

# Partition Plat No. 7-109-1996

Located in the SW 1/4 of Section 32, T.37S., R.2W., W.M.  
City of Jacksonville and in Lot 19 of the HOLMAN ADDITION (Recorded),  
Jackson County, Oregon

July 20, 1996

Survey For:  
Allen J. Dinardi  
P.O. Box 1569  
Jacksonville, Oregon  
97530

Survey By:  
Kaiser Surveying  
19440 Highway 62  
Eagle Point, Oregon  
97524

### Legend

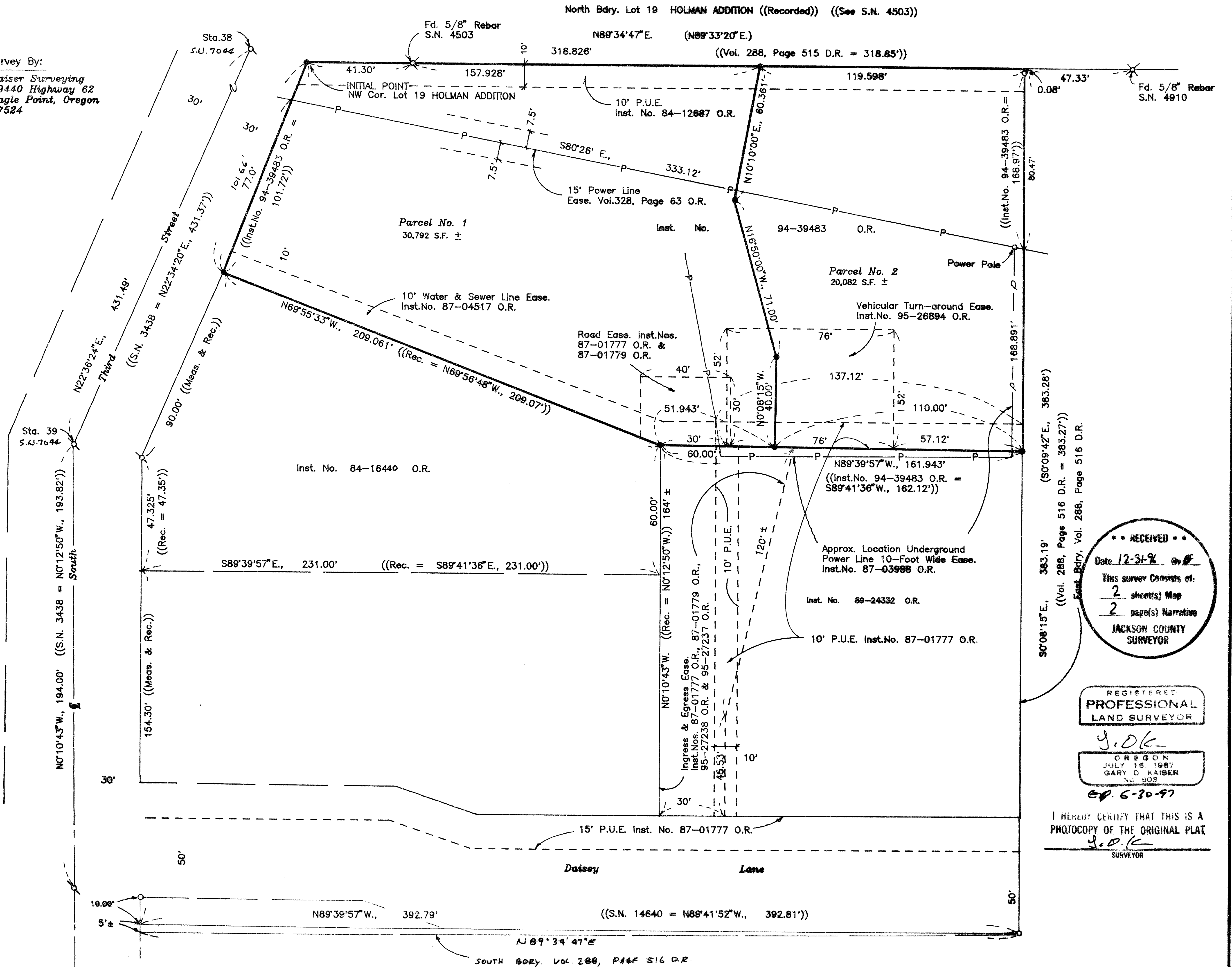
- ⊗ Found monument as indicated
- Found 5/8" Rebar S.N. 5430
- ⊗ Fd. 5/8" Iron Pin S.N. 3438
- Set 5/8" x 24" Rebar with plastic cap marked "KAISER RLS 803"
- Set 5/8" x 30" Rebar with plastic cap marked "KAISER RLS 803"
- ( ) = Rec. per S.N. 5430
- Rec. = Inst.No. 84-16440 O.R.
- S.N. = Filed Survey Number County Surveyors Office
- P.U.E. = Public Utility Easement



Scale: 1" = 30'

### Basis of Bearings

Filed Survey No. 7044 Stations 38 & 39 with grid bearings decreased in Azimuth by  $\theta = 1^{\circ}41'30''$



**\*\* RECEIVED \*\***  
 Date 12-31-96  
 This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
**JACKSON COUNTY SURVEYOR**

REGISTERED  
**PROFESSIONAL LAND SURVEYOR**

*J.D.K.*  
 OREGON  
 JULY 18, 1987  
 GARY D. KAISER  
 No. 308  
 exp. 6-30-97

I HEREBY CERTIFY THAT THIS IS A  
 PHOTOCOPY OF THE ORIGINAL PLAT  
*J.D.K.*  
 SURVEYOR

Dinardi Narrative - Page 2 of 2  
 computation it is obvious that the point on the third street right-of-way from which the 154.30 is measured is not the SW corner of Vol. 288, Page 576 D.R.. The tract described in Inst. No. 84-16440 O.R. was located as shown on the accompanying map which agrees with the distances Northerly and Southerly from the angle on the third street right-of-way line, a close check to both bearing and distance on the North boundary and in every respect appears to be how the tract was intended to located on the ground.

The new partition boundary was located per the clients and the city approval.

\*\* RECEIVED \*\*  
 Date 12-31-96 By GS  
 This survey Consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

REGISTERED  
**PROFESSIONAL**  
 LAND SURVEYOR

*G. D. K.*  
 OREGON  
 JULY 16, 1967  
 GARY D. KAISER  
 No. 803

*Exp 6-30-97*

SURVEY NO. 15232

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

SURVEY FOR: ALLEN J. DINARDI  
P.O. BOX 1569  
JACKSONVILLE, OR 97530

SURVEY BY: KAISER SURVEYING  
19440 HWY. 62  
EAGLE POINT, OR 97524

LOCATION: Lot 19 of HOLMAN ADDITION to the  
City of Jacksonville and in the SW  
¼ of Section 32, T. 37 S., R 2 W.,  
of the Willamette Meridian in  
Jackson County, Oregon

BASIS OF BEARINGS: Filed Survey No. 7044 stations 38 to  
39 with grid bearing decreased in  
azimuth by  $\theta = 1^{\circ} 41' 30''$

DATE: July 20, 1996

PURPOSE: Partition Survey of tract described  
in Instrument No. 94-39483 O.R.

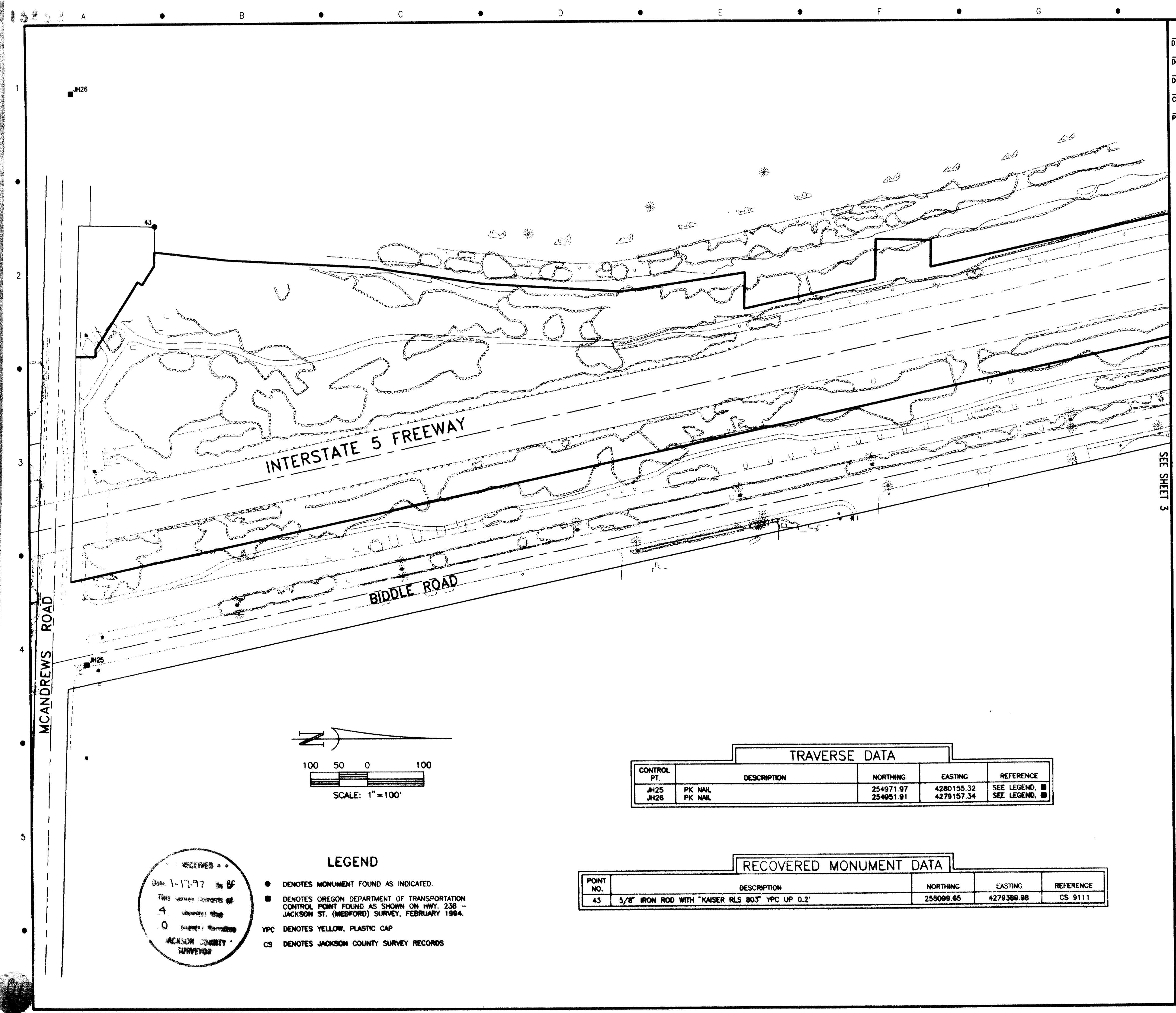
PROCEDURE: Existing monumentation was tied  
using EDM equipment.

The third street right-of-way lines were located from  
found monuments shown on Filed Survey No. 3438.

The North boundary of HOLMAN ADDITION was located from  
found monuments set on Filed Survey Nos. 4503 and 4910.

The Easterly and Southerly boundaries of tract described  
in Volume 288, Page 516 Deed Records were located from found  
monuments set on Filed Survey No. 5430.

Said tract described in Vol. 288, Page 516 D.R. was  
divided by descriptions with no record of survey. The  
Southerly boundaries of the subject tract, Inst. No. 94-39483  
O.R. and the Northerly and Westerly boundaries of tract  
described in Inst. No. 89-24332 O.R. are by description  
dependent on the location of the boundaries of tract  
described in Instrument No. 84-16440 O.R. The Southwest  
corner of tract described in Inst. No. 84-16440 O.R. is  
described as being located 154.30 feet Northerly along third  
street from a point which is the SW corner of tract described  
in Vol 288, Page 516 D.R. although no call is made, but by

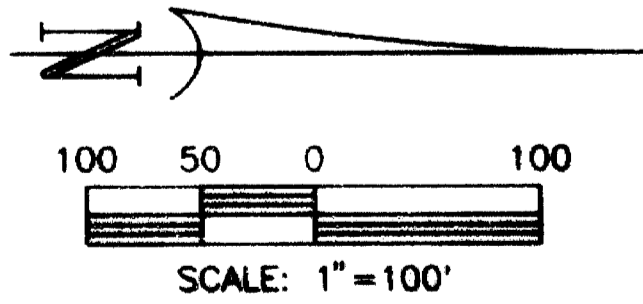


DATE 12/23/98  
 DESIGNED DRB/CEP  
 DRAWN CEP  
 CHECKED BY DATE CEP 01/09/97  
 01/14/97 S3905134  
 PLOT DATE - FILE

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Gary E. Paul*  
 OREGON  
 JANUARY 7, 1988  
 GARY E. PAUL  
 2608  
 EXPIRES 12/31/98

**RECOVERED MONUMENTATION SURVEY**  
 INTERSTATE 5 AT CRATER LAKE HIGHWAY (HWY 62)  
 NW1/4, SW1/4, SEC. 18 AND NW1/4 SEC. 19, T.37S., R.1W., W.M.  
 AND NE1/4, SE1/4 SEC. 13, T.37S., R.2W., W.M.  
 CITY OF MEDFORD, JACKSON COUNTY, OREGON  
 FOR: OREGON DEPARTMENT OF TRANSPORTATION REGION 3

SEE SHEET 3



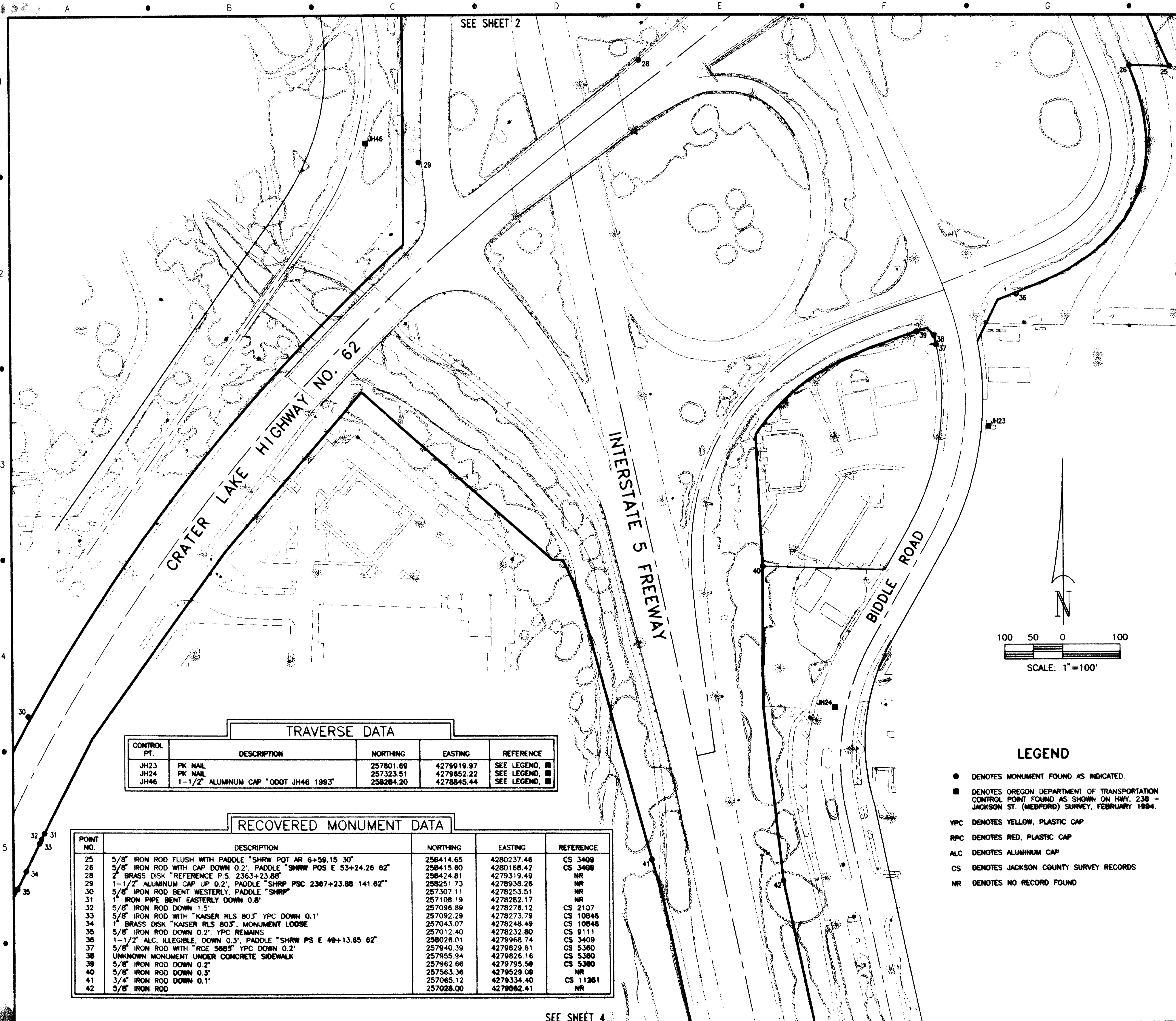
TRAVERSE DATA				
CONTROL PT.	DESCRIPTION	NORTHING	EASTING	REFERENCE
JH25	PK NAIL	254971.97	4280155.32	SEE LEGEND. ■
JH26	PK NAIL	254951.91	4279157.34	SEE LEGEND. ■

- LEGEND**
- DENOTES MONUMENT FOUND AS INDICATED.
  - DENOTES OREGON DEPARTMENT OF TRANSPORTATION CONTROL POINT FOUND AS SHOWN ON HWY. 238 - JACKSON ST. (MEDFORD) SURVEY, FEBRUARY 1984.
  - DENOTES YELLOW, PLASTIC CAP
  - CS DENOTES JACKSON COUNTY SURVEY RECORDS

RECOVERED MONUMENT DATA				
POINT NO.	DESCRIPTION	NORTHING	EASTING	REFERENCE
43	5/8" IRON ROD WITH "KAISER PLS" BO3 YPC UP 0.2'	255096.65	4279386.98	CS 9111

**otak**  
 Incorporated  
 17355 SW Boones Ferry Rd.  
 Lake Oswego, Oregon 97035  
 Phone: (503) 636-3618  
 FAX: (503) 636-5385

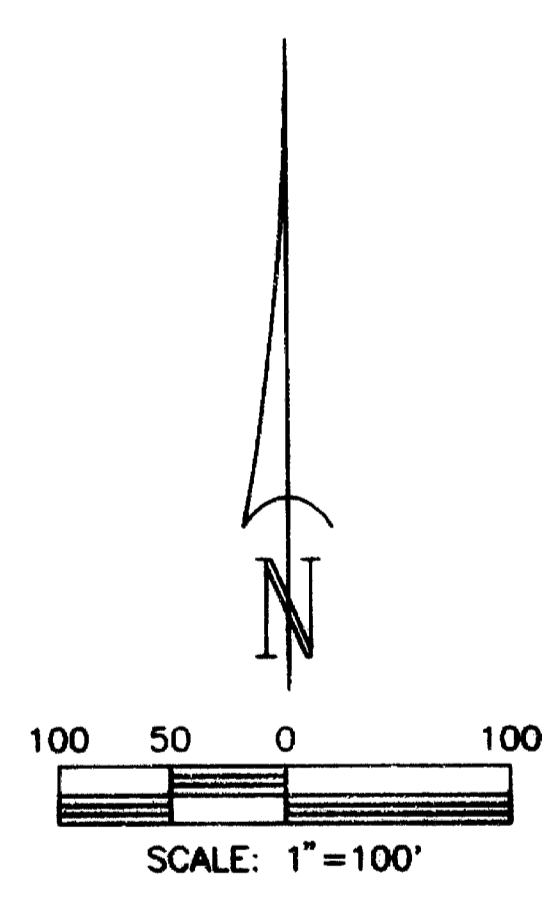
PROJECT NO. L7390.513  
 FILE NO. S3905130  
**4 OF 4**  
 SHEET NO.



12/23/96  
 DATE  
 DRB/GEF  
 DESIGNED  
 GEP  
 DRAWN  
 GEP 01/09/97  
 CHECKED BY DATE  
 01/14/97 S3505133  
 PLOT DATE - FILE

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
 Gary E. Paul  
 OREGON  
 JANUARY 17, 1988  
 GARY E. PAUL  
 2000  
 EXPIRES 12/31/98

**RECOVERED MONUMENTATION SURVEY**  
 INTERSTATE 5 AT CRATER LAKE HIGHWAY (HWY 62)  
 NW1/4, SEC. 18 AND NW1/4 SEC. 19, T.37S., R.1W., W.M.  
 AND NE1/4, SE1/4 SEC. 13, T.37S., R.2W., W.M.  
 CITY OF MEDFORD, JACKSON COUNTY, OREGON  
 FOR: OREGON DEPARTMENT OF TRANSPORTATION REGION 3



**LEGEND**

- DENOTES MONUMENT FOUND AS INDICATED.
- DENOTES OREGON DEPARTMENT OF TRANSPORTATION CONTROL POINT FOUND AS SHOWN ON HWY. 238 - JACKSON ST. (MEDFORD) SURVEY, FEBRUARY 1984.
- YPC DENOTES YELLOW, PLASTIC CAP
- RPC DENOTES RED, PLASTIC CAP
- ALC DENOTES ALUMINUM CAP
- CS DENOTES JACKSON COUNTY SURVEY RECORDS
- NR DENOTES NO RECORD FOUND

**TRAVERSE DATA**

CONTROL PT.	DESCRIPTION	NORTHING	EASTING	REFERENCE
JH23	PK NAIL	257801.69	4279919.97	SEE LEGEND, ■
JH24	PK NAIL	257323.51	4279852.22	SEE LEGEND, ■
JH46	1-1/2" ALUMINUM CAP "ODOT JH46 1993"	258284.20	4278845.44	SEE LEGEND, ■

**RECOVERED MONUMENT DATA**

POINT NO.	DESCRIPTION	NORTHING	EASTING	REFERENCE
25	5/8" IRON ROD FLUSH WITH PADDLE "SHRW POT AR 6+59.15 30"	258414.65	4280237.46	CS 3409
26	5/8" IRON ROD WITH CAP DOWN 0.2"; PADDLE "SHRW POS E 53+24.26 62"	258415.80	4280168.42	CS 3409
28	2" BRASS DISK "REFERENCE P.S. 2363+23.88"	258424.81	4279319.49	NR
29	1-1/2" ALUMINUM CAP UP 0.2"; PADDLE "SHRP PSC 2367+23.88 141.62"	258251.73	4278938.28	NR
30	5/8" IRON ROD BENT WESTERLY, PADDLE "SHRP"	257307.11	4278253.51	NR
31	1" IRON PIPE BENT EASTERLY DOWN 0.8"	257108.19	4278282.17	NR
32	5/8" IRON ROD DOWN 1.5"	257096.89	4278276.12	CS 2107
33	5/8" IRON ROD WITH "KAISER RLS 803" YPC DOWN 0.1"	257092.29	4278273.79	CS 10846
34	1" BRASS DISK "KAISER RLS 803" MONUMENT LOOSE	257043.07	4278248.49	CS 10846
35	5/8" IRON ROD DOWN 0.2"; YPC REMAINS	257012.40	4278232.80	CS 8111
36	1-1/2" ALC, ILLIGIBLE, DOWN 0.3"; PADDLE "SHRW PS E 49+13.65 62"	258026.01	4279968.74	CS 3409
37	5/8" IRON ROD WITH "RCE 5685" YPC DOWN 0.2"	257940.39	4279829.61	CS 5380
38	UNKNOWN MONUMENT UNDER CONCRETE SIDEWALK	257925.94	4279825.16	CS 5380
39	5/8" IRON ROD DOWN 0.2"	257962.66	4279795.59	CS 5380
40	5/8" IRON ROD DOWN 0.3"	257963.36	4279529.09	NR
41	3/4" IRON ROD DOWN 0.1"	257085.12	4279334.40	CS 11281
42	5/8" IRON ROD	257028.00	4278962.41	NR

**otak**  
 Incorporated  
 17355 SW Boones Ferry Rd.  
 Lake Oswego, Oregon 97035  
 Phone: (503) 635-3618  
 FAX: (503) 635-5395  
 PROJECT NO. L7380.513  
 FILE NO. S3505130  
 SHEET NO. 3 OF 4

Partition Plat No. P-109-1996

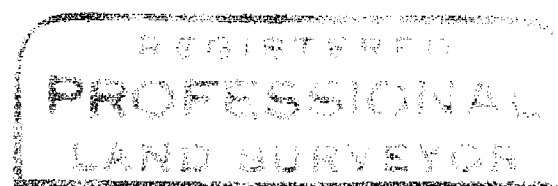
Located in the SW 1/4 of Section 32, T.37S., R.2W., W.M.  
City of Jacksonville, Jackson County, Oregon  
AND IN LOT 19 OF HOLMAN ADDITION (RECORDED)

\*\*\* SURVEYORS CERTIFICATE \*\*\*

I, Gary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, the land represented on the attached Partition Plat, the boundaries being described as follows:

Beginning at the Northwest corner of Lot 19 of HOLMAN ADDITION to the City of Jacksonville, Jackson County, Oregon for THE INITIAL POINT OF BEGINNING; thence along the North boundary of said Lot 19, North 89° 34' 47" East, 318.826 feet (Record = 318.85 feet), to the Northeast corner of tract described in Volume 288, Page 516 of the Deed Records of said County, as the same was located on Filed Survey No. 5430 as filed in the Office of the County Surveyor; thence along the Easterly boundary of said tract, as the same was found to be monumented on said Survey No. 5430, South 0° 08' 15" East, 168.891 feet (Record = South 0° 09' 42" East, 168.97 feet) to a 5/8" rebar with plastic cap set for the Northeast corner of tract described in Instrument No. 89-24332 of the Official Records of said County; thence along the North boundary of said tract, North 89° 39' 57" West, 161.943 feet (Record = South 89° 41' 36" West, 162.12 feet) to a 5/8" rebar with plastic cap set for the Northeast corner of tract described in Instrument No. 84-16440 of said Official Records; thence North 69° 55' 33" West, 209.061 (Record = North 69° 56' 48" West, 209.07) to a 5/8" rebar with plastic cap set for the Northwest corner of said tract; thence along the Southeasterly right-of-way line of Third Street, North 22° 36' 24" East, 101.66 feet to THE INITIAL POINT OF BEGINNING.

G.D.K.  
SURVEYOR



G.D.K.  
OREGON  
JULY 16, 1987  
GARY D. KAISER  
Exp. 6-30-97

I HEREBY CERTIFY THAT THIS IS A  
PHOTOCOPY OF THE ORIGINAL PLAT  
G.D.K.  
SURVEYOR

\*\*\* APPROVALS \*\*\*

Approved by the City of Jacksonville Planning <sup>DIRECTOR</sup> ~~Commission~~  
[Signature] 9-11-96  
CHAIRMAN DATE

Examined and approved this 11<sup>th</sup> day of September, 1996.

[Signature]  
COUNTY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of December 10, 1996.

[Signature]  
ASSESSOR

December 10, 1996  
DATE

[Signature]  
TAX COLLECTOR

12-31-96  
DATE

\*\*\* RECORDERS CERTIFICATE \*\*\*

Filed for Record this 31 day of December, 1996 at 2:13 O'CLOCK, P M, and Recorded as Partition Plat No. P-109-1996 of the Records of Jackson County, Oregon. Index Volume 7 Page 109

[Signature]  
COUNTY CLERK

[Signature]  
DEPUTY

County Surveyor File No. 15232

\*\*\* DECLARATION \*\*\*

Know all men by these presents, that Allen J. Dinardi and Sheraine Dinardi, Trustees of the Dinardi Family Trust an estate in fee simple are the owners of the 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 shown on the partition plat.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 29<sup>th</sup> DAY OF August, 1996.

[Signature] (+)  
ALLEN J. DINARDI (T)

[Signature] (+)  
SHERAINE DINARDI (T)

STATE OF OREGON)  
)ss  
COUNTY OF JACKSON)

Personally appeared the above named Allen J. Dinardi and Sheraine Dinardi, Trustees of the Dinardi Family Trust, and acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 29<sup>th</sup> day of August, 1996.

[Signature]  
NOTARY PUBLIC FOR THE STATE OF OREGON

