

PLANNING ACTION No. LDP 96-44

PARTITION PLAT NO. P-16-1997

MINOR LAND PARTITION

LOCATED IN:  
NE 1/4 OF SECTION 12  
TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN,  
CITY OF MEDFORD, JACKSON COUNTY, OREGON

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:  
THAT S & B JAMES CONSTRUCTION COMPANY, AN OREGON CORPORATION, AND RICHARD D. DELANEY AND DONA G. DELANEY, HUSBAND AND WIFE, ARE THE OWNERS IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND SAID S & B JAMES CONSTRUCTION COMPANY AND RICHARD D. DELANEY AND DONA G. DELANEY HAVE PARTITIONED THE SAME INTO LOTS AS SHOWN HEREON, AND THE NUMBER AND SIZE OF LOTS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAID PARTITION, AND SAID S & B JAMES CONSTRUCTION COMPANY AND RICHARD D. DELANEY AND DONA G. DELANEY DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE SANITARY SEWER AND PUBLIC UTILITY EASEMENTS SHOWN AS DEDICATED HEREON.

S & B JAMES CONSTRUCTION COMPANY

Samuel O. James Jr.  
SAMUEL O. JAMES JR., PRESIDENT

Richard D. Delaney  
RICHARD D. DELANEY

Dona G. Delaney  
DONA G. DELANEY

FOR:  
S & B JAMES CONSTRUCTION COMPANY  
1720 W. ANTELOPE RD.  
WHITE CITY, OREGON 97503

RECORDING

FILED FOR RECORD THIS 4 DAY OF March, 1997 AT 2:24 O'CLOCK, P.M.  
AND RECORDED AS PARTITION PLAT NO. P-16-1997 OF THE RECORDS OF JACKSON COUNTY, OREGON.  
INDEX VOLUME 8 PAGE 16

Walter S. Beckett Alonda E. Bartlett  
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 15299

SURVEYOR'S CERTIFICATE

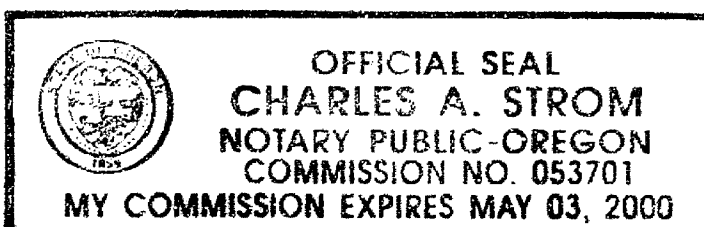
I, STUART M. OSMUS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 2464, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME; THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

PARCEL No. THREE (3) OF PARTITION PLAT RECORDED THE 6th DAY OF SEPTEMBER, 1995, AS PARTITION PLAT No. P-71-1995 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY No. 14652 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

STATE OF OREGON )  
COUNTY OF JACKSON ) S.S.

ON THIS, THE 21<sup>ST</sup> DAY OF JANUARY, 1997, BEFORE ME APPEARED SAMUEL O. JAMES JR, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT SAMUEL O. JAMES JR. REPRESENTS THE WITHIN NAMED COMPANY, AND THAT THE SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE PRESIDENT DOES ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

BEFORE ME:

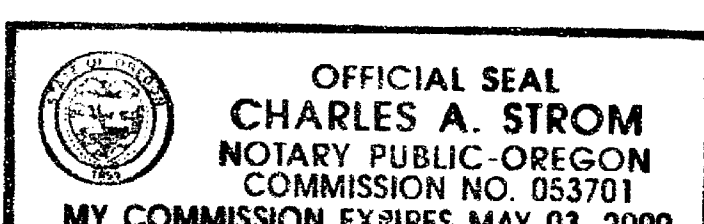


Charles A. Strom

STATE OF OREGON )  
COUNTY OF JACKSON ) S.S.

ON THIS, THE 30<sup>TH</sup> DAY OF JANUARY, 1997, BEFORE ME APPEARED RICHARD D. DELANEY AND DONA G. DELANEY, TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DO ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

BEFORE ME:



Charles A. Strom

EXAMINED AND APPROVED THIS 13 DAY OF FEBRUARY, 1997

Paul Lewis  
CITY SURVEYOR

I CERTIFY THAT PURSUANT TO AUTHORITY GRANTED IN ORDINANCE No. 5785 THIS PLAT IS HEREBY APPROVED.

Mark S. Gallagher  
Acting PLANNING DIRECTOR  
2-26-97  
DATE

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF March 4 1997

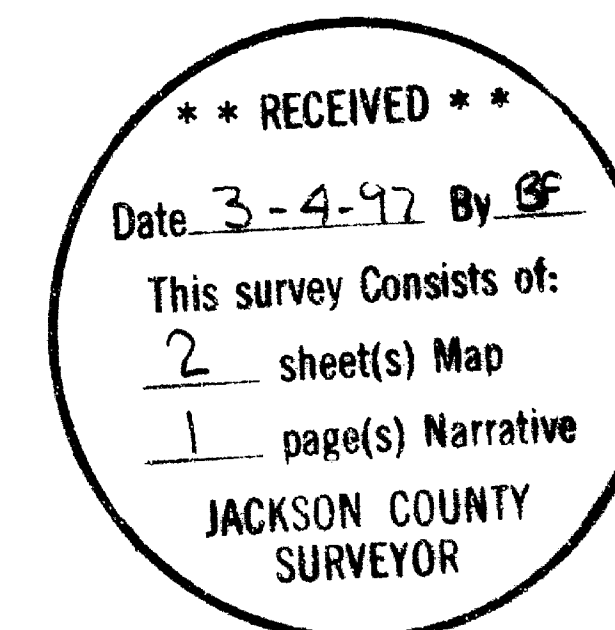
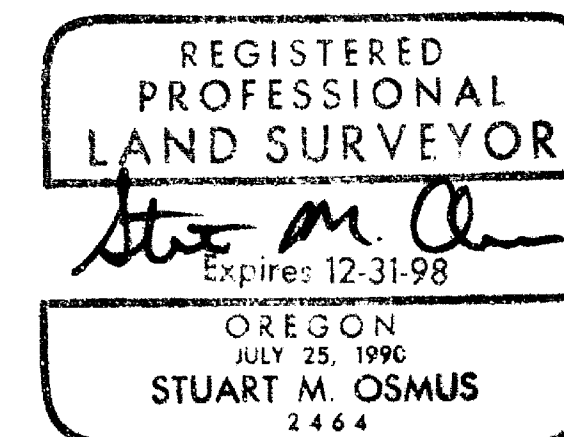
Lynda Admitt Deputy  
TAX COLLECTOR  
March 4, 1997  
DATE

Tom Lindsey  
ASSESSOR, DEPARTMENT OF ASSESSMENT  
March 4 1997  
DATE

THIS IS TO CERTIFY THAT THIS IS A CADD GENERATED COPY OF THE ORIGINAL DRAWING

Stuart M. Osmus  
STUART M. OSMUS P.L.S. 2464

MARQUESS & ASSOCIATES, INC.  
1120 EAST JACKSON  
MEDFORD, OREGON  
(541) 772-7115



SURVEY NO. 15299

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

SURVEY FOR: S & B James Construction Company  
1720 West Antelope Road  
White City, Oregon 97503

LOCATION: The Northeast 1/4 of Section 12, Township 37 South, Range 2  
West, Willamette Meridian, City of Medford, Jackson County,  
Oregon.

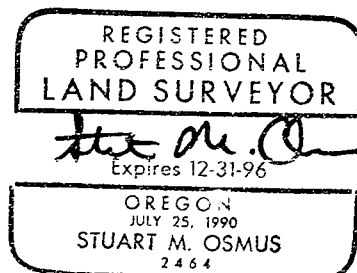
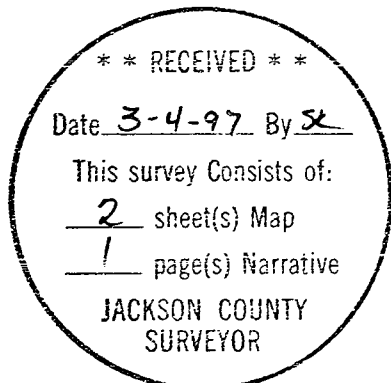
PURPOSE: To survey and monument a Minor Land Partition.

PROCEDURE: This is an additional partition of Parcel 3 of a Partition Plat filed  
as Survey No. 14652 in the Office of the Jackson County  
Surveyor. The outer boundary of Parcel 3 was monumented and  
described in said Survey No. 14652. These existing monuments  
were found in good condition.

BASIS OF BEARING: The south line of Airport Business Park Subdivision as shown on  
Survey No. 9317.

DATE: December 3, 1996

MARQUESS & ASSOCIATES, INC.  
1120 East Jackson Street  
P. O. Box 490  
Medford, Oregon 97501



Stuart M. Osmus,  
Professional Land Surveyor

PARTITION PLAT NO. P-16-1997

MINOR LAND PARTITION

LOCATED IN:  
NE 1/4 OF SECTION 12  
TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN,  
CITY OF MEDFORD, JACKSON COUNTY, OREGON

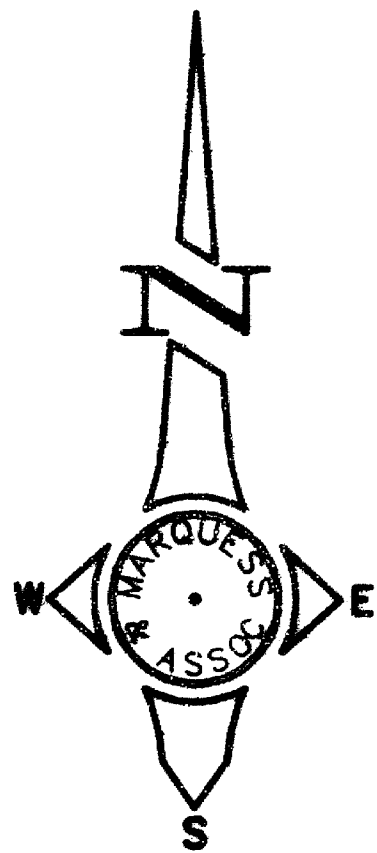
DATE OF SURVEY: NOVEMBER 27, 1996

COURSE DATA

①	EAST	4.50'
②	NORTH	17.00'
③	WEST	4.50'
④	EAST	4.50'
⑤	NORTH	12.50'
⑥	WEST	4.50'

CURVE DATA

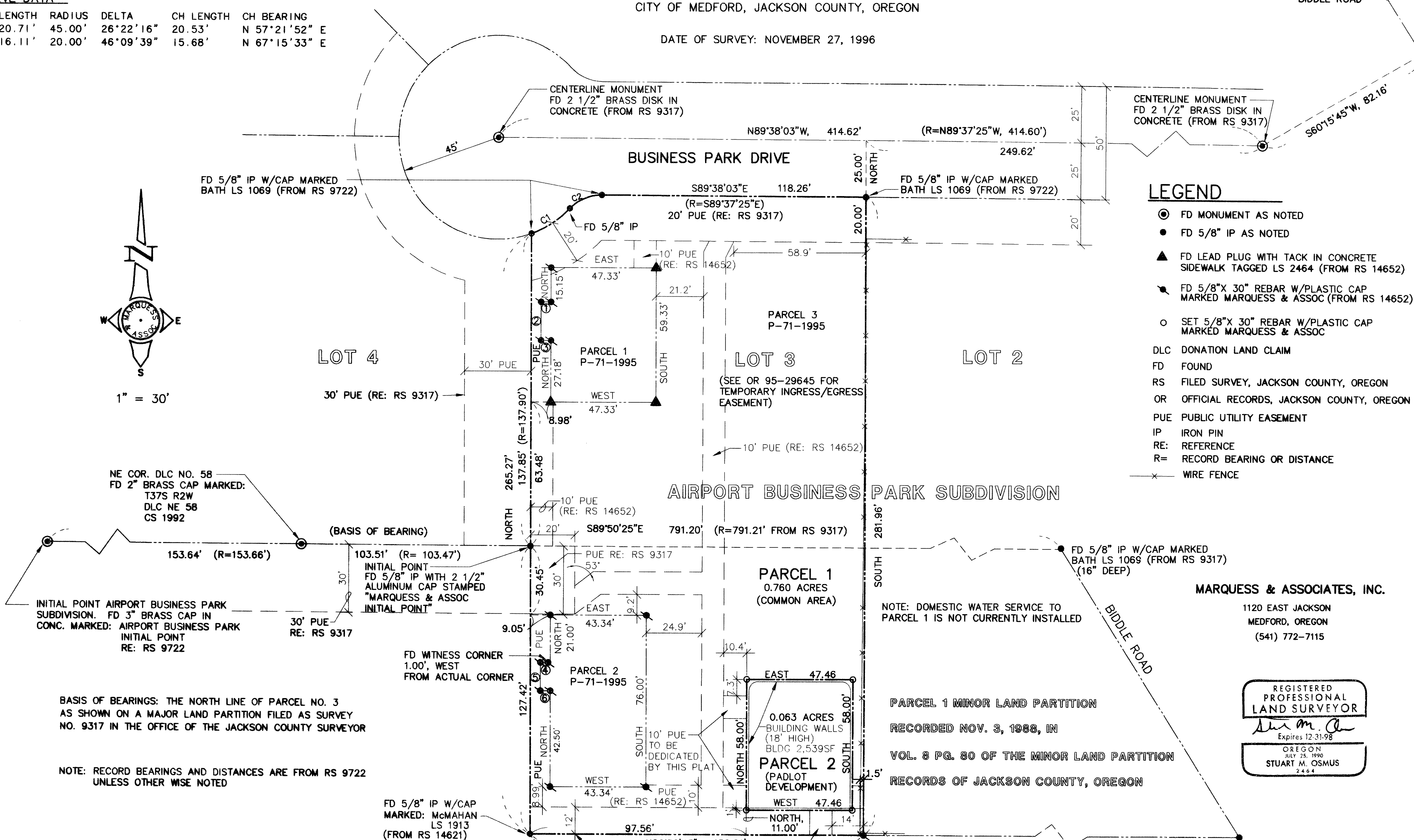
NO	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C1	20.71'	45.00'	26°22'16"	20.53'	N 57°21'52" E
C2	16.11'	20.00'	46°09'39"	15.68'	N 67°15'33" E



1" = 30'

LEGEND

- FD MONUMENT AS NOTED
- FD 5/8" IP AS NOTED
- ▲ FD LEAD PLUG WITH TACK IN CONCRETE SIDEWALK TAGGED LS 2464 (FROM RS 14652)
- ⊕ FD 5/8" X 30" REBAR W/PLASTIC CAP MARKED MARQUESS & ASSOC (FROM RS 14652)
- SET 5/8" X 30" REBAR W/PLASTIC CAP MARKED MARQUESS & ASSOC
- DLC DONATION LAND CLAIM
- FD FOUND
- RS FILED SURVEY, JACKSON COUNTY, OREGON
- OR OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- PUE PUBLIC UTILITY EASEMENT
- IP IRON PIN
- RE: REFERENCE
- R= RECORD BEARING OR DISTANCE
- X — WIRE FENCE



MARQUESS & ASSOCIATES, INC.

1120 EAST JACKSON  
MEDFORD, OREGON  
(541) 772-7115

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Stuart M. Osmus*  
Expires 12-31-98

OREGON  
JULY 25, 1990  
STUART M. OSMUS  
2464

NOTE: DOMESTIC WATER SERVICE TO  
PARCEL 1 IS NOT CURRENTLY INSTALLED

PARCEL 1 MINOR LAND PARTITION  
RECORDED NOV. 3, 1988, IN  
VOL. 8 PG. 80 OF THE MINOR LAND PARTITION  
RECORDS OF JACKSON COUNTY, OREGON

THIS IS TO CERTIFY THAT THIS IS A CADD  
GENERATED COPY OF THE ORIGINAL DRAWING

*Stuart M. Osmus*  
STUART M. OSMUS P.L.S. 2464