

PARTITION PLAT NO. P-104 - 1996

(MINOR LAND PARTITION)
CITY OF MEDFORD PLANNING ACTION LDP-96-39
LOCATED IN
S.E. 1/4 SEC. 7, T37S, R1W, W.M.
CITY OF MEDFORD, JACKSON COUNTY, OREGON
NOVEMBER 25, 1996

DECLARATION

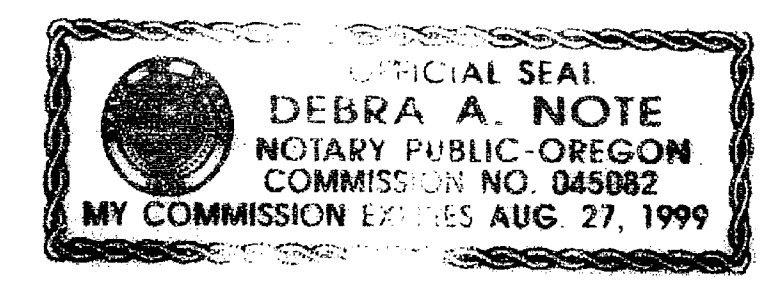
KNOW ALL MEN BY THESE PRESENTS, that EUGENE F. BURRILL LUMBER CO., an Oregon corporation, and EUGENE F. BURRILL and MICHAEL E. BURRILL, doing business as Burrill Investments, a co-partnership, as tenants in common, are the owners in fee simple of the lands hereon described, and have caused the same to 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 LUMBER CO. BY: Michael E. Burrill
Michael E. Burrill, President
EUGENE F. BURRILL and MICHAEL E. BURRILL dba BURRILL INVESTMENTS BY: Michael E. Burrill
Michael E. Burrill, Managing Partner

STATE OF OREGON) SS
County of Jackson)

Personally appeared the above named Michael E. Burrill, to me personally known, who being duly sworn, did say that he is the President of EUGENE F. BURRILL LUMBER CO., an Oregon corporation, and 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.

Debra A. Note
Notary Public for Oregon



APPROVALS:

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

James H. Kimmel
Planning Director
DEC 18, 1996
Date

Medford City Surveyor
Examined and approved this 17 day of December, 1996.
Paul D. Lewis
City Surveyor

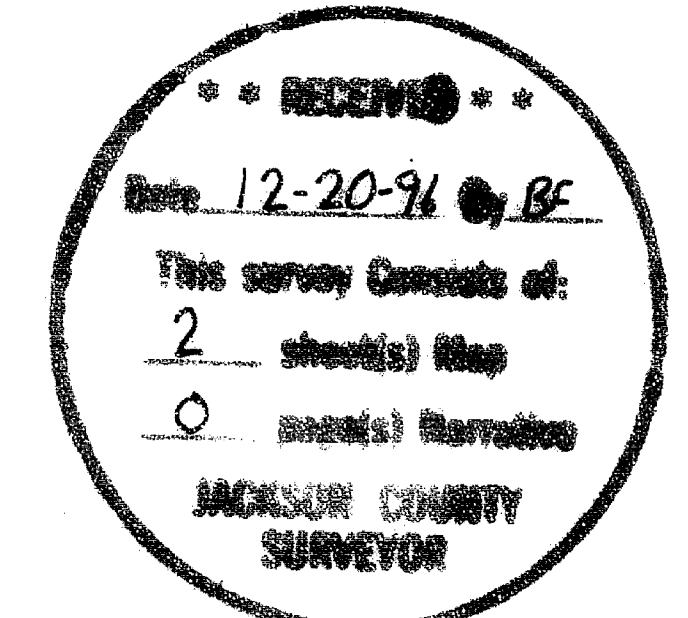
AFFIDAVIT of DECLARATION APPROVAL:

For fee owner, vendor or the mortgage or trust deed holder, complying with ORS 92.075 (4), see Document No(s). 96-41218
Official Records, Jackson County, Oregon.

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:

Commencing at the quarter corner common to Sections 7 and 18 in Township 37 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon, thence South 89°53'14" East, along the south boundary of said Section 7, a distance of 719.41 feet, thence North 00°02'31" West 1334.04 feet to a set 5/8" rebar marking the south terminus of the boundary line established by agreement and recorded in Document No. 84-16832 of the Official Records in said Jackson County for the initial point of beginning; thence continue North 00°02'31" West, along said boundary line, 1319.38 feet (record = 1319.49 feet) to a found 5/8" rebar on the east-west centerline of said Section 7, marking the north terminus of said boundary by agreement; thence South 89°45'01" East, along said east-west centerline, 563.11 feet to a set 5/8" rebar marking a point on the west right of way line of Lear Way; thence along said right of way line the following courses:
South 00°52'15" East 832.31 feet (deed record = South 00°51'50" East 831 feet, more or less) to a set 5/8" rebar, 304.90 feet along the arc of a 628.00 foot radius curve to the left (the long chord to which bears South 14°46'47" East [deed record = South 14°46'22" East] 301.92 feet) to a set 5/8" rebar, South 28°41'20" East 230.40 feet (deed record = South 28°40'55" East 230.23 feet) to a set 5/8" rebar marking the intersection of said west right of way line of Lear Way with the easterly extension of the north boundary of the tract of land described in deed recorded as No. 66-10213 of said Official Records;
thence North 89°17'56" West, to and along said north boundary and it's westerly extension, 762.47 feet to the initial point of beginning.



ASSESSOR / TAX COLLECTOR: I HEREBY CERTIFY THIS PLAT TO BE AN EXACT PHOTOCOPY OF THE ORIGINAL PLAT.

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

Malcolm Math
Assessor
12/20/96
Date
R. Perriault
Tax Collector
12-20-96
Date

RECORDER'S CERTIFICATE:

Filed for record this 20 day of December, 1996 at 1:44 O'Clock, P. M.
and recorded as PARTITION PLAT NO. P-104-1996
In "RECORD OF PARTITION PLATS" in Jackson County, Oregon. INDEX VOLUME 7 PAGE 104

Kathleen S. Beckett
County Clerk
Cheryl Angerer
Deputy
Filed in the office of Jackson County Surveyor as Survey No. 15219

37-1W-7D, TAX LOT 300

11-26-96 3:15:54 PM
11-26-96 11-26-96 11-26-96
MEDFORD, OREGON
BURRILL, LUMBER CO. & BURRILL INVESTMENTS
057-20-96

PARTITION PLAT No. P-104-1996

CITY OF MEDFORD PLANNING ACTION No. LDP-96-39

LOCATED ON LEAR WAY

BEING A PORTION OF THE NORTHWEST QUARTER

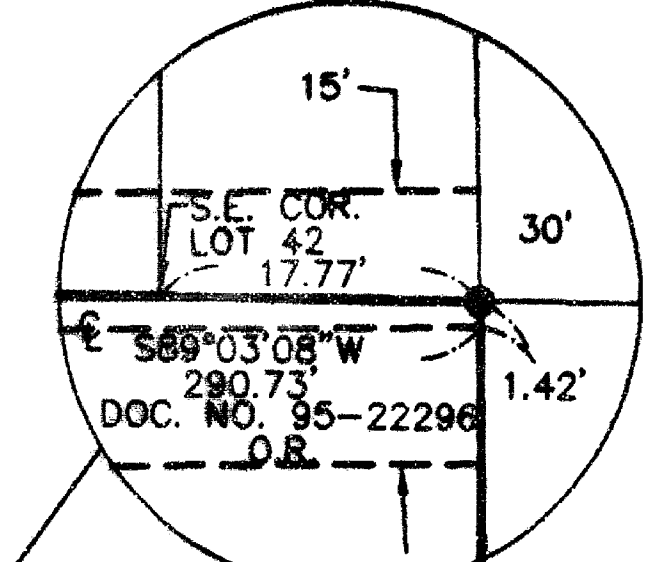
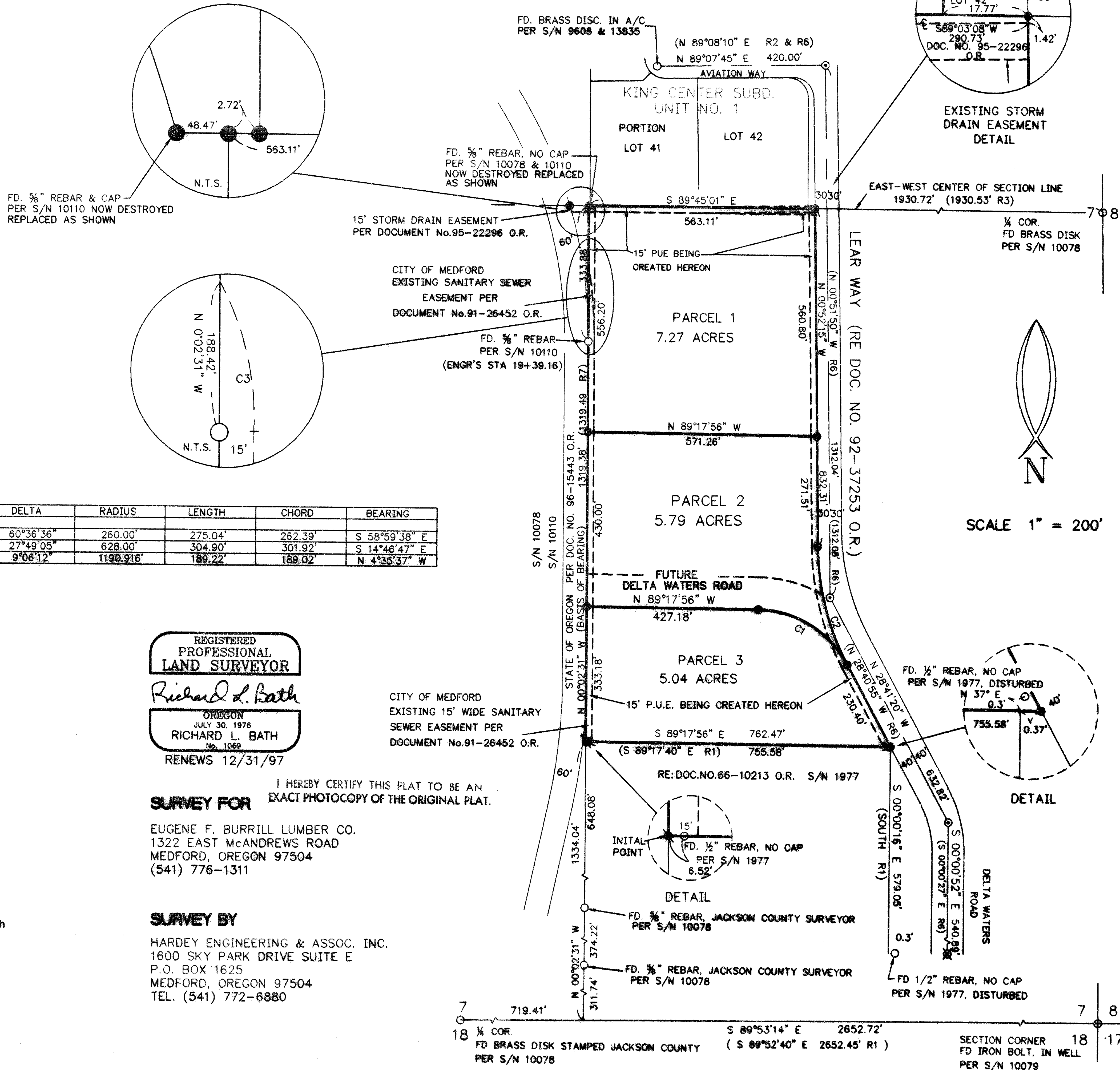
OF THE SOUTHEAST QUARTER OF

SECTION 7, T37S, R1W, W.M.
CITY OF MEDFORD
JACKSON COUNTY, OREGON

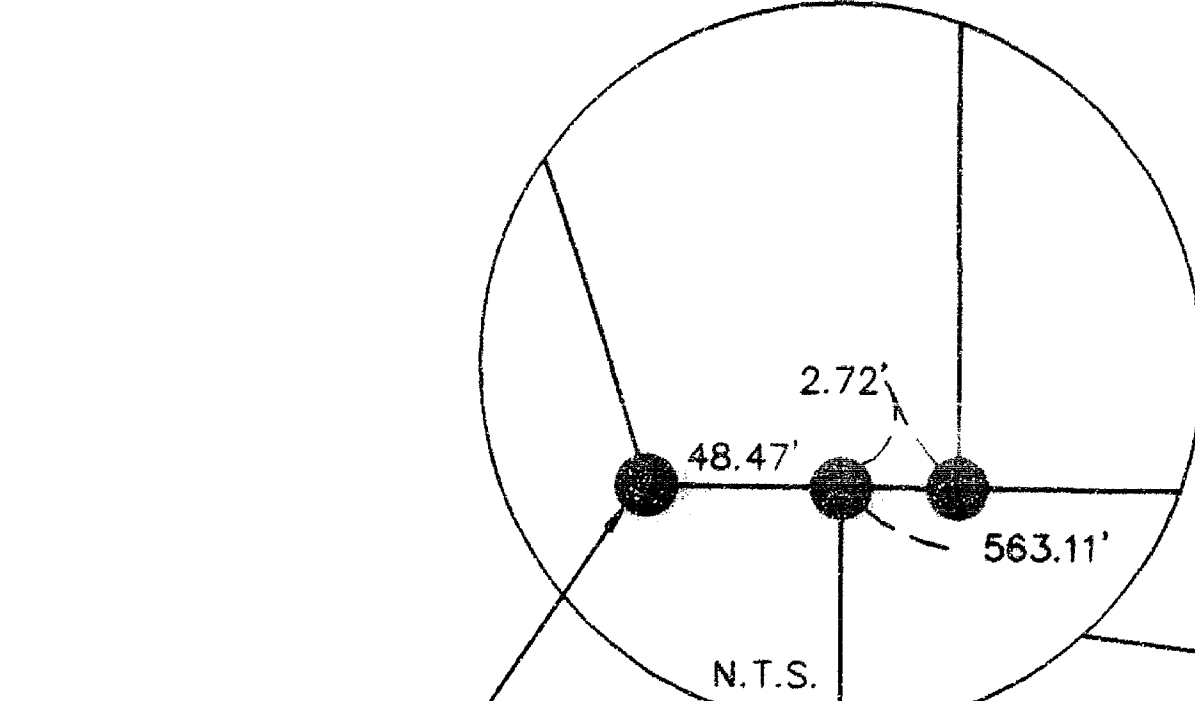
NOVEMBER 25, 1996

REFERENCES

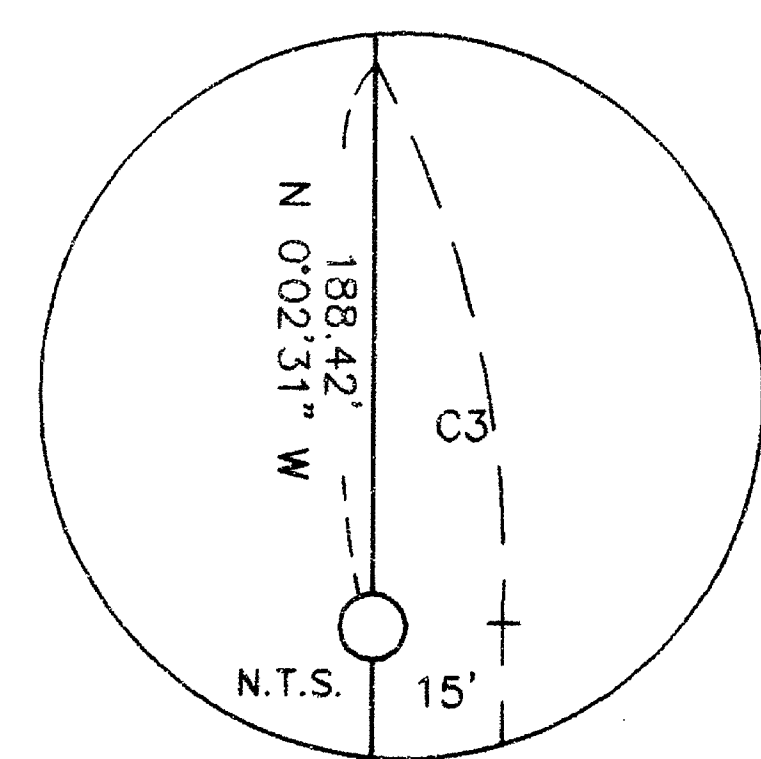
- R1 SURVEY No. 1977
- R2 SURVEY No. 9608
- R3 SURVEY No. 10078
- R4 SURVEY No. 10079
- R5 SURVEY No. 10110
- R6 SURVEY No. 13835
- R7 DEED No. 84-16832



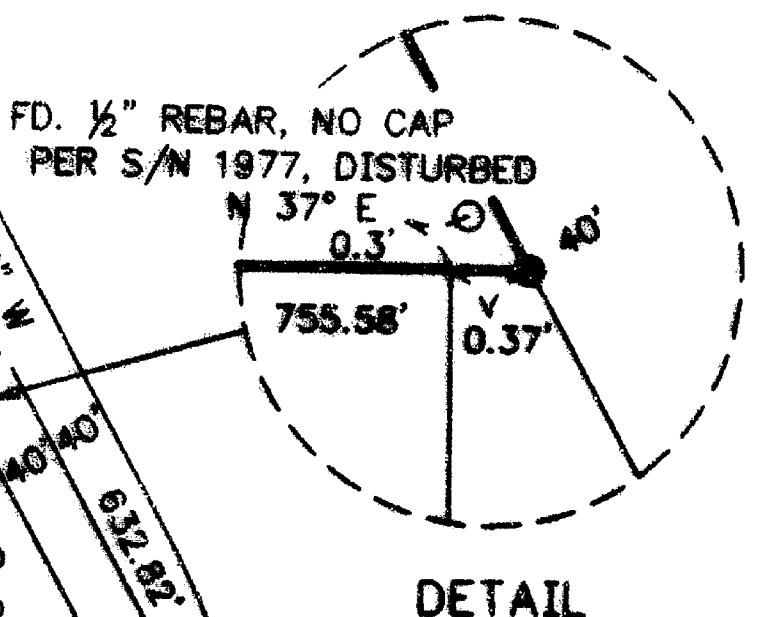
EXISTING STORM DRAIN EASEMENT DETAIL



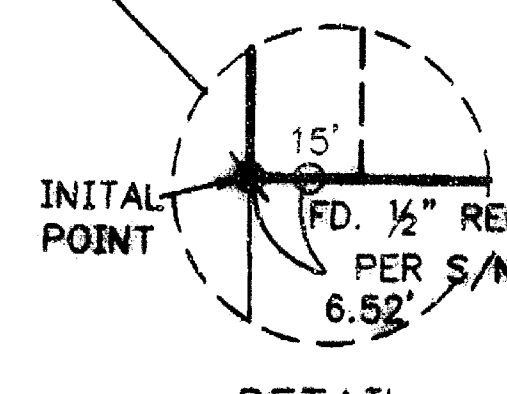
FD. 1/2" REBAR & CAP PER S/N 10110 NOW DESTROYED REPLACED AS SHOWN



CITY OF MEDFORD EXISTING SANITARY SEWER EASEMENT PER DOCUMENT No.91-26452 O.R.
FD. 1/2" REBAR PER S/N 10110 (ENGR'S STA 19+39.16)



DETAIL



DETAIL

LEGEND

- ⊙ = FD. BRASS DISK IN MONUMENT WELL PER FILED SURVEY NO. 13835
- ⊙ = FD. BRASS DISK IN SURFACE OF CONCRETE TRAFFIC ISLAND PER FILED SURVEY NO. 13835
- ⊙ = SET 3/4" X 30" HARDEY iron rebar w/ orange plastic cap marked "HARDEY ENG. & ASSOC."
- ⊙ = SET 3/4" X 24" HARDEY iron rebar w/ orange plastic cap marked "HARDEY ENG. & ASSOC."
- = FOUND MONUMENT AS NOTED
- 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

| CURVE | DELTA | RADIUS | LENGTH | CHORD | BEARING |
|-------|-----------|-----------|---------|---------|---------------|
| C1 | 60°36'36" | 260.00' | 275.04' | 262.39' | S 58°59'38" E |
| C2 | 27°49'05" | 628.00' | 304.90' | 301.92' | S 14°46'47" E |
| C3 | 9°06'12" | 1190.916' | 189.22' | 189.02' | N 4°33'37" W |

NOTES

1. NO WATER OR SANITARY SEWER SERVICE IS INSTALLED TO ANY PARCEL SHOWN HEREON AT THE TIME OF RECORDING THIS PLAT.
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 & 188; V. 598 P. 146)

NARRATIVE

PURPOSE: To partition the subject tract into three parcels as tentatively approved by planning action LDP-96-39.

PROCEDURE: Survey numbers 1977, 9608, 10078, 10079, 10110 and 13835 were reviewed for survey monument control & data consistencies. I used the existing monuments shown on S/N 13835 to control the centerline of Delta Waters Road & Lear Way. I used monuments shown on S/N 1977 to control the south boundary, S/N 10078 & 10110 to control the west boundary, and S/N 10078 & 9608 to control the north boundary of the subject property.

BASIS OF BEARINGS: Survey numbers 10078 & 10110 along the West line of the subject property.

REGISTERED PROFESSIONAL LAND SURVEYOR

Richard L. Bath

OREGON JULY 30, 1976 RICHARD L. BATH No. 1089

RENEWS 12/31/97

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

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

P. 3305/PROJ. BURRILL LUMBER CO. 11-27-96 10:15:25 am PROJECT # 097-20-96