 East Jackson Street
P. O. Box 490
Medford, Oregon 97501

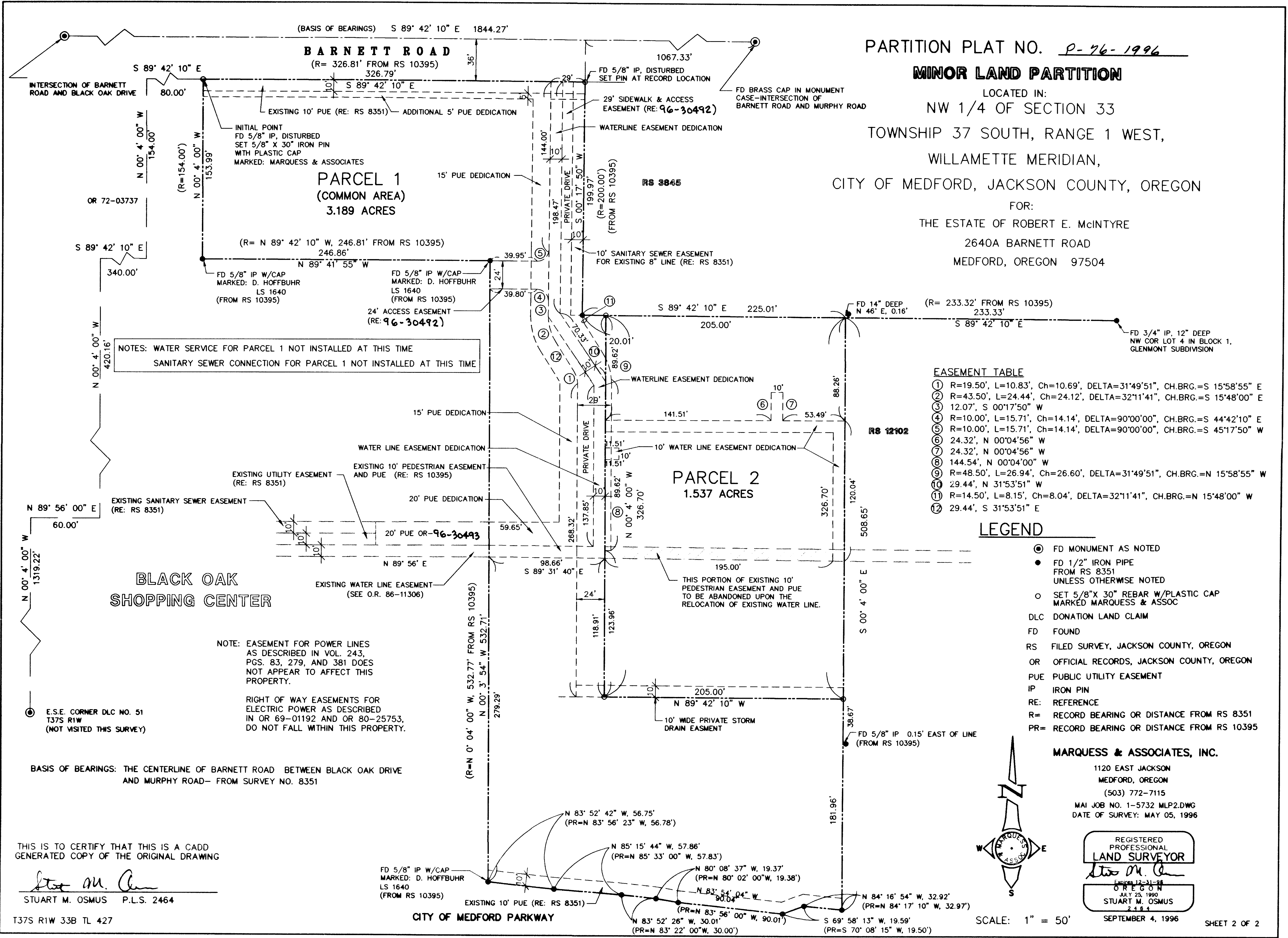


Stuart M. Osmus,
Professional Land Surveyor

PARTITION PLAT NO. P-76-1996
MINOR LAND PARTITION

LOCATED IN:
NW 1/4 OF SECTION 33
TOWNSHIP 37 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN,
CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR:
THE ESTATE OF ROBERT E. McINTYRE
2640A BARNETT ROAD
MEDFORD, OREGON 97504

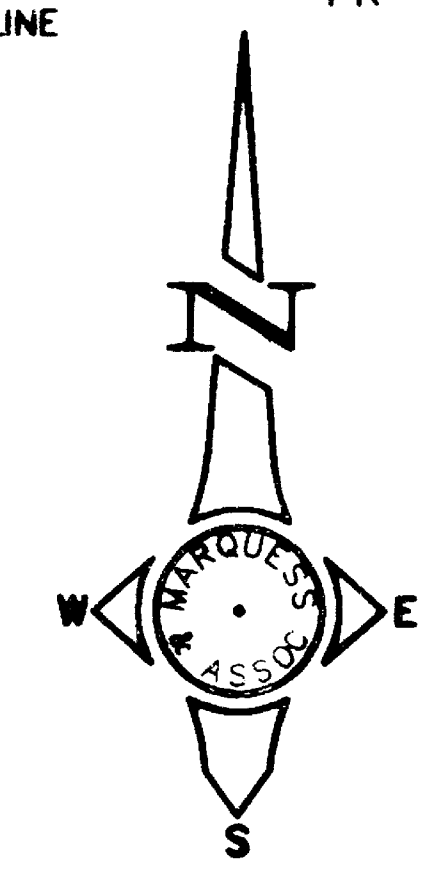


EASEMENT TABLE

①	R=19.50', L=10.83', Ch=10.69', DELTA=31°49'51", CH.BRG.=S 15°58'55" E
②	R=43.50', L=24.44', Ch=24.12', DELTA=32°11'41", CH.BRG.=S 15°48'00" E
③	12.07', S 00°17'50" W
④	R=10.00', L=15.71', Ch=14.14', DELTA=90°00'00", CH.BRG.=S 44°42'10" E
⑤	R=10.00', L=15.71', Ch=14.14', DELTA=90°00'00", CH.BRG.=S 45°17'50" W
⑥	24.32', N 00°04'56" W
⑦	24.32', N 00°04'56" W
⑧	144.54', N 00°04'00" W
⑨	R=48.50', L=26.94', Ch=26.60', DELTA=31°49'51", CH.BRG.=N 15°58'55" W
⑩	29.44', N 31°53'51" W
⑪	R=14.50', L=8.15', Ch=8.04', DELTA=32°11'41", CH.BRG.=N 15°48'00" W
⑫	29.44', S 31°53'51" E

- LEGEND**
- ⊙ FD MONUMENT AS NOTED
 - FD 1/2" IRON PIPE FROM RS 8351 UNLESS OTHERWISE NOTED
 - SET 5/8" X 30" REBAR W/PLASTIC CAP MARKED MARQUESS & ASSOC
 - DLC DONATION LAND CLAIM
 - FD FOUND
 - RS FILED SURVEY, JACKSON COUNTY, OREGON
 - OR OFFICIAL RECORDS, JACKSON COUNTY, OREGON
 - PUE PUBLIC UTILITY EASEMENT
 - IP IRON PIN
 - RE: REFERENCE
 - R= RECORD BEARING OR DISTANCE FROM RS 8351
 - PR= RECORD BEARING OR DISTANCE FROM RS 10395

MARQUESS & ASSOCIATES, INC.
1120 EAST JACKSON
MEDFORD, OREGON
(503) 772-7115
MAI JOB NO. 1-5732 MLP2.DWG
DATE OF SURVEY: MAY 05, 1996



REGISTERED PROFESSIONAL
LAND SURVEYOR
Stuart M. Osmus
JULY 25, 1990
STUART M. OSMUS
2444

SCALE: 1" = 50'
SEPTEMBER 4, 1996 SHEET 2 OF 2

THIS IS TO CERTIFY THAT THIS IS A CADD GENERATED COPY OF THE ORIGINAL DRAWING

Stuart M. Osmus
STUART M. OSMUS P.L.S. 2464