

# PARTITION PLAT NO. P-26-1997

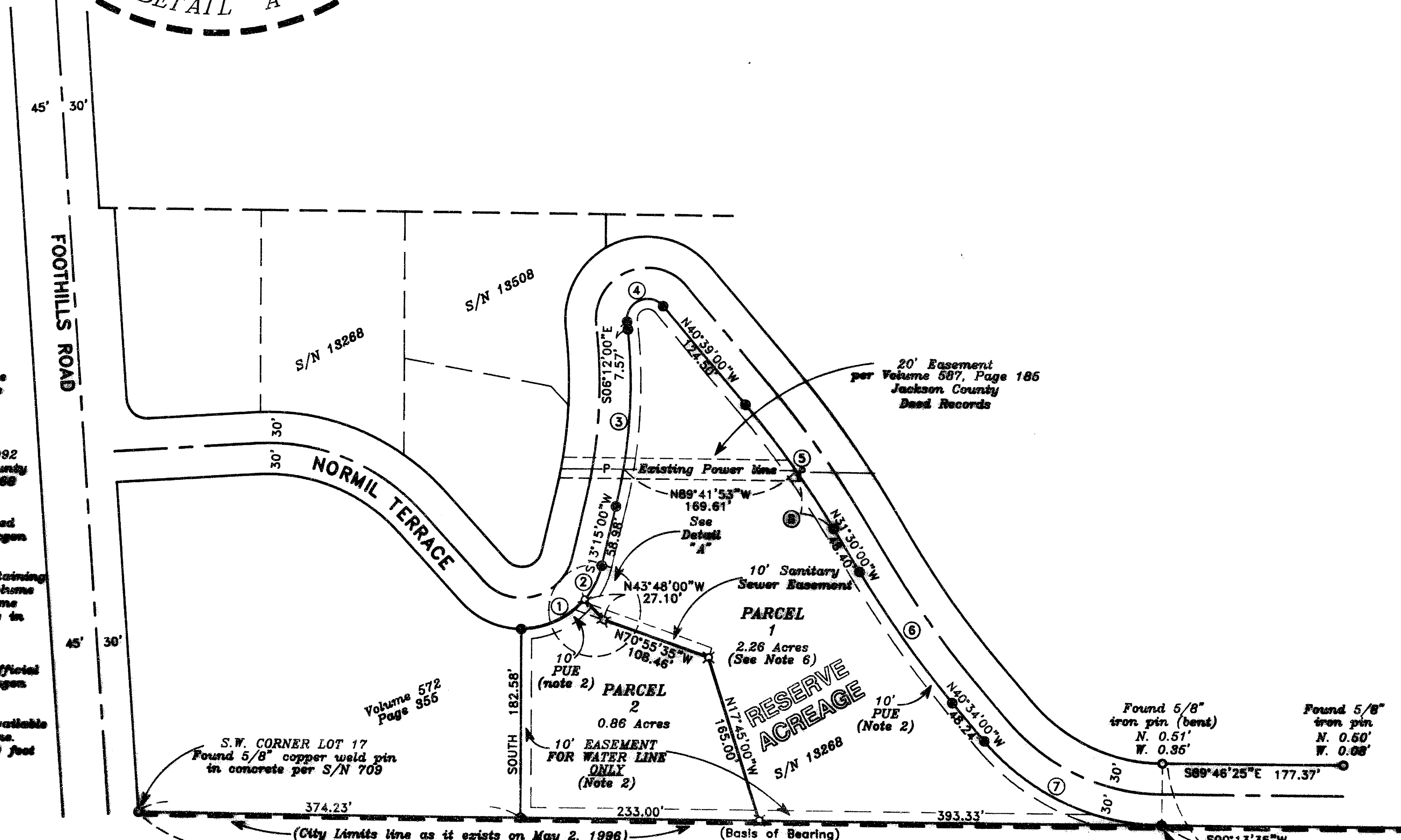
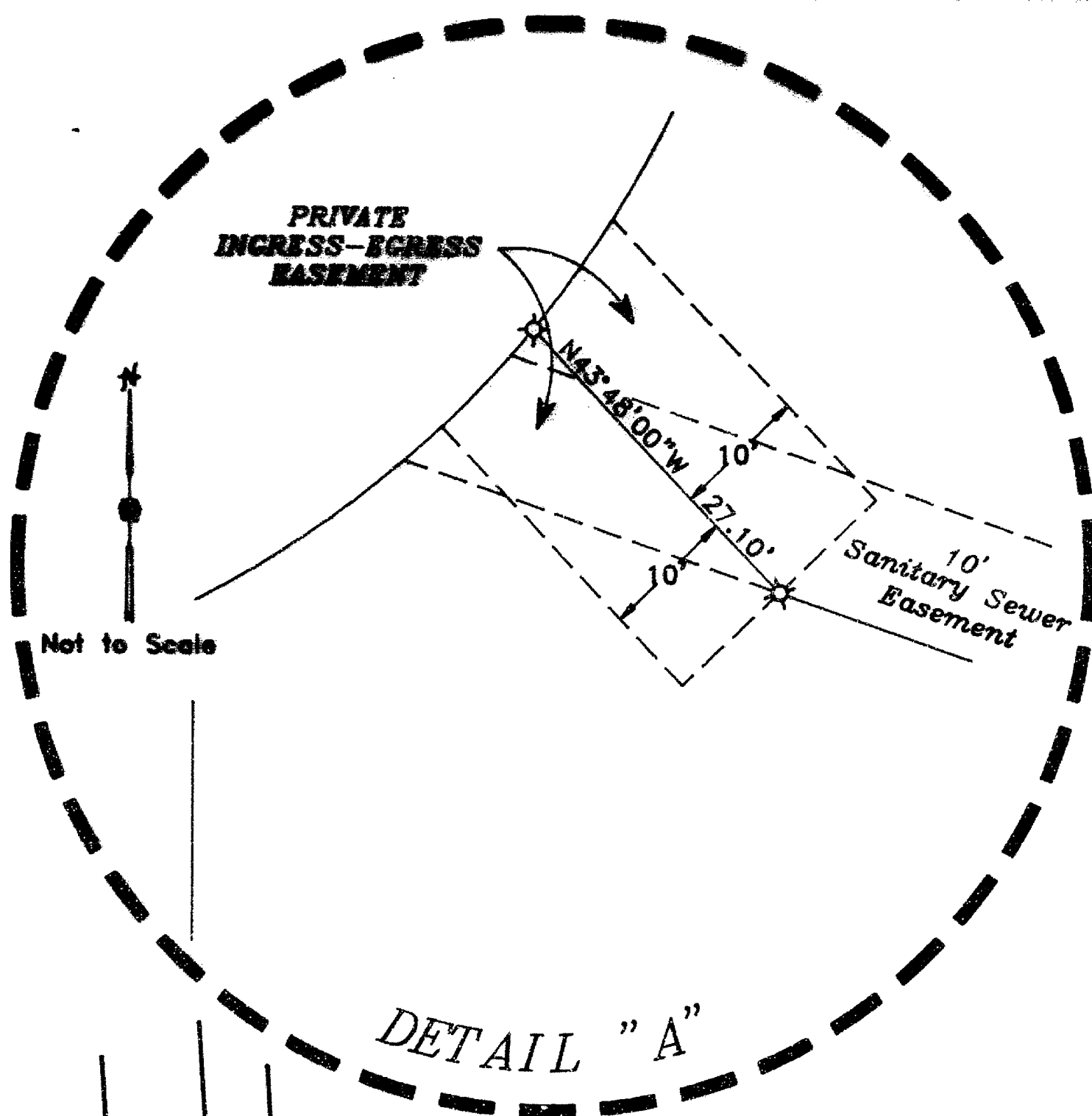
LAND PARTITION ( LDP-96-11 )

LOCATED IN:

The S.E. 1/4 of Section 16, T.37S., R.1W., W.M.  
City of Medford, Jackson County, Oregon

FOR:

**DON VAN SLACK**



- NOTE:**
- Parcel 1 is designated "RESERVE ACREAGE" as a condition of City of Medford Planning Department because it exceeds the 55,000 square foot maximum lot area.
  - Existing easement per Partition Plat No. P-128-1992 on file with the Jackson County Surveyor as Survey No. 18868
  - Easement for Powerline per Volume 586, Page 456 of Deed Records, Jackson County, Oregon (location not defined)
  - Easement and rights for obtaining and preserving water per Volume 572, Page 109 and per Volume 577, Page 5 of Deed Records in Jackson County, Oregon
  - Easement for Powerline per Instrument No. 71-00263, Official Records, Jackson County, Oregon (location not defined)
  - City water service is not available to serve Parcel 1 at this time. Parcel 1 has chosen the 1600 foot service elevation.

HOFFELNER & ASSOCIATES, INC.  
1082 E. JACOBSON STREET MEDFORD, OREGON  
778-4841

BY: DARRELL L. HUCK PLS No. 2023  
SCALE: 1 inch = 100 feet April 10, 1998  
BASIS OF BEARING SURVEY NO. 2251

- ⊗ = Set 5/8" X 24" iron pin with plastic cap stamped "D. Huck LS 2023"
- = Found 5/8" iron pin with plastic cap stamped "D. Huck LS 2023" per S/N 13268.
- = Found monument as noted
- PLAT = STEWART ACRES (RECORDED)
- PUE = Easement for public utilities, storm drainage, gas, telephone, water, electric, cable television and sanitary sewer construction and maintenance

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	50°08'02"	80.00'	70.00'	67.79'	S65°00'25"W
2	26°41'24"	80.00'	32.27'	36.93'	N28°35'42"E
3	19°27'00"	507.46'	172.27'	171.44'	N03°31'30"E
4	145°33'00"	20.00'	50.81'	38.21'	N66°34'30"E
5	09°09'00"	924.93'	147.71'	147.55'	S36°04'30"E
6	09°04'00"	984.93'	155.86'	155.70'	S36°02'00"E
7	49°12'25"	230.00'	197.53'	191.52'	S65°10'13"E
8	04°03'09"	924.23'	65.42'	65.41'	N83°31'35"W

INITIAL POINT  
Found 5/8" X 24" iron pin w/plastic cap marked "D. Huck LS 2023" replaced with 5/8" X 30" iron pin w/plastic cap marked "D. Huck LS 2023"

**\*\* RECEIVED \*\***  
Date 3-25-97 By *[Signature]*  
This survey consists of:  
1 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Donnell L. Huck*  
DARRELL L. HUCK  
2023

I certify this plat to be an exact photocopy of the original.  
*Donnell L. Huck*  
SURVEYOR

APPROVALS:  
MEDFORD CITY PLANNING:  
*James McMichael* Director Date May 24, 1996  
Examined and approved this 23 day of MAY, 1996.  
*Paul H. Lewis* City Surveyor

RECORDER'S CERTIFICATE:  
FILED FOR RECORD THIS 25 DAY OF March 1996, AT 2:11 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-26-1997 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 8 PAGE 26)  
*Kathleen S. Beckett* County Clerk *Glenda E. Bartlett* Deputy

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 15325

SURVEYOR'S CERTIFICATE:  
I, Darrell L. Huck, 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 hereon:  
Parcel No. 3 of Partition Plat recorded May 19, 1993 as Partition Plat No. P-40-1993 in Volume 4, Page 40 of the "Record of Partition Plats" in Jackson County, Oregon. And filed as Survey No. 13508 in the Office of the Jackson County Surveyor.

DECLARATION:  
*Donnell L. Huck* SURVEYOR

KNOW ALL MEN BY THESE PRESENTS that Don Van Slack is the owner of the parcel of real property situated in Jackson County, Oregon and has caused the same to be surveyed, mapped and plotted as shown hereon. I hereby dedicate for public use that easement labeled as 10' Sanitary Sewer Easement. I hereby grant the use of the Private Ingress-Egress Easement over Parcel 1 for the benefit of the owners, heirs and assignees of Parcel 2. I hereby grant the use of the Private Ingress-Egress Easement over Parcel 2 for the benefit of the owners, heirs and assignees of Parcel 1.

IN WITNESS THEREOF, I have set my hand and seal this 17th day of MAY, 1996.  
*Don Van Slack*  
Don Van Slack

STATE OF OREGON )  
County of Jackson ) ss.  
This instrument was acknowledged before me on MAY 17, 1996 by Don Van Slack.

Before me:  
*Cheryl A. Ferns*  
CHERYL A. FERNS  
NOTARY PUBLIC  
JACKSON COUNTY, OREGON  
MY COMMISSION EXPIRES DEC 23 1997

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid, as of 3-25-97

*[Signature]* 3-25-97  
Tax Collector Date

5/8" iron pin in concrete per S/N 709  
S.E. CORNER LOT 18 STEWART ACRES

SURVEY NO. 15325

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

Survey for: Don Van Slack  
1578 Angel Crest  
Medford, Oregon 97504

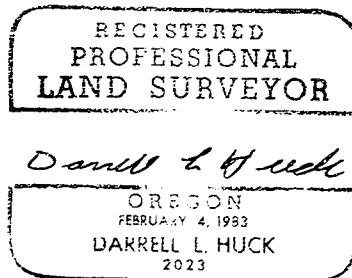
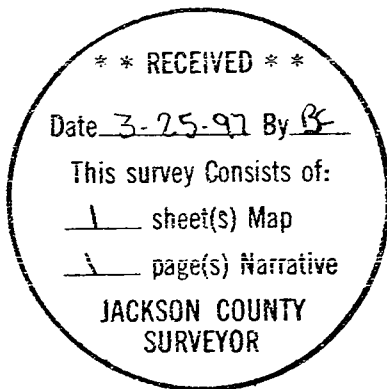
Location: Southeast one-quarter (1/4) of Section 16,  
Township 37 South, Range 1 West of the  
Willamette Meridian, City of Medford, Jackson  
County, Oregon

Purpose: To survey and monument a Minor Land Partition  
as approved by the City of Medford Planning  
Department, File No. LDP-96-11

Procedure: Utilizing control established for Recorded  
Survey No. 13268 and Survey No. 13508 the  
partition line was computed and monuments were  
set as shown on the attached map.

Basis of Bearing: Recorded Survey No. 2231

Date: April 10, 1996



Darrell L. Huck  
L.S. 2023 - Oregon  
Expires 06/30/97  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, Oregon 97504