LDP-96-42

Partition Plat No. _P-32-1997_

A Replat
Located in a portion of Lot 3, Town Centre a Planned Community Development, in the northwest quarter of Section 19, Township 37 South, Range 1 West of the Willamette Meridian, City of Medford, Jackson County, Oregon.
for

Gary T. Whittle

908 East Jackson
Medford, Oregon 97504

Legend:

-S/N is survey number on file at the Jackson County Surveyor's Office, Oregon.
- Vol., Pg. are Volume, Page of the Records of Jackson County, Oregon as shown.
-Inst.No. is Instrument Number of the Official Records of Jackson County, Oregon.
-Vol, Pg. is volume and page of the Records of Jackson County, Oregon, as indicated.
( ) is record data per Town Centre, A Planned Community Development, S/N 13710.
P.U.E. is public utility easement for water, sewer, storm drain, electric, gas and cable television.

-Basis of bearing is the center line of Town Centre Drive per the Official Plat of Town Centre, a Planned Community Development, as recorded in Vol.18, Page 38 of the Plat Records of Jackson County, Oregon, S/N 13710.
○ found 5/8 inch iron pin monument marked "D. McMahon LS1913" per S/N 13710 or as indicated.
⊘ found 5/8 inch iron pin monument marked "Farber PLS 21889" per S/N 13772.
⊕ found metal disk marked "LS 1913" per S/N 13710
● set 5/8 by 24 inch iron pin monument with yellow plastic cap marked "FARBER PLS 2189"
✖ set 5/8 by 30 inch iron pin monument with yellow plastic cap marked "FARBER PLS 2189"

Note: The following Inst. Nos. that describe easements do not apply to this property: 81-16855, 83-17051, 88-01690, 88-16027, 88-16455, 91-29652, 92-10741, 93-43434.

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

Purpose: To survey and monument the partition as approved by the City of Medford Planning Department. Planning File No. LDP-69-42.
Procedure: Utilizing control establish by this office during the performance of survey nos. 13772 and 14046, I tie the additional monuments in a closed traverse. I locate the affected property and set the partition and boundary corners as shown.
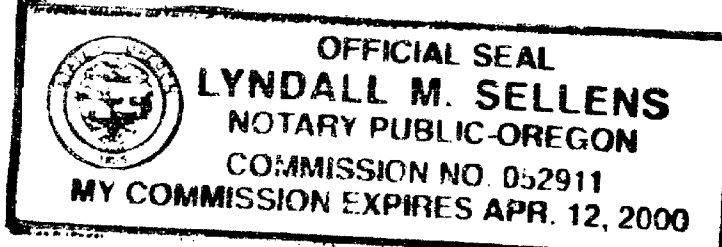
Declaration:

KNOW ALL MEN BY THESE PRESENTS, that John A. Duke, Trustee of the John A. Duke Trust, UTD 12/6/73, is the owner of the lands hereon described, and that I have partitioned the same into parcels as shown hereon and size of the parcels and the lengths of all lines are plainly set forth, and that this plat is a correct representation of the Partition, and I do hereby dedicate to the public for public use the easements shown hereon.

John A. Duke Trustee
John A. Duke
Trustee of the John A. Duke Trust, UTD 12/6/73

State of Oregon)
) ss
County of Jackson)
Personally appeared the above named John A. Duke, and acknowledge the foregoing to be his voluntary act and deed.

Before me: _APRIL 9, 1997_

Lyndall M. Sellens
Notary Public, State of Oregon

CURVE	RADIUS	DELTA	LENGTH	BEARING LONG CHORD & DISTANCE	
A	45.00	44°16'46"	34.78	N21°49'46"W	33.92
		(44°15'22")	(34.76)	(N21°41'40"W)	(33.90)
B	65.00	39°50'33"	45.20	N19°36'39"W	44.29
C	15.00	44°15'17"	11.59	N68°10'56"E	11.30
D	20.00	33°33'59"	11.72	N73°31'54"E	11.55
E	10.00	35°23'30"	6.18	N73°31'54"E	6.08

TANGENT	BEARING TANGENT & DISTANCE	
1	S89°43'32"E	10.00
2	N 0°18'37"E	32.82
3	S89°41'23"E	5.00
4	N 0°18'37"E	1.46
5	S89°41'23"E	4.05
6	N 2°00'51"E	57.29

Surveyor's Certificate:

State of Oregon)
) ss
County of Jackson)

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at a 5/8 inch iron pin monumenting the southwest corner of Lot 3, Town Centre according to the Official Plat thereof, recorded in Volume 18, Page 38 of the Plat Records of Jackson County, Oregon, located in the northwest quarter of Section 19, Township 37 South, Range 1 West of the Willamette Meridian, City of Medford, said County and State; thence North 0°18'37" East, along the west line of said Lot 3, a distance of 32.82 feet, to a 5/8 by 30 inch iron pin monumenting the Initial POINT OF BEGINNING; thence continue along said west line along the arc of a curve to the left having a radius of 65.00 feet, a central angle of 39°50'33", a length of 45.20 feet and a long chord bearing and distance of (North 19°36'39" West, 44.29 feet), to that property line adjustment described in Instrument No. 95-31963 of the Official Records of said County and State; thence along said adjusted property line thru the following courses, North 46°03'15" East, 23.32 feet; thence along the arc of a curve to the right having a radius of 15.00 feet, a central angle of 44°15'17", a length of 11.59 feet and a long chord bearing and distance of (North 68°10'56" East, 11.30 feet); thence along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 33°33'59", a length of 11.72 feet (record 11.71 feet) and a long chord bearing and distance of (North 73°31'54" East, 11.55 feet); thence along the arc of a curve to the right having a radius of 10.00 feet, a central angle of 35°23'30", a length of 6.18 feet (record 5.86 feet) and a long chord bearing and distance of (North 73°31'54" East, 6.08 feet [5.77 feet]), to a point on the north line of said Lot 3; thence South 89°41'23" East, along said north line, 102.93 feet (record 103.30 feet), to a 5/8 inch iron pin monumenting the northeast corner of said Lot 3; thence South 0°19'08" West, along the east line of said Lot 3, a distance of 5.84 feet; thence South 0°17'58" West, along said east line, 94.16 feet, to a 5/8 inch iron pin monumenting the southeast corner of said Lot 3; thence North 89°43'32" West, 131.90 feet, (record 131.98 feet), to a 5/8 inch iron pin monumenting the southwest corner of said Lot 3; thence North 0°18'37" East, along the west line of said Lot 3, a distance of 32.82 feet, to the Initial POINT OF BEGINNING.

Herbert A. Z
Herbert A. Farber, PLS 2189

Approvals:

I certify that pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved. _____
James M. Crandall - _APRIL 21, 1997_
Planning Director   Date

Examined and approved this _14_ day of _April_ 1997.
Paul Time
City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of _April 22, 1997_
Ron Ludberg Dept
Assessor

Lynda Dewitt, Deputy
Tax Collector

Recorder:

Filed for record this _22_ day of _April_, 1997 at 9:43 o'clock A.M. and recorded as Partition Plat No. _P-32-1997_ of the Records of Jackson County, Oregon. Index Volume _8_, Page _32_.

Kathleen S. Beckett
County Clerk
Glenda E. Bartlett
Deputy

County Surveyor's File No. _15343_

SURVEYED BY:
FARBER & SONS, INC.
dba FARBER SURVEYING
(541) 776-0846

OFFICE LOCATION:	MAILING ADDRESS:
120 MISTLETOE	P. O. BOX 5286
MEDFORD, OREGON 97501	CENTRAL POINT, OREGON 97502

COMPUTED BY : HAF	ROTATION: 0°
SCALE = 1 inch : 20 feet	JOB No. 0379-93
DATE: 18 MAR 1997	

ORIGIN: 10170.000 N 4930.000 E

37-1W-19BD Tax Lot 1205

SHEET 1 OF 1