

PARTITION PLAT NO. P-103 - 1996

(MINOR LAND PARTITION)
CITY OF MEDFORD PLANNING ACTION LDP-96-40
LOCATED IN
N.E. 1/4 SEC. 7, T37S, R1W, W.M.
CITY OF MEDFORD, JACKSON COUNTY, OREGON
NOVEMBER 25, 1996

SURVEYORS CERTIFICATE

I, Richard L. Bath, being first duly sworn, do hereby certify that I am a duly Registered Land Surveyor of the State of Oregon, License No. 1069, and I further do hereby declare 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 southwest corner of Lot Thirty-Eight (38) of KING CENTER SUBDIVISION, Unit 1, to the City of Medford, Jackson County, Oregon, according to the official plat thereof, now of record; thence North 89°07'45" East, along the south boundary of said Lot Thirty-Eight (38), a distance of 60.01 feet (Deed Record = North 89°08'10" East 60.00 feet) to the northwest corner of that tract of land described in deed recorded as No. 94-31105 of the Official Records in Jackson County, Oregon; thence South 00°03'18" East, along the west line of said tract and it's southerly projection, 567.18 feet (Deed Record = South 00°02'53" East 567.09 feet) to the southwest corner of the tract described in deed recorded as No. 94-31107 of said Official Records, said corner being situated on east-west centerline of Section 7 in Township 37 South, Range 1 West of the Willamette Meridian of Jackson County, Oregon; thence North 89°45'01" West, along said east-west centerline, 51.19 feet (deed record = North 89°44'42" West 48.46 feet) to the southeast corner of the tract described in deed recorded as No. 85-08586 of said Official Records; thence northerly along the easterly boundary of said described tract, 262.95 feet (deed record = 262.93 feet) along the arc of a 1175.916 foot radius curve to the left (the long chord of which bears North 22°57'20" West 262.40 feet [deed record = North 22°57'14" West 262.38 feet]) to the southwest corner of the tract described as the PUMP STATION SITE in deed recorded as No. 92-33198 of said Official Records; thence North 89°07'45" East 33.52 feet (deed record = North 89°08'10" East 33.51 feet) to the southeast corner thereof; thence North 00°52'15" West (deed record = North 00°51'50" West) 63.00 feet to the northeast corner thereof; thence South 89°07'45" West (deed record = South 89°08'10" West) 70.00 feet to the northwest corner thereof; thence continuing along said easterly boundary of said tract described in deed recorded as No. 85-08586 of said Official Records, North 31°44'39" West 648.05 feet (deed record = 648.10 feet); thence 365.84 feet (deed record = 365.76 feet) along the arc of a 1115.916 foot radius curve to the right (the long chord of which bears North 22°21'08" West 364.20 feet [deed record = North 22°21'16" West 364.12 feet]) to the southwest corner of that parcel described in Exhibit B of Deed of Dedication recorded as No. 91-25284 of said Official Records; thence along the south boundary of said described parcel and its easterly extension the following courses: North 89°08'00" East 58.62 feet (deed record = North 89°08'25" East 58.61 feet), 75.70 feet (deed record = 75.69 feet) along the arc of a 45.00 foot radius curve to the left (the long chord of which bears North 89°08'00" East [deed record = North 89°08'25" East] 67.08 feet), North 89°08'00" East 432.93 feet (deed record = North 89°08'25" East 432.99 feet) to a point on the boundary of aforesaid KING CENTER SUBDIVISION, Unit No. 1; thence along said subdivision boundary the following courses: 79.25 feet along the arc of a 50.00 foot radius curve to the right (the long chord of which bears South 45°27'39" East [plat record = South 45°27'14" East] 71.21 feet), South 0°03'18" East 584.46 feet (plat record = South 0°02'53" East 584.45 feet) to the initial point of beginning.

DECLARATION

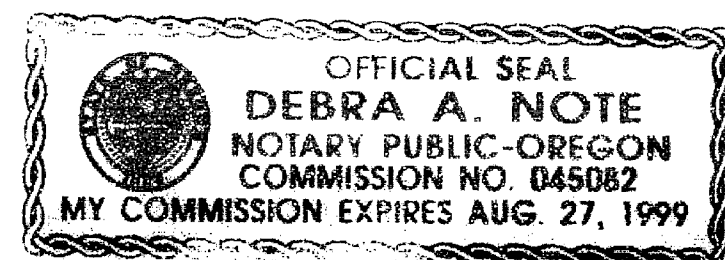
KNOW ALL MEN BY THESE PRESENTS, that EUGENE F. BURRILL and MICHAEL E. BURRILL, doing business as Burrill Investments, a co-partnership, as tenants in common, are the owners in fee simple of the lands hereon described, and have caused the same to be surveyed and partitioned into parcels as shown hereon, and the size of all parcels and the course and length of all boundaries are plainly setforth, and that this plat is a correct representation of the partition. We do hereby dedicate to the public, for public use, those areas designated hereon as public utility easements (P.U.E.)

EUGENE F. BURRILL and MICHAEL E. BURRILL dba BURRILL INVESTMENTS By: Michael E. Burrill, Managing Partner

STATE OF OREGON)
County of Jackson) SS

Personally appeared the above named Michael E. Burrill, to me personally known, who being duly sworn, did say that he is the Managing Partner of BURRILL INVESTMENTS, and acknowledges the foregoing instrument to be his voluntary act and deed. Before me this 16th day of December, 1996.

Notary Public for Oregon



APPROVALS

Medford City Planning

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

Planning Director

Dec 18, 1996 Date

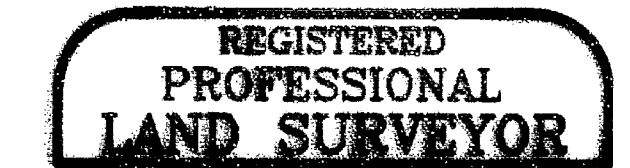
Medford City Surveyor

Examined and approved this 27 day of December, 1996.

City Surveyor

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) 96-41217 Official Records, Jackson County, Oregon.



Richard L. Bath
Oregon
July 30, 1976
Richard L. Bath
No. 1069
Renews 12/31/97

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

ASSESSOR / TAX COLLECTOR:

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of December 20, 1996.

Assessor

12/20/96 Date

Tax Collector

12-20-96 Date

RECORDER'S CERTIFICATE:

Filed for record this 20 day of December, 1996 at 1:37 O'Clock, P.M.

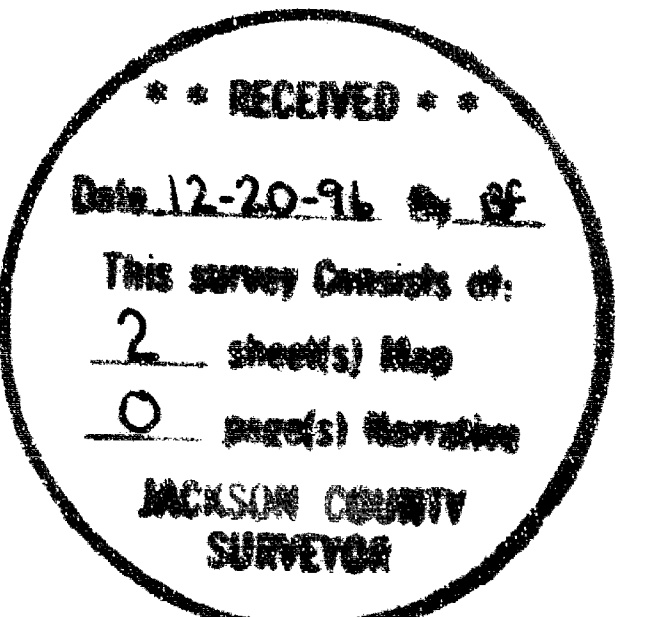
and recorded as PARTITION PLAT NO. P-103 - 1996

In "RECORD OF PARTITION PLATS" in Jackson County, Oregon. INDEX VOLUME 7 PAGE 103

County Clerk

Deputy

Filed in the office of Jackson County Surveyor as Survey No. 15217



P:\ASD\KPSO\BIBURRILL\DWG\412300c.vr 11-26-96 4:15:39 PM Proj # 097-21-96

37-1W-7A, TAX LOT 2300



# PARTITION PLAT No. P- 103 1996

CITY OF MEDFORD PLANNING ACTION No. LDP-96-40

LOCATED ON COMMERCE DRIVE & CARDINAL AVENUE

BEING A PORTION OF THE SOUTHWEST QUARTER

OF THE NORTHEAST QUARTER OF

SECTION 7 T37S, R1W, WM.

CITY OF MEDFORD

JACKSON COUNTY, OREGON

NOVEMBER 25, 1996

### LEGEND

- = FD. BRASS DISK CENTERLINE MONUMENT FLUSH W/ A/C PER KING CENTER SUBD., UNIT NO. 1
- = SET 5/8" X 30" iron rebar w/ orange plastic cap marked "HARDEY ENG. & ASSOC."
- = SET 5/8" X 24" iron rebar w/ orange plastic cap marked "HARDEY ENG. & ASSOC."
- P.U.E. = PUBLIC UTILITY EASEMENT TO INCLUDE ELECTRIC, TELEPHONE, GAS, T.V. CABLE, STORM DRAIN, WATER, & SANITARY SEWER.
- O.R. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

### NOTES

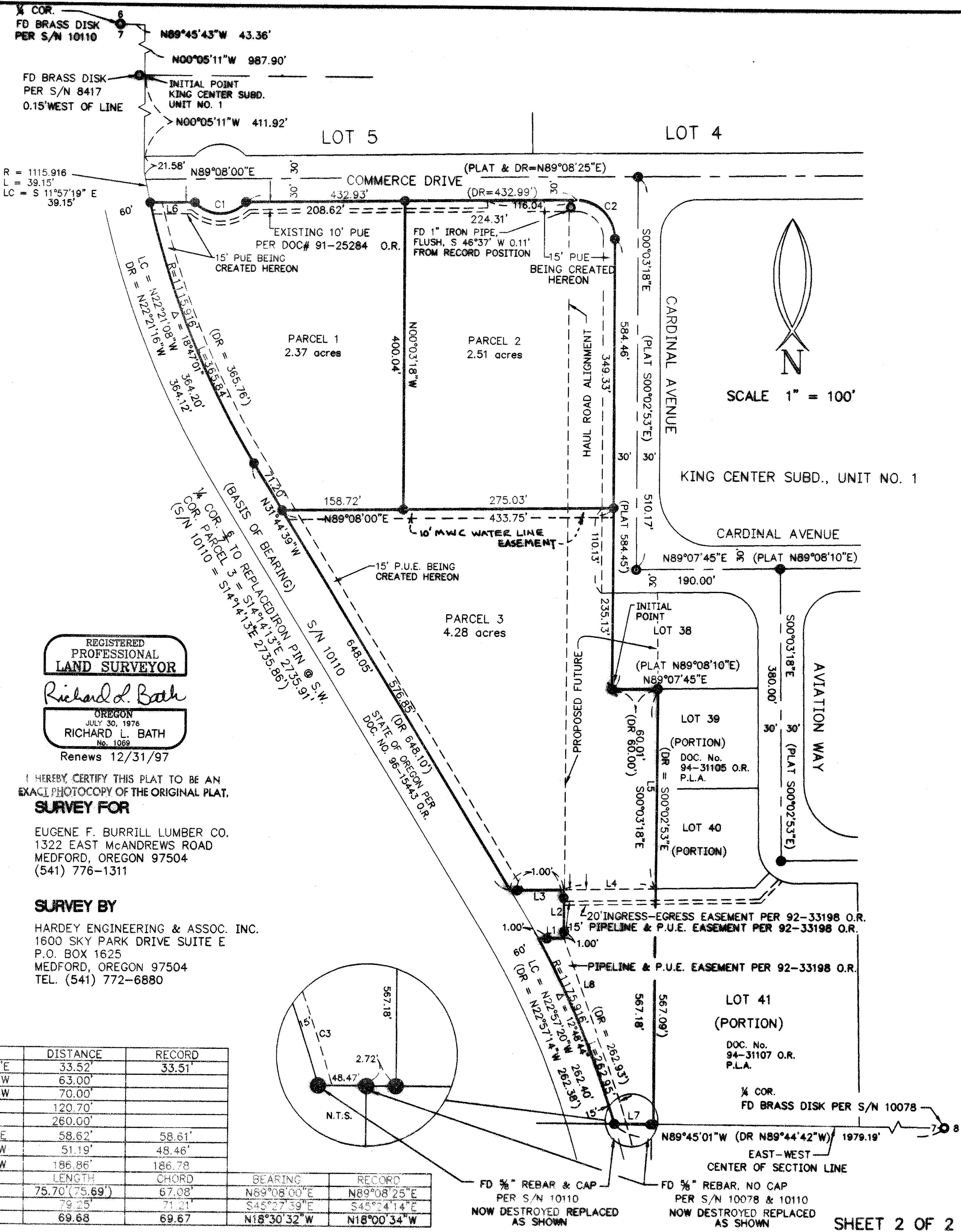
1. NO WATER OR SANITARY SEWER SERVICE IS INSTALLED TO ANY PARCEL SHOWN HEREON AT THE TIME OF RECORDING THIS PLAT, AND WILL BE REQUIRED AT THE TIME OF DEVELOPMENT.
2. NO ACCESS WILL BE ALLOWED BY ANY PARCEL TO THE ROAD FORMALLY KNOWN AS THE HAUL ROAD, NOW OWNED BY THE STATE OF OREGON.
3. V. 528 P. 429 DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY.
4. ACCESS RESTRICTIONS APPEAR TO ONLY AFFECT PROPERTY ALONG CRATER LAKE HIGHWAY (RE: V. 595 P. 183 & 186; V. 598 P. 146)
5. COVENANTS AND RESTRICTIONS PER DOC. No. 83-07028 AFFECT THE EASTERN PORTION OF PARCEL 3.

### NARRATIVE

**PURPOSE:** To partition the subject property into three parcels as tentatively approved by planning action LDP-96-40.

**PROCEDURE:** Survey numbers 9608 and 10110 were reviewed for survey monument control and data consistencies. I used the existing monuments shown on S/N 9608 to control the centerlines of Commerce Drive and Cardinal Avenue, Deed No.s 94-31105, 94-31106, 94-31107 to control the southeast boundary, and existing monuments shown on Survey number 10110 and Deed No. 85-08586 and 91-26447 to control the southwest boundary of the subject property.

**BASIS OF BEARINGS:** Found monuments per survey number 10110 along the southwest line of the subject property.



REGISTERED PROFESSIONAL LAND SURVEYOR

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

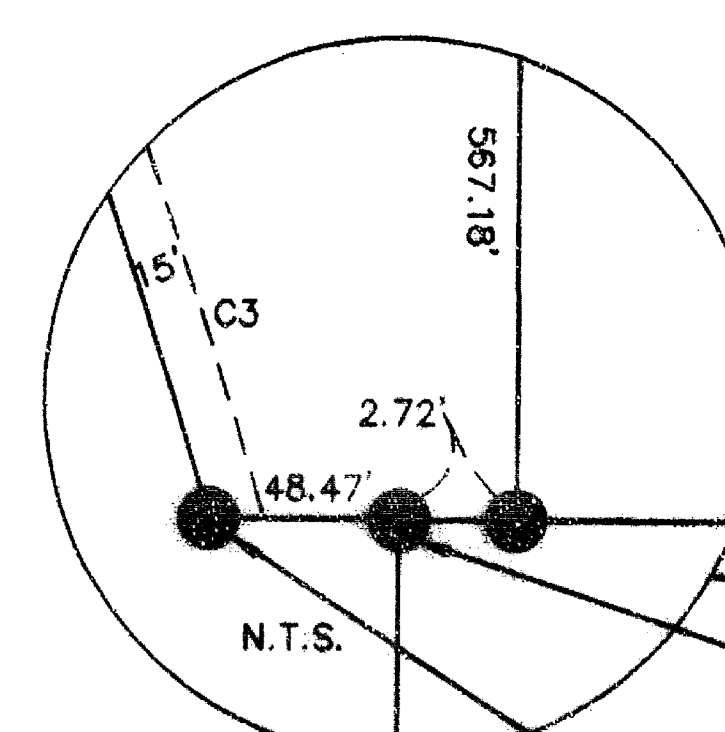
I HEREBY CERTIFY THIS PLAT TO BE AN EXACT PHOTOCOPY OF THE ORIGINAL PLAT.  
**SURVEY FOR**

EUGENE F. BURRILL LUMBER CO.  
 1322 EAST McANDREWS ROAD  
 MEDFORD, OREGON 97504  
 (541) 776-1311

### SURVEY BY

HARDEY ENGINEERING & ASSOC. INC.  
 1600 SKY PARK DRIVE SUITE E  
 P.O. BOX 1625  
 MEDFORD, OREGON 97504  
 TEL. (541) 772-6880

LINE	DIRECTION	RECORD	DISTANCE	RECORD
L1	N89°07'45"E	N89°08'10"E	33.52'	33.51'
L2	N00°52'15"W	N00°51'50"W	63.00'	
L3	S89°07'45"W	S89°08'10"W	70.00'	
L4	N89°07'45"E		120.70'	
L5	N00°03'18"W		260.00'	
L6	N89°08'00"E	N89°08'25"E	58.62'	58.61'
L7	N89°45'01"W	N89°44'42"W	51.19'	48.46'
L8	N19°36'17"W	N19°41'08"W	186.86'	186.78'
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	96°22'46"	45.00'	75.70' (75.69')	67.08'
C2	90°48'42"	50.00'	79.25'	71.21'
C3	3°21'08"	1190.916	69.68'	69.67'



PROJECT # 097-21-96  
 11-27-96 84940 on  
 P:\302\PROJ\Burrill\ADWG\112300

37-1W-7A TL 2300

SHEET 2 OF 2