

PARTITION PLAT NO. P-34-1997

LAND PARTITION (LDP-96-4)

Located in:

The S.E. 1/4 of Section 17, T.37S., R.1W., W.M.
City of Medford, Jackson County, Oregon

For

TONY JELINCICH
P.O. Box 968
Menlo Park, Ca. 94026

APPROVALS:

MEDFORD PLANNING

James M. ... Director
APRIL 10, 1997 Date

Examined and approved this 2 day of October, 1996

Paul ... City Surveyor

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 15346

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 25 DAY OF April, 1997 AND
AT 2:33 O'CLOCK, P.M.

RECORDED AS PARTITION PLAT NO. P-34-1997 OF "RECORD OF PARTITION PLATS"
IN JACKSON COUNTY, OREGON. (INDEX VOLUME 8 PAGE 34.)

Ruth ... County Clerk
Blenda E. Bartlett Deputy

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:

- Commencing at the Southeast corner of Section 17 in Township 37 South, Range 1 West; Willamette Meridian, Jackson County, Oregon; thence, along the South line of said Section 17, North 89°55'10" West 652.48 feet; thence NORTH 30.00 feet to a point on the North line of Lone Pine Road, said point being the Southwest corner of that tract of land described in Instrument No. 66-08780 of the Official Records of said Jackson County for the INITIAL POINT OF BEGINNING; Thence, along the North line of said Lone Pine Road, North 89°55'10" West 146.14 feet (Record North 89°49' West 145.0 feet); thence North 03°23'26" East 645.82 feet (Record North 03°30' East 647.2 feet); thence North 10°29'15" West 469.71 feet (Record North 10°23' West 469.6 feet); thence North 83°05'06" East (Record North 83°08' East) 287.20 feet; thence South 73°52'07" East 425.74 feet (Record South 73°48' East 425.9 feet); thence South 00°07'20" East 155.53 feet to the Northeast corner of that tract of land described in said Instrument No. 66-08780; thence, along the North line of said tract, North 89°42'00" West 499.44 feet to the Northwest corner thereof; thence, along the West line of said tract, South 00°06'05" West 870.13 feet to the Point of Beginning.
- 20' Power Easement per Instrument No. 67-04122 Official Records, Jackson County, Oregon. (location not defined)
- As a condition of approval the City of Medford Engineering Dept. has required that the area shown as an extension of Wilshire Drive right-of-way to be reserved for future road purposes.
- The exact location of the existing pipe line was not determined for this survey - therefore the plotted location of the easement is subject to change - the exact location will be determined at such time as Parcel 3 is developed.
- Easement for right-of-way for pipe line per Volume 204, Page 250, Deed Records, Jackson County, Oregon (no location is specified)
- 15 foot wide power line easement per Volume 382, Page 169, Deed Records, Jackson County, Oregon (located in a portion of Lot 12 in Stewart Acres Subdivision)(location not defined)
- As a condition of approval the City of Medford Planning Dept. has required that Parcels 1 and 2 shall either share a common driveway or have "hammerhead" turnaround driveway
- As a condition of approval the City of Medford Planning Dept. has required the following condition:
"There are several abandoned buildings on Parcel 3 including a house and outbuildings. None of the accessory buildings may be occupied for any purpose unless the house is occupied."

Darrell L. Huck SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that I Tony Jelincich and Vinka Jelincich, 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 do hereby dedicate to the public for public use these easements labeled as public utility easement and as drainage easement. We also dedicate to the public for public use that 5.00 foot wide strip as shown hereon for street purposes.

Tony Jelincich
Tony Jelincich

Vinka Jelincich
Vinka Jelincich

STATE OF OREGON)
COUNTY OF JACKSON)ss

Personally appeared the above named Tony Jelincich and Vinka Jelincich acknowledged the foregoing instrument to be their voluntary act and deed.
before me this 30th day of September, 1996.

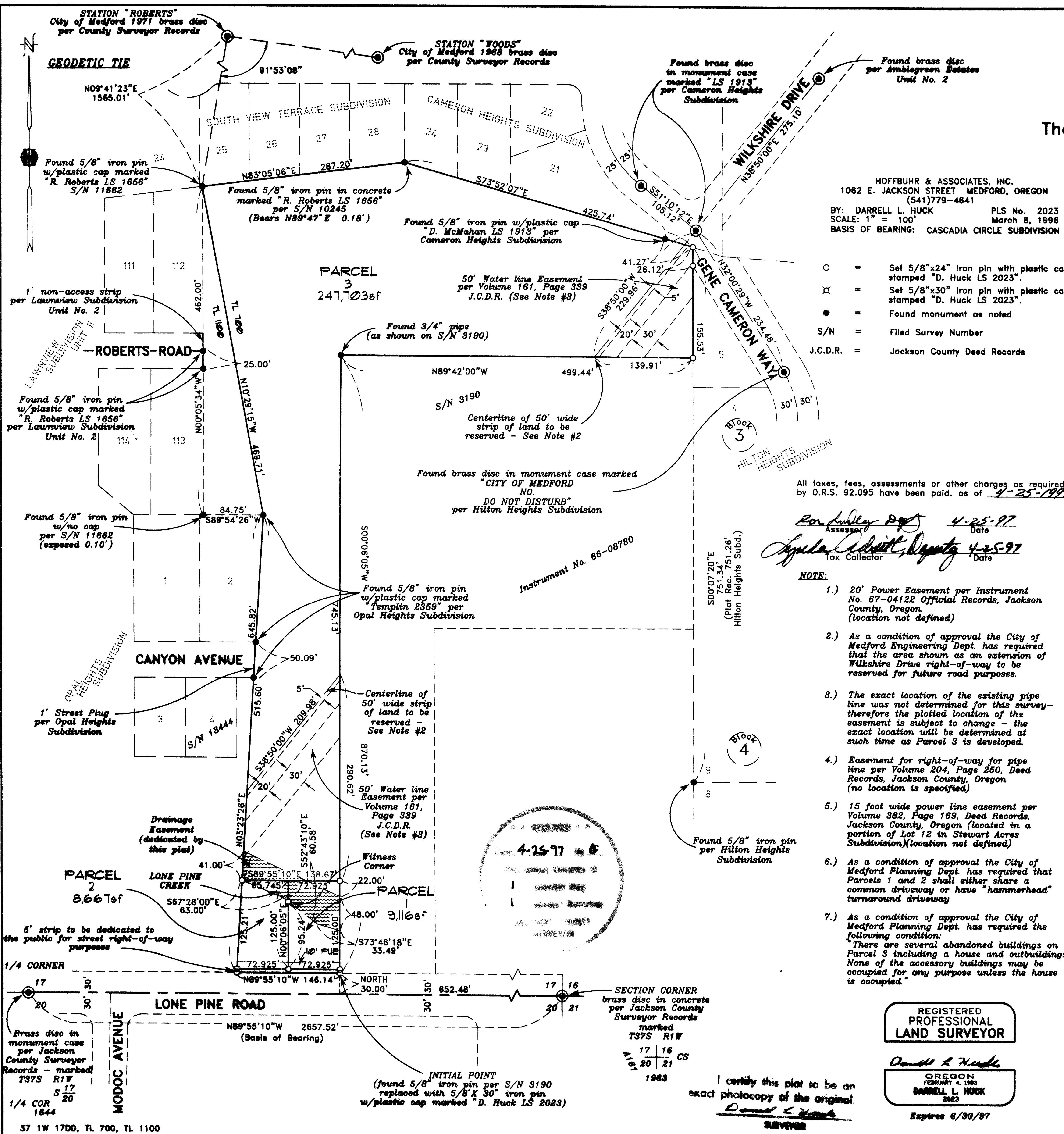
REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck
DARRELL L. HUCK
2023
Expires 6/30/97

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

CHERYL E. ...
COMMISSION EXPIRES DEC 15, 1997

Cheryl ...



SURVEY NO. 15346

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

Survey for: Tony Jelincich
P.O. Box 968
Menlo Park, CA 94026

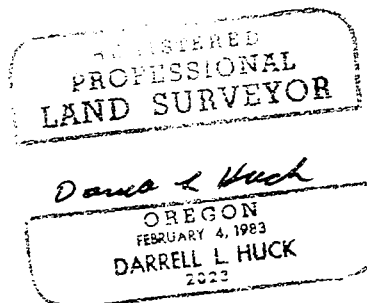
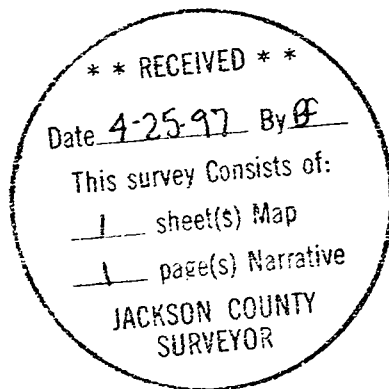
Location: Southeast one-quarter (1/4) of Section 17, Township 37 South, Range 1
West, Willamette Meridian, Jackson County, Oregon

Purpose: To survey and monument a land partition as approved by City of Medford,
File No. LDP-96-4

Procedure: The boundary of the parcel being partitioned has been monumented by
various surveys and subdivisions over the past years. A control traverse was
run tying monuments as shown on the attached map. The location of the
partition parcels was computed and monuments were set as shown.

Basis of
Bearing: Cascadia Circle Subdivision

Date: March 8, 1996



Darrell L. Huck
L.S. 2023 - Oregon
Expires 6/30/97
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504