

PARTITION PLAT NO. P-87-1996  
LAND PARTITION (LDP-96-17)

Located in:

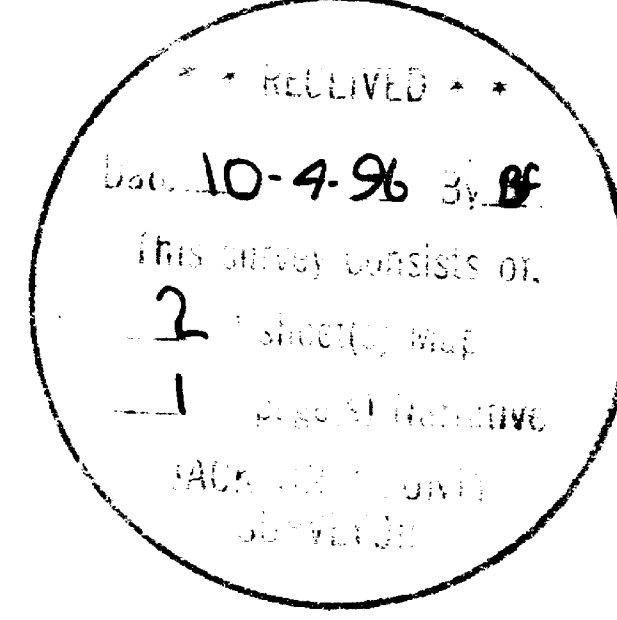
the Northwest 1/4 of Section 19,  
Township 37 South, Range 1 West, W.M.,  
Tax Lot 1200  
City of Medford, Jackson County, Oregon

For:

E. LaRue Smith  
1060 Crater Lake Ave.  
Medford, Oregon 97501

DECLARATION

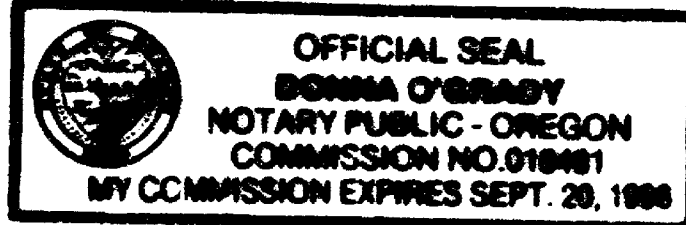
KNOW ALL MEN BY THESE PRESENTS, that we, Gregory T. Hornecker, R. Ray Hoyzell, Ann Hoyzell Kjenarud, Dorothy J. Smith, Robert H. Hutchins, John Batzer, Jack Batzer, Frank Pulver III, William L. Leever, Dorothy J. Smith, Personal Representative of the Estate of E. LaRue Smith, and Helen C. Hoffbuhr, Trustee of the Family Credit Shelter Trust, established by the Jack A. Hoffbuhr Living Trust, are the owners of the real property represented on this Partition Plat and more particularly described in the SURVEYOR'S CERTIFICATE, and have 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.



STATE OF OREGON }  
COUNTY OF JACKSON } ss

Gregory T. Hornecker  
Gregory T. Hornecker

Personally appeared the above named Gregory T. Hornecker and acknowledged the foregoing instrument to be his voluntary act and deed before me this 1st day of August, 1996.

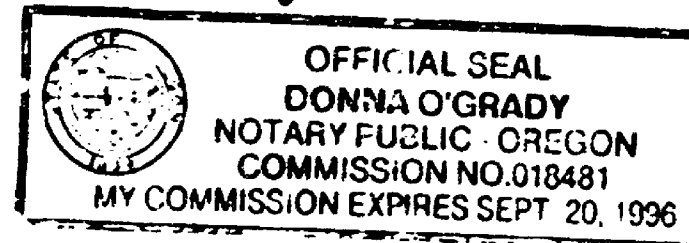


Donna O'Grady  
Notary

STATE OF OREGON }  
COUNTY OF JACKSON } ss

Robert H. Hutchins  
Robert H. Hutchins

Personally appeared the above named Robert H. Hutchins and acknowledged the foregoing instrument to be his voluntary act and deed before me this 31st day of July, 1996.

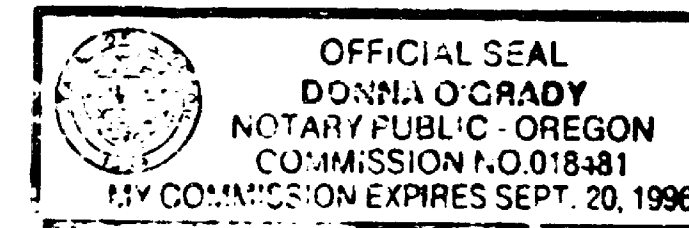


Donna O'Grady  
Notary

STATE OF OREGON }  
COUNTY OF JACKSON } ss

William L. Leever  
William L. Leever

Personally appeared the above named William L. Leever and acknowledged the foregoing instrument to be his voluntary act and deed before me this 1st day of August, 1996.

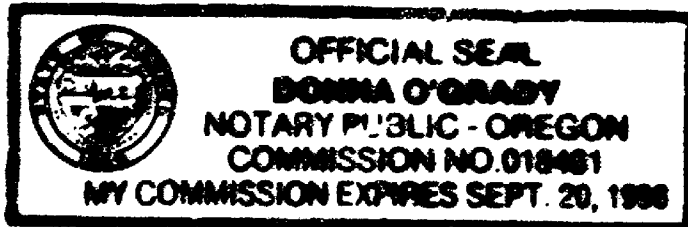


Donna O'Grady  
Notary

STATE OF OREGON }  
COUNTY OF JACKSON } ss

R. Ray Hoyzell  
R. Ray Hoyzell

Personally appeared the above named R. Ray Hoyzell and acknowledged the foregoing instrument to be his voluntary act and deed before me this 1st day of August, 1996.

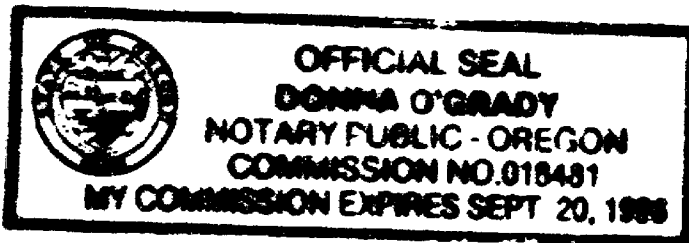


Donna O'Grady  
Notary

STATE OF OREGON }  
COUNTY OF JACKSON } ss

John Batzer  
John Batzer

Personally appeared the above named John Batzer and acknowledged the foregoing instrument to be his voluntary act and deed before me this 6th day of August, 1996.

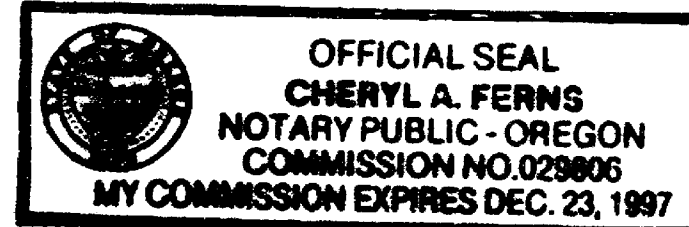


Donna O'Grady  
Notary

STATE OF OREGON }  
COUNTY OF JACKSON } ss

Helen C. Hoffbuhr, trustee  
Helen C. Hoffbuhr, Trustee

The foregoing instrument was acknowledged before me this 2nd day of August, 1996, by Helen C. Hoffbuhr, known to me as the person who executed the within instrument on behalf of the Family Credit Shelter Trust.



Cheryl A. Ferns  
Notary

STATE OF OREGON }  
COUNTY OF JACKSON } ss

Ann Hoyzell Kjenarud  
Ann Hoyzell Kjenarud

Personally appeared the above named Ann Hoyzell Kjenarud and acknowledged the foregoing instrument to be her voluntary act and deed before me this 1st day of August, 1996.

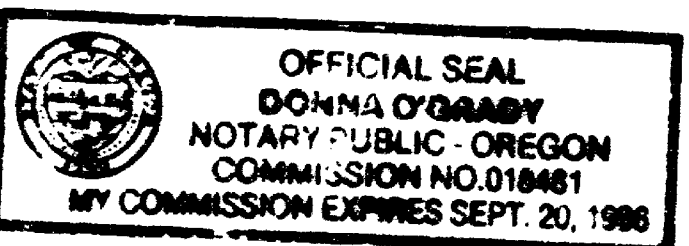


Karen Sharp  
Notary

STATE OF OREGON }  
COUNTY OF JACKSON } ss

Jack Batzer  
Jack Batzer

Personally appeared the above named Jack Batzer and acknowledged the foregoing instrument to be his voluntary act and deed before me this 1st day of August, 1996.

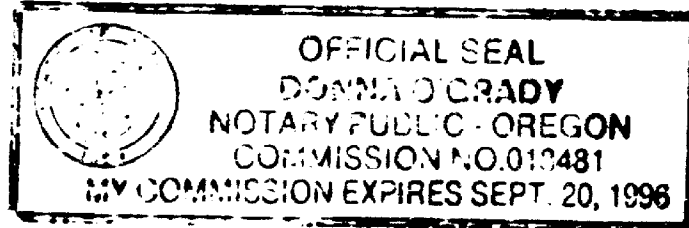


Donna O'Grady  
Notary

STATE OF OREGON }  
COUNTY OF JACKSON } ss

Dorothy J. Smith  
Dorothy J. Smith  
Personal Representative

The foregoing instrument was acknowledged before me this 2nd day of August, 1996, by Dorothy J. Smith, known to me as the person who executed the within instrument as Personal Representative of the Estate of E. LaRue Smith.



Donna O'Grady  
Notary

STATE OF OREGON }  
COUNTY OF JACKSON } ss

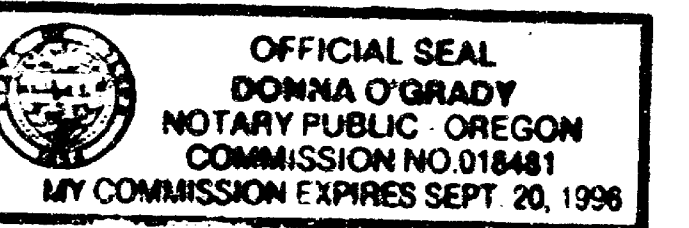
Dorothy J. Smith  
Dorothy J. Smith

Personally appeared the above name Dorothy J. Smith and acknowledged the foregoing instrument to be her voluntary act and deed before me this 2nd day of August, 1996.

STATE OF OREGON }  
COUNTY OF JACKSON } ss

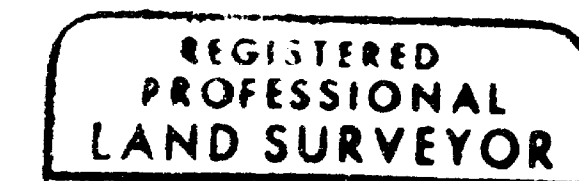
Frank J. Pulver III  
Frank J. Pulver III

Personally appeared the above named Frank Pulver III and acknowledged the foregoing instrument to be his voluntary act and deed before me this 2nd day of August, 1996.



Donna O'Grady  
Notary

I certify this plat to be an exact photocopy of the original  
David M. Minnici  
SURVEYOR



David M. Minnici  
OREGON  
AUG. 26, 1998  
DAVID M. MINNICI  
2349

EXPIRES 12-31-96



Donna O'Grady  
Notary

SURVEY NO. 15134

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

Survey for: Larue E. Smith  
1060 Crater Lake Avenue  
Medford, Oregon 97504

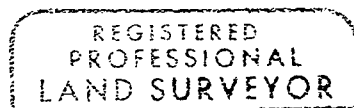
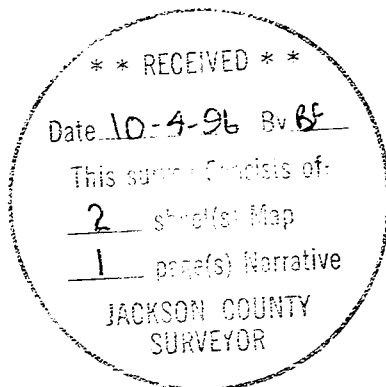
Location: The Northwest One-Quarter (1/4) of Section 19, Township 37  
South, Range 1 West, Willamette Meridian, City of Medford,  
Jackson County, Oregon

Purpose: To survey and monument a Land Partition (City Planning Dept. File  
No. LDP-96-17), and prepare a Partition Plat per Clients request  
and in accordance with City, County and State requirements

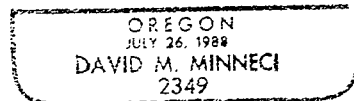
Procedure: Utilizing control and monumentation established by this office from  
previous work done in this area, I set monuments as shown on the  
accompanying Partition Plat

Basis of  
Bearing: South line of Donation Land Claim No. 40 per Survey No. 14203

Date: August 15, 1996



*David M. Minneci*



David M. Minneci  
L.S. 2349 - Oregon  
Expires 12/31/96  
1062 E. Jackson Street  
Medford, Oregon 97504

PARTITION PLAT NO. P-87-1996  
LAND PARTITION (LDP-96-17)

Located in:  
the Northwest 1/4 of Section 19,  
Township 37 South, Range 1 West, W.M.,  
Tax Lot 1200  
City of Medford, Jackson County, Oregon

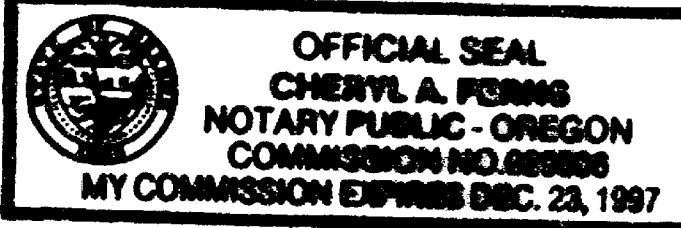
For:  
E. LaRue Smith  
1060 Crater Lake Ave.  
Medford, Oregon 97501

Douglas L. Pickell and Ruth A. Pickell, the undersigned beneficiaries of a certain Trust  
deed recorded August 28, 1988 as Document No. 96-21811 of the Official Records of Jackson  
County, Oregon, effecting the land described herein, hereby release from the lien of said Trust  
Deed all property shown hereon as being dedicated to the public for public use.

STATE OF OREGON }  
COUNTY OF JACKSON } ss

*Douglas L. Pickell*  
Douglas L. Pickell

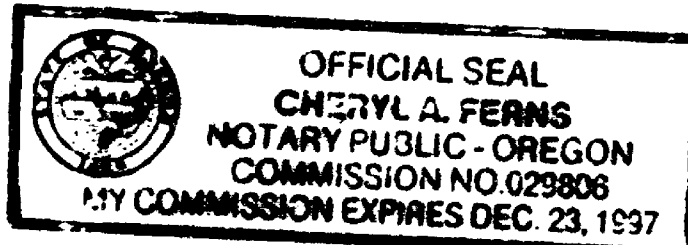
Personally appeared the above named Douglas L. Pickell and acknowledged the fore-  
going instrument to be his voluntary act and deed this 11th day of September  
1996.



*Cheryl A. Ferns*  
Notary  
*Ruth A. Pickell*  
by *Douglas L. Pickell*  
her attorney in fact  
Ruth A. Pickell

STATE OF OREGON }  
COUNTY OF JACKSON } ss

Personally appeared Douglas L. Pickell, as Attorney-in-fact, on behalf of Ruth A. Pickell and  
acknowledged the foregoing instrument to be his voluntary act and deed this 11th day of September  
1996.



*Cheryl A. Ferns*  
Notary

APPROVALS:

CITY OF MEDFORD PLANNING  
*James M. Eichel* Director  
Date *Oct 2, 1996*  
Examined and approved this 12 day of September, 1996.

*Paul D. Lewis*  
City Surveyor

RECORDER'S CERTIFICATE: FILED FOR RECORD THIS 4 DAY OF October 1996, AT 2:32 O'CLOCK P.M.  
AND RECORDED AS PARTITION PLAT NO. P-87-1996 OF "RECORD OF PARTITION PLATS"  
IN JACKSON COUNTY, OREGON. (INDEX VOLUME 7 PAGE 87.)

*Kathleen S. Beckett* County Clerk  
*Glenda E. Barthitt* Deputy

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 15134  
SURVEYOR'S CERTIFICATE

I, David M. Minneci, 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 regu-  
lations for Land Partitions and the following is an accurate description of the parent  
tract of land as set forth herein:

Commencing at the Southeast corner of Donation Land Claim No. 40 in Township  
37 South Range 1 West of the Willamette Meridian, Jackson County, Oregon; thence North  
89°51'00" West, along the Southerly line of said Claim, 2864.55 feet; thence, leaving said  
Claim line, North 00°54'19" East 462.69 feet; thence North 00°50'47" East 220.69 feet;  
thence North 00°59'45" East 63.78 feet to the Southeast corner of that tract described  
in Document No. 94-13258, Official Records of said Jackson County for the INITIAL POINT  
OF BEGINNING; thence, continue North 00°59'45" East 88.45 feet to the Northwest corner  
thereof; thence North 88°16'00" West, along the Northerly line of said tract, 481.94 feet  
to the Easterly right-of-way line of Biddle Road; thence South 12°25'13" West, along said  
Easterly line, 26.11 feet to the Westerly line of the aforesaid tract described in Docu-  
ment No. 91-13258; thence, along the boundary of said tract, the following courses:  
South 13°42'45" East 191.67 feet; thence, along the arc of a 20.00 foot radius curve to  
the left (the long chord to which bears South 88°49'34" East 14.85 feet), an arc dis-  
tance of 15.22 feet; thence, along the arc of a 150.00 foot radius curve to the right  
(the long chord to which bears North 81°03'21" East 50.43 feet), an arc distance of  
50.67 feet; thence South 88°16'00" East 130.00 feet; thence North 00°44'00" East 114.88  
feet; thence South 88°16'00" East 234.45 feet to the Initial Point of Beginning.

*David M. Minneci*  
Surveyor

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been  
paid as of this 11th day of October, 1996.

*Mable W. Mott Deputy* Assessor  
Date *10-4-96*  
*Colleen Sanford* Tax Collector  
Date *Oct 04, 1996*

NEFFNER & ASSOCIATES, INC.  
1082 E. JACKSON MEDFORD, OREGON  
778-4841

By: *David M. Minneci* RPLS No. 2349  
Scale: 1 inch = 80' August 18, 1996  
Book of Bearings: Survey Number 14303  
(South line BLC No. 40)

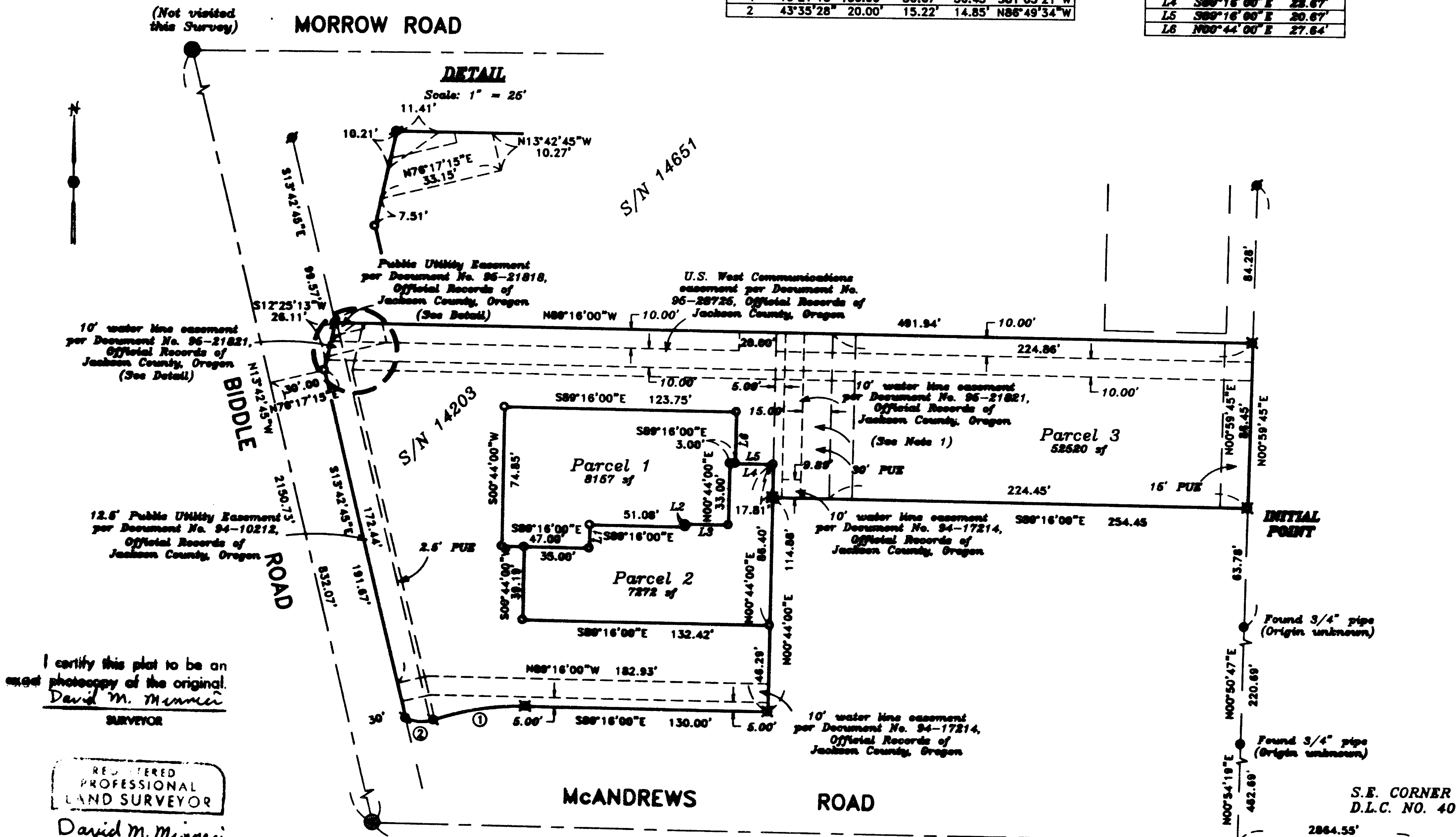
- O = Set 5/8" x 24" iron pin with plastic cap stamped "D. MINNECI LS 2349".
- X = Set 5/8" x 30" iron pin with plastic cap stamped "D. MINNECI LS 2349".
- III = Found 5/8" iron pin with plastic cap stamped "D. MINNECI LS 2349" per S/N 14203.
- II = Found lead plug, tank & metal washer stamped "LS 2349" per S/N 14203.
- II = Found 5/8" iron pin with plastic cap stamped "D. MINNECI LS 2349" per S/N 14651.
- = Found monument as noted
- = Found brass cap monument
- S/N = Survey number
- PUE = Easement for public utilities, storm drainage, gas, water, electric, cable television and sanitary sewer construction and maintenance.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	19°21'18"	150.00'	50.67'	50.43'	S81°03'21"W
2	43°35'28"	20.00'	15.22'	14.85'	N88°49'34"W

LINE TABLE

NO.	BEARING	DISTANCE
L1	N00°44'00"E	12.58'
L2	N00°44'00"E	1.63'
L3	S88°16'00"E	22.67'
L4	S88°16'00"E	22.67'
L5	S88°16'00"E	20.67'
L6	N00°44'00"E	27.64'



NOTE: N89°51'00"W 3180.75'

- 1.) Existing Reciprocal Easement Agreement for ingress, egress and utilities per Document No. 94-10206 and existing Reciprocal Easement and Operation Agreement per Document No. 94-10204, Official Records of Jackson County. (30' in width)
- 2.) Unable to locate right-of-way for transmission and distribution of electricity granted California-Oregon Power Co. per Volume 281, Page 472, Deed Records of Jackson County, Oregon

I certify this plat to be an exact  
photocopy of the original.  
*David M. Minneci*  
SURVEYOR

