

PARTITION PLAT NO. P-4-1997
LAND PARTITION (LDS-96-25)

FOR:
THOMAS WALKER AND GARY A. ROBY
LOCATED IN:
**The N.W. 1/4 of Section 13, T.37S., R.2W., W.M.,
City of Medford, Jackson County, Oregon.**

All taxes, fees, assessments or other charges as required
by O.R.S. 92.095 have been paid. As of Jan. 27, 97.

Ron Lindsey Assessor Jan. 27, 97 Date
Lynda Admitt Tax Collector 1-27-97 Date

APPROVALS:
MEDFORD CITY PLANNING:

James McMah Director JANUARY 22, 1997 Date
Examined and approved this 16 day of Jan, 1997.
ACTING Betty K. Braden City Surveyor

SURVEYOR'S CERTIFICATE:

I, Douglas C. McMahan, 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 the regulations for land Partitions and the following is an accurate description of the parent tract of land as set forth herein:

Commencing at the Northwest corner of Section 13, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence South 89°58'30" East 399.29 feet to a point on the Westerly right-of-way line of Howard Avenue; thence South 00°01'30" East along said right-of-way line, 1428.0 feet to the Northeast corner of the tract described in Instrument No. 94-15642 of Jackson County Deed Records for the INITIAL POINT OF BEGINNING; thence continue South 00°01'30" East 82.50 feet to the Northeast corner of the tract described in Instrument No. 72-11080 of Jackson County Deed Records; thence North 89°58'30" West along the Northerly line of said tract and the Northerly line of tract described in Instrument No. 78-14572; thence South 00°01'30" East along the Westerly line of said tract, 19.00 feet to a point for the Southwest corner of said tract, said point also being the Northeast corner of the tract described in Instrument No. 89-30205 of said Deed Records and the most Southerly Southeast corner of the aforementioned tract described in Instrument No. 94-15642 said Deed Records; thence North 89°58'30" West along the Southerly boundary of said tract 160.21 feet to a 5/8 inch iron pin; thence leaving said boundary, South 00°04'06" East 101.50 feet to a 5/8 inch iron pin on the Northerly right-of-way line of De-Hague Street; thence North 89°58'30" West along said right-of-way line, 101.63 feet to the Southwest corner of the tract described in Instrument No. 70-10563 of said Deed Records, said point being on the Westerly boundary of the aforementioned Section 13; thence North 00°04'53" West along said Westerly boundary, 304.50 feet to a point on the Northerly boundary of the tract described in Instrument No. 88-05860 of said Deed Records; thence South 89°58'30" East along said Northerly boundary, 397.98 feet to a point on the aforementioned Westerly right-of-way line of Howard Avenue; thence South 00°01'30" East along said right-of-way line, 101.50 feet to the Initial Point of Beginning.

Douglas C. McMahan
SURVEYOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that We, Thomas Walker, Joyce Ann Walker, husband and wife, and Gary A. Roby, Susan L. Roby, husband and wife, 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 hereon. We hereby dedicate to the public, for public use, the 10.00 foot strip of land along the frontage on Howard Avenue, for street purposes, together with those easements labeled as public utility easements, we also hereby grant to the City of Medford the 10 foot sanitary sewer easement across Parcel No. 2. We also hereby grant for the benefit of Parcels No. 1 and No. 2 the 10 foot wide easement for storm drainage across Parcel No. 3.

IN WITNESS HEREOF: signed this 15th day of January, 1997.

STATE OF OREGON)
County of Jackson) ss. Thomas Walker

The forgoing instrument was acknowledged before me this 15th day of January, 1997, by THOMAS WALKER, known to me as the person who executed the within instrument as his voluntary act and deed.

Before me: H. J. Hummel

IN WITNESS HEREOF: signed this 15th day of January, 1997.

STATE OF OREGON)
County of Jackson) ss. Joyce Ann Walker

The forgoing instrument was acknowledged before me this 15th day of January, 1997, by JOYCE ANN WALKER, known to me as the person who executed the within instrument as her voluntary act and deed.

Before me: H. J. Hummel

IN WITNESS HEREOF: signed this 15th day of January, 1997.

STATE OF OREGON)
County of Jackson) ss. Gary A. Roby

The forgoing instrument was acknowledged before me this 15th day of January, 1997, by GARY A. ROBY, known to me as the person who executed the within instrument as his voluntary act and deed.

Before me: H. J. Hummel

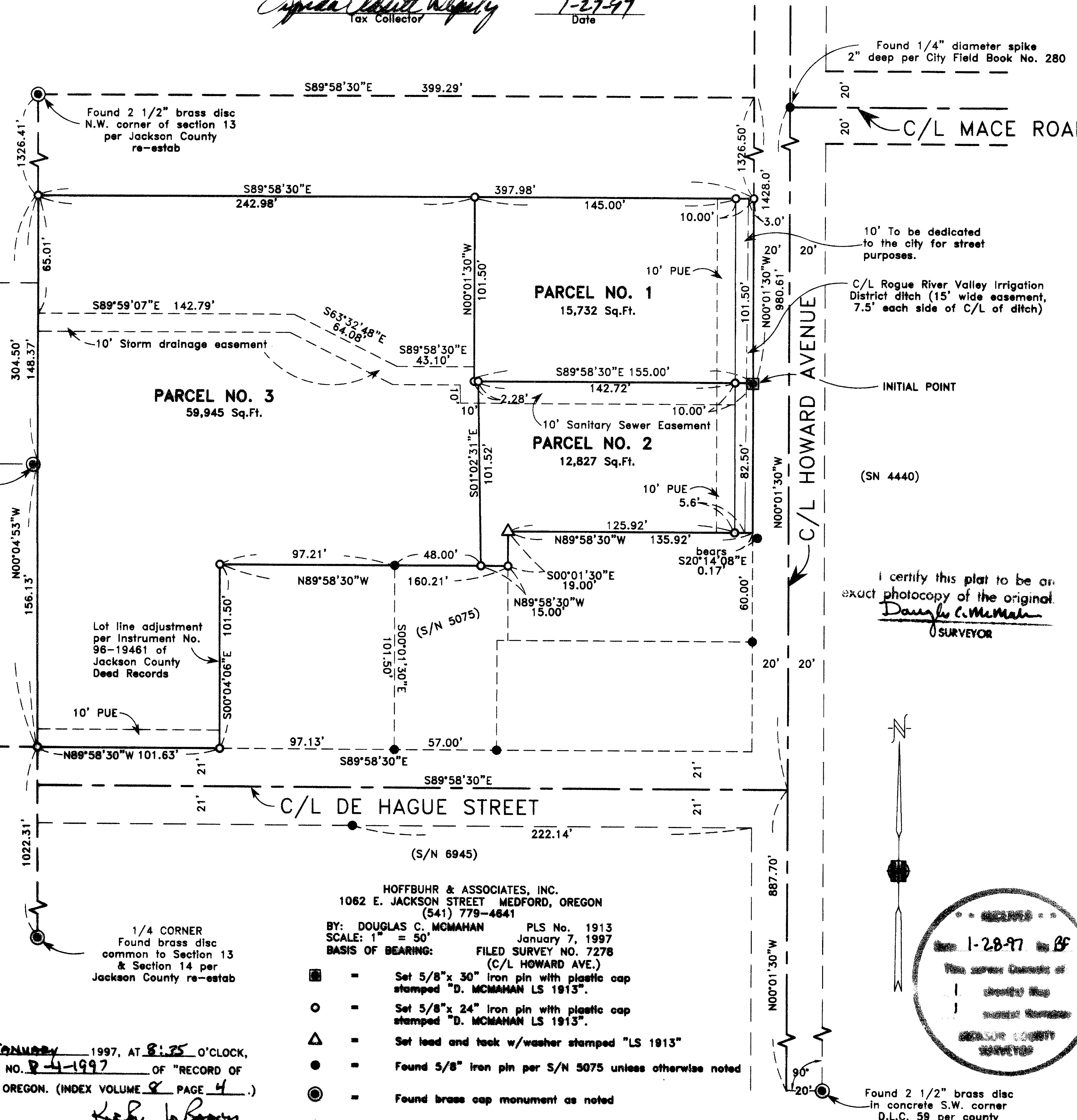
IN WITNESS HEREOF: signed this 15th day of January, 1997.

STATE OF OREGON)
County of Jackson) ss. Susan L. Roby

The forgoing instrument was acknowledged before me this 15th day of January, 1997, by SUSAN L. ROBY, known to me as the person who executed the within instrument as her voluntary act and deed.

Before me: H. J. Hummel

Affidavit of consent for Partition from LEONARD NEGLES recorded as Instrument No. 97-02790 of the Official Records of Jackson County, Oregon.



(VALLEY CENTER SUBDIVISION)
7

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMahan
Douglas C. McMahan
Expires 12/31/98

HOFFBUHR & ASSOCIATES, INC.
1082 E. JACKSON STREET MEDFORD, OREGON (541) 779-4641
BY: DOUGLAS C. MCMAHAN PLS No. 1913
SCALE: 1" = 50' January 7, 1997
BASIS OF BEARING: FILED SURVEY NO. 7278 (C/L HOWARD AVE.)
■ = Set 5/8"x 30" iron pin with plastic cap stamped "D. MCMAHAN LS 1913".
○ = Set 5/8"x 24" iron pin with plastic cap stamped "D. MCMAHAN LS 1913".
△ = Set lead and lock w/washer stamped "LS 1913"
● = Found 5/8" iron pin per S/N 5075 unless otherwise noted
◎ = Found brass cap monument as noted
S/N = Filed Survey Number
PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
D.L.C. = Donation Land Claim

1-28-97 by BF
This survey consists of:
1 Acre of land
1 Acre of land
MEDFORD COUNTY SURVEYOR

RECORDER'S CERTIFICATE:
FILED FOR RECORD THIS 28 DAY OF JANUARY, 1997, AT 8:25 O'CLOCK, A.M. AND RECORDED AS PARTITION PLAT NO. P-4-1997 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 8 PAGE 4.)
Kathleen S. Beckoff County Clerk
Kathy Johnson Deputy
FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 15261

SURVEY NO. 15261

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

Survey for: Thomas Walker and Gary Roby
1225 Westmont 2689 Howard Avenue
Jacksonville, Or. Medford, Or.
97520 97501

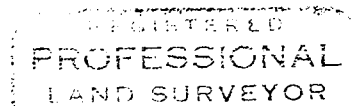
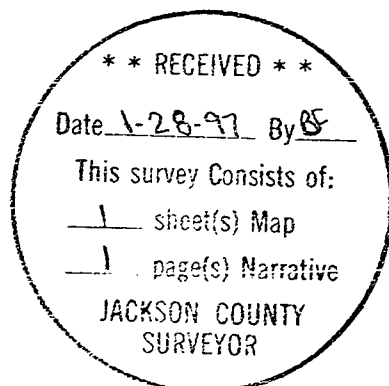
Location: The Northwest One-Quarter (1/4) of Section 13,
Township 37 South, Range 2 West, Willamette Meridi-
an, City of Medford, Jackson County, Oregon

Purpose: To survey, monument and prepare final plat for a
Land Partition per City of Medford File No. LDS-96-
25 and per clients' request

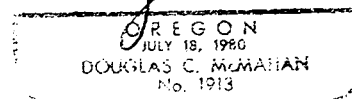
Procedure: Utilizing found monumentation per filed Surveys No.
5075 and 7278 and other monuments as shown, for
control, I established monuments as shown on the
accompanying map. An electronic total station was
used to make measurements for this survey.

Basis of
Bearing: Filed Survey No. 7278 (Centerline Howard Avenue)

Date: January 7, 1997



Douglas C. McMahan



Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/98
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504