

PARTITION PLAT NO. P-20-1997

LOCATED in the SW 1/4 of Section 17,
T. 37 S., R. 1 W., W.M.,
City of Medford, Jackson County, Oregon

SURVEYED FOR: Steve & Cherie Weldon
2360 Spring Street
Medford, Oregon 97504

SURVEYED BY: Edwards Surveying and Land Planning Inc
816 West 8th Street
Medford, Oregon 97501
Phone: (541) 776-2313

July 31, 1996



I certify this is a true and correct copy of the original.
Russell D. Braughton
SURVEYOR

SURVEYOR'S CERTIFICATE

I, Russell D Braughton, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law, the tract of land shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines.

Beginning at the Southwest corner of Lot 35 of PINE RIVER ESTATES SUBDIVISION UNIT 2, according to the Official Plat thereof, said corner also being the INITIAL POINT and monumented with a 5/8 inch diameter by 30 inch iron pin; thence South 89° 56' 50" East, along the South line of said Lot 35, a distance of 119.96 feet to a 5/8 inch diameter iron pin monumenting the Westerly right of way line of Temple Drive, being 60.00 feet wide; thence South 0° 05' 30" East, along said Westerly right of way line, a distance of 159.95 feet to a point on the Northerly right of way line of Roberts Road; thence North 89° 56' 55" West, along said Northerly right of way line, a distance of 119.96 feet; thence North 0° 05' 30" West a distance of 159.95 feet to the initial point.

Russell D. Braughton
Surveyor

NOTE: Electrical Easement per Vol. 224, Pg. 221 and Well and pump Easement per Vol. 345, Pg. 455 do not appear to affect this property.

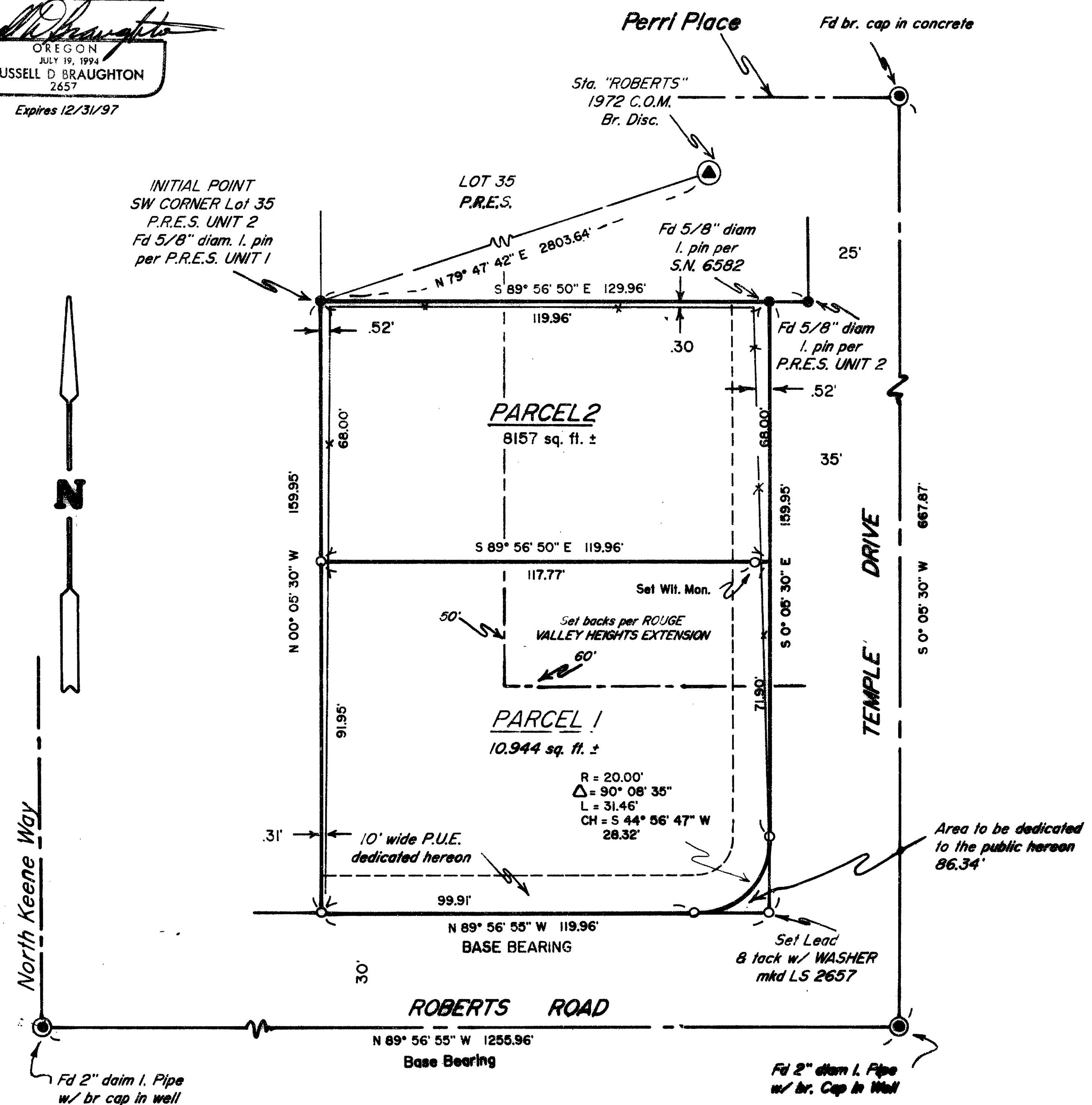
LEGEND

- Indicates a found monument as noted.
- Indicates a 5/8" X 30" steel pin w/ red plastic cap mkd. 'R. BRAUGHTON--LS 2657' set unless noted otherwise.
- * Fence Line S.N. = Survey Number P.U.E. = Public Utility Easement P.R.E.S. = PINE RIVER ESTATES SUBDIVISION

SCALE: 1" = 30'

BASIS OF BEARINGS: PINE RIVER ESTATES SUBDIVISION, UNIT 2 as shown.

Wit. Mon. = Witness Monument



Edwards Surveying & Land Planning Inc.

816 West 8th Street
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598 NE "E" Street, Suite B
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SURVEYING • ENGINEERING • PLANNING

SURVEY NUMBER **15311**

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,
OREGON REVISED STATUTES

SURVEY FOR: Steve & Cherie Weldon
2360 Spring Street
Medford, Oregon 97504

LOCATION: SW 1/4 of Section 17, T. 37 S., R. 1 W., W.M.,
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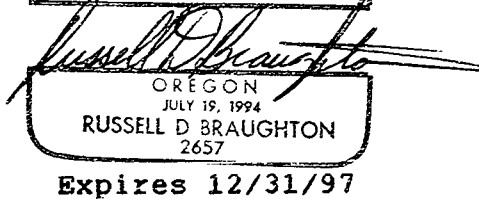
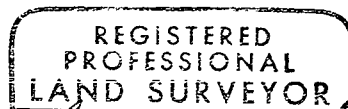
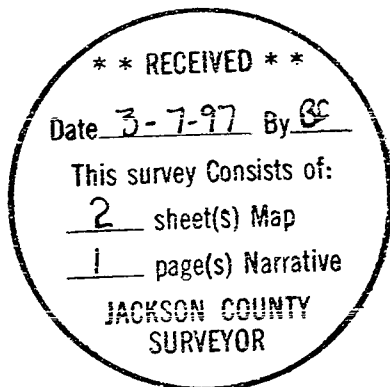
PURPOSE: LAND PARTITION; City of Medford Planning Department
File No. LDP-96-24: To locate and monument the new
boundaries between Parcels 1 and 2 as shown on the
accompanying plat and to prepare and record said
plat for the purpose of creating said Parcels.

PROCEDURE: Utilizing existing control the found monuments
shown, computed and monumented the boundaries of
the parent tract. The new line was then monumented
as shown. Monuments set on this survey consist of
5/8" x 30" steel pins with red plastic caps mkd.
"R.BRAUGHTON-LS 2657".

BASIS OF BEARINGS: PINE RIVER ESTATES SUBDIVISION, Unit 2, as shown.

EQUIPMENT: Nikon DTM-A5 Electronic Total Station.

DATE COMPLETED: July 31, 1996



T37-1W-17CA Tax Lot 1400

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July 31, 1996

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that we, Steven F. Weldon, and James L. Midwood, as tenants in common, are the owners in fee simple of the lands described hereon in the "Surveyors Certificate" and that Bank of Southern Oregon is a beneficiary interest holder in said lands and that we have caused the partitioning as shown hereon. We do hereby dedicate to the City of Medford for use as a public right of way the area shown. We do further dedicate, to the City of Medford, the Public Utility Easement, over, across and through those areas shown hereon and designated as "Public Utility Easement" (P.U.E.) for public utility installations and maintenance, as required. TCI Cablevision, their assigns and/or successors in interest are hereby granted the right to install and maintain TV cable service over, across and through those Public Utility Easements, as shown hereon, as long as it does not interfere with the installation and maintenance of the City of Medford's utilities.

Steven F. Weldon
Steven F. Weldon

James L. Midwood
James L. Midwood

Noel S. Parsons
Authorized Representative
Bank of Southern Oregon

STATE OF OREGON)
County of Jackson) SS August 12, 1996

Personally appeared before me the above named Steven F. Weldon and James L. Midwood who did freely and voluntarily acknowledge the foregoing instrument for the purposes therein set forth.

Before me: 

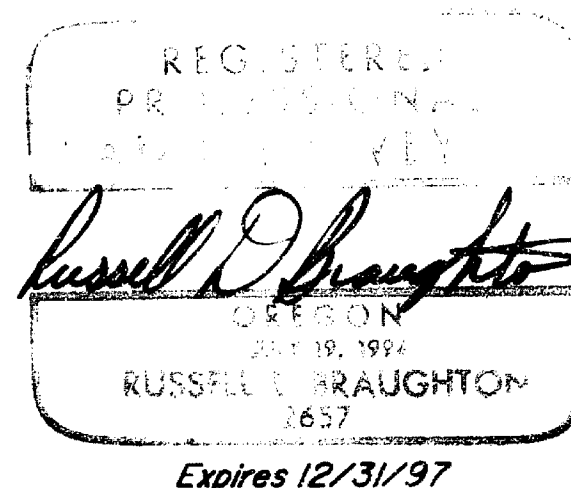
Toni R. Clark
Notary Public - Oregon

STATE OF OREGON)
County of Jackson) SS November 13, 1996

Personally appeared before me the above named Noel S. Parsons, who did say that he is an authorized representative of the above named Bank of Southern Oregon, and that he did freely and voluntarily acknowledge the foregoing instrument on behalf of said bank.

Before me: 

Shirley A. Boyd
Notary Public - Oregon



I certify this to be an exact photocopy of the original.
Russell D. Braughton
SURVEYOR

RECORDERS CERTIFICATE

Filed for record this 7 day of March, 1996, at 10:33 O'Clock A.M.
and recorded as PARTITION PLAT NO. P-20-1997 of the records of Jackson County, Oregon.
Index Volume 8, Page 20.

Ruthless S. Beckett *Glendon E. Bartlett*
County Clerk Deputy

County Surveyor's File Number 15311

APPROVAL -LDP-96-24

Medford City Planning: *James M. Eimhard* Date: Nov 13, 1996

EXAMINED and approved this 13th day of November, 1996.

City Surveyor *Acting: Kenny D. Bradshaw*

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of March 4, 1997.

Ron Ludvig March 4, 1997
Assessor Date

Carol Appligater March 4, 1997
Tax Collector Deputy Date

