

# PARTITION PLAT NO. P.82-1996

### SURVEYOR'S CERTIFICATE

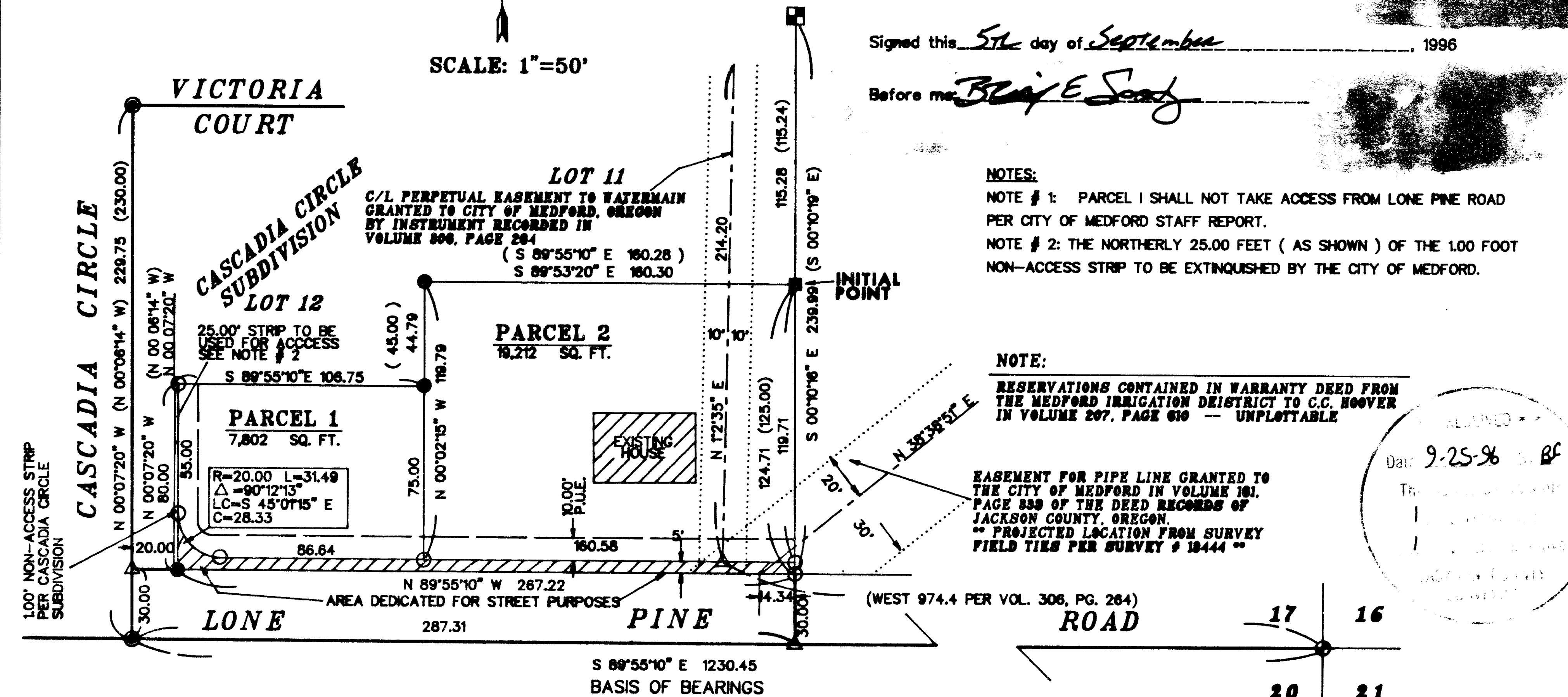
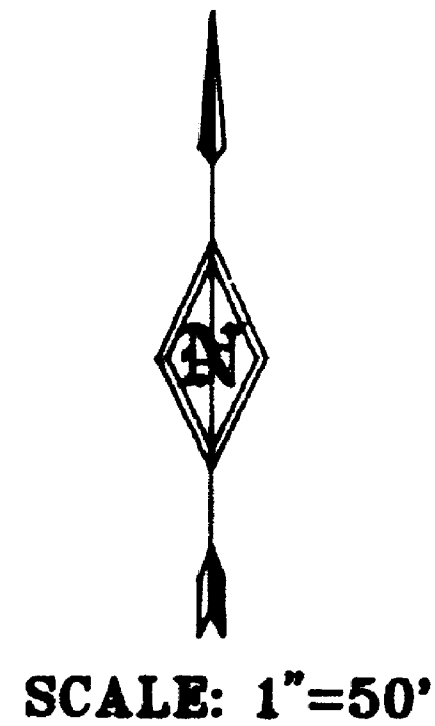
I, Richard G. Templin, a registered surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and marked with the proper monuments as provided by law. The tract of land hereon shown and the Plat is a correct representation of the same. The following is an accurate description of the parent tract, as set forth hereon:

A portion of Lot Twelve (12), in "Stewart Acres" in Jackson County, Oregon, according to the Official Plat thereof, now of record, described as follows: Beginning at the Initial Point of "Cascadia Circle Subdivision", in Jackson County, Oregon, according to the Official Plat thereof, now of record, being also in the Southeast Quarter of Section 17, Township 37 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon; thence South 00°10'16" East, 124.71 feet to the North right of way line of Lone Pine Road; thence North 89°55'10" West, along said North line, 287.22 feet to a 5/8" iron rod on the Easterly right of way line of Cascadia Circle; thence North 00°07'20" West, along said Easterly line, 80.00 feet to a 5/8" iron rod on the South line of Lot 12, of said "Cascadia Circle Subdivision"; thence South 89°55'10" East, along said South line, 106.75 feet (Record, 106.70 feet) to a 5/8" iron rod at the Southeast corner of said Lot 12; thence North 00°02'15" West, along the East line of said Lot 12, 44.79 feet (Record, 45.00 feet) to a 5/8" iron rod; thence South 89°53'20" East, along the South line of Lot 11, of said Cascadia Circle Subdivision, 180.30 feet to the true point of beginning.

*Richard G. Templin*  
Richard G. Templin L.S. 2359

I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

*Richard G. Templin*  
RICHARD G. TEMPLIN L.S. 2359



37 1W 17DD - TL 1400 SHEET 1 OF 1

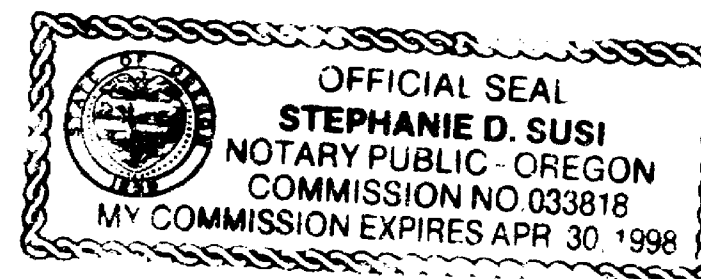
### DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I, C. A. Galpin, am the owner in fee simple of the land shown hereon and that I have caused the same to be divided into parcels as shown hereon. I hereby dedicate to the public for public use that area designated for street purposes as well as those easements shown hereon labeled as Public Utility Easements (PUE).

*C. A. Galpin*  
C. A. Galpin  
STATE OF Oregon  
COUNTY OF Jackson SS.

This certifies that on this Wed day of Sept 1996, before me a Notary Public, personally appeared C. A. Galpin, and acknowledged the foregoing instrument to be his Voluntary act and deed.

Before me: *Stephan D. Swi*  
Notary Public



### TRUST SIGNOFF

We, Evergreen Federal Savings and Loan Association, the undersigned beneficiaries of a certain Trust Deed recorded July 13, 1995 as Document No. 95-18929, 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.

*Jeffrey D. Hyde*  
The Executive Vice President

Signed this 5th day of September, 1996

Before me: *Ben E. Sear*

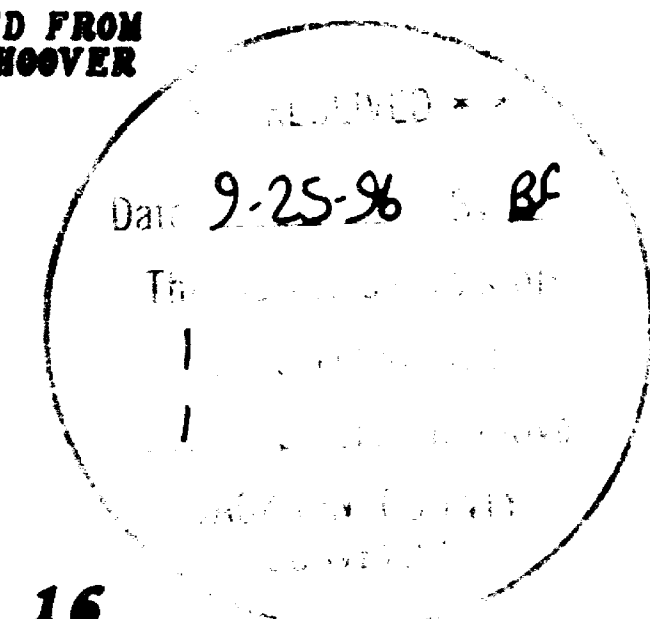
### NOTES:

- NOTE # 1: PARCEL 1 SHALL NOT TAKE ACCESS FROM LONE PINE ROAD PER CITY OF MEDFORD STAFF REPORT.
- NOTE # 2: THE NORTHERLY 25.00 FEET (AS SHOWN) OF THE 100 FOOT NON-ACCESS STRIP TO BE EXTINGUISHED BY THE CITY OF MEDFORD.

### NOTE:

RESERVATIONS CONTAINED IN WARRANTY DEED FROM THE MEDFORD IRRIGATION DISTRICT TO C.C. HOOVER IN VOLUME 297, PAGE 610 - UNPLOTTABLE

EASEMENT FOR PIPE LINE GRANTED TO THE CITY OF MEDFORD IN VOLUME 161, PAGE 339 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON. \*\* PROJECTED LOCATION FROM SURVEY FIELD TIES PER SURVEY # 18444 \*\*



### RECORDER'S CERTIFICATE

Filed for record this 25 day of September, 1996 at 9:28 O'clock A.M. and recorded as Partition Plat No. P.82-1996 of "RECORD OF PARTITION PLATS" in Jackson County, Oregon. (Index Volume 7, Page 82)

*Kathleen S. Beckett* County Clerk  
*Cheryl Augeris* Deputy

Jackson County Survey File No. 15122

### APPROVALS

Approved this 9 day of SEPTEMBER, 1996.

*Paul D. Swin*  
City of Medford Surveyor

Approved this 20 day of SEPTEMBER, 1996

*K. E. Cl.*  
City of Medford Planning ACTING PLANNING DIRECTOR

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

*Mahad V. Math* ASSESSOR 9-23-96 DATE

*H. Scrivens* TAX COLLECTOR 9-23-96 DATE

### LEGEND

- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "TEMPLIN LS2359"
- FD. 5/8" IRON PIN WITH PLASTIC CAP MARKED "D. MCMAHAN LS 1913" PER FS 10410
- FD. 5/8" IRON PIN WITH CAP MARKED "HOFFBUHR SURVEYING, R. ROBERTS LS 1656" PER LAWNVIEW SUBDIVISION, UNIT II
- FD. BRASS DISK IN CONCRETE, INITIAL POINT CASCADIA CIRCLE SUBDIVISION
- FD. BRASS DISK IN CONCRETE PER CASCADIA CIRCLE SUBDIVISION
- FD. JACKSON COUNTY BRASS CAP PER RE-ESTABLISHMENT
- △ CALCULATED POSITION
- ( ) RECORD BEARING/DISTANCE PER CASCADIA CIRCLE SUBDIVISION
- P.U.E. EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION, AND SANITARY SEWER AND WATER LINES

BEARINGS BASED UPON CASCADIA CIRCLE SUBDIVISION: C/L LONE PINE ROAD

\*\* NARRATIVE IS SEPARATE DOCUMENT \*\*

LDP-96-12

REGISTERED PROFESSIONAL LAND SURVEYOR

*Richard G. Templin*  
RICHARD G. TEMPLIN  
2359

My Certificate Expires Dec. 31, 1998

RICHARD TEMPLIN LAND SURVEYING  
100 POOLMAN CREEK RD. 899-2002 / 474-7720 JACKSONVILLE, OREGON

MINOR LAND PARTITION  
LOCATED IN  
THE SE 1/4 OF THE SE 1/4 OF SECTION 17, T.37S., R.1W., W.M.  
CITY OF MEDFORD, JACKSON COUNTY, OREGON

SURVEYED FOR: MR. CHRIS GALPIN  
P.O. BOX 8271  
MEDFORD, OR. 97501  
DATE: JUNE 23, 1996

FILE: "GALMLP2.GCD"

**RICHARD G. TEMPLIN**  
PROFESSIONAL LAND SURVEYOR  
100 Poorman Creek Road  
Jacksonville, Oregon 97530  
Phone/Fax: (503) 899-2032 • 474-7720

**15122**

NARRATIVE

Survey No. \_\_\_\_\_

" MINOR LAND PARTITION "

SURVEY FOR: C.A. Galpin  
P.O. Box 8271  
Medford, Oregon 97503

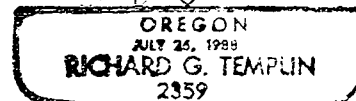
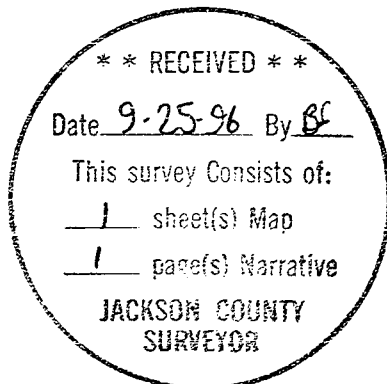
LOCATION: The SE 1/4 of the SE 1/4 of Section 17, Township  
37 South, Range 1 West, of the Willamette  
Meridian, City of Medford, Jackson County,  
Oregon.

PURPOSE: To survey and monument a 2 Parcel Partition, as  
shown on accompanying Plat.

DATE: June 23, 1996

BASIS OF Bearings based upon " CASCADIA CIRCLE SUBDIVISION ",  
the centerline of Lone Pine Road.

PROCEDURE: Utilizing previous control, I computed the  
newly created Parcel corners and set, as shown.



My Certificate Expires Dec. 31, 1992