

APPROVALS

MEDFORD CITY PLANNING:

*James McManis* Director *Oct 31, 1997* Date

Examined and approved this 10 day of October, 1997.

*Paul D. ...* City Surveyor

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 4 DAY OF NOVEMBER 1997, AT 2:46 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-68-1997 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 8 PAGE 68.)

*Ruthann S. Bickett* County Clerk

*Kathy L. ...* Deputy

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 15554

PARTITION PLAT NO. P-68-1997  
LAND PARTITION (LDP-96-10)

LOCATED IN:

Lot 16 of STEWART ACRES in  
the S.E. 1/4 of Section 16, T.37S., R.1W., W.M.  
City of Medford, Jackson County, Oregon

FOR:

VAL A. BUBB

SURVEYOR'S CERTIFICATE:

I, Douglas C. McMahan, 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 Quarter Section Corner common to Sections 16 and 21 in Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence NORTH 544.13 feet; thence EAST 206.94 feet to the point of intersection of the Easterly right-of-way line of Sycamore Way and the Northerly right-of-way line of Eucalyptus Drive, said point being marked with a 5/8" iron pin for the INITIAL POINT OF BEGINNING; thence North 00°10'58" West along said Easterly right-of-way line of Sycamore Way, 119.31 feet to the most Southerly corner of Lot 1, Block 1 of FOOTHILL SUBDIVISION, according to the Official Plat thereof, now of record in said Jackson County; thence along the Southeastery line of said Lot 1, North 35°37'57" East 169.92 feet (Plat Record North 35°44'50" East 170.00 feet) to a point on the Northerly line of Lot 16 of STEWART ACRES according to the Official Plat thereof, now of record in said Jackson County; thence along said Northerly line South 54°22'03" East (Plat Record South 54°06' East) 20.00 feet; thence South 89°25'29" East (Plat Record South 89°37' East) 148.62 feet to a point on the Westerly right-of-way line of Foothills Road; thence South 03°57'43" East along said Westerly right-of-way line, 176.88 feet to a point on the aforementioned Northerly right-of-way line of Eucalyptus Drive; thence along said Northerly right-of-way line South 59°44'58" West 147.43 feet; thence North 87°30'27" West 148.49 feet to the Initial Point of Beginning.

*Douglas C. McMahan* SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that I, Val A. Bubb, am owner of the real property represented on this partition plat and more particularly described in the SURVEYORS' CERTIFICATE, and I have caused the same to be partitioned into parcels as shown hereon. I hereby dedicate to the public for public use the utility easements shown hereon, together with those areas of land for street purposes as shown hereon. I also hereby grant to the City of Medford an easement for access over the Minimum Access Drive and the 12.00 foot wide access easement as shown hereon. I also hereby grant to the owners, heirs and assignees of Parcels 2 and 3 an easement for access via the minimum access street as shown hereon. I also hereby grant to the owner, heirs and assignees of Parcels 1 and 3, a 5.00 foot wide easement for private storm drainage facilities across Parcel 2.

IN WITNESS HEREOF, Signed this 7<sup>th</sup> day of October, 1997

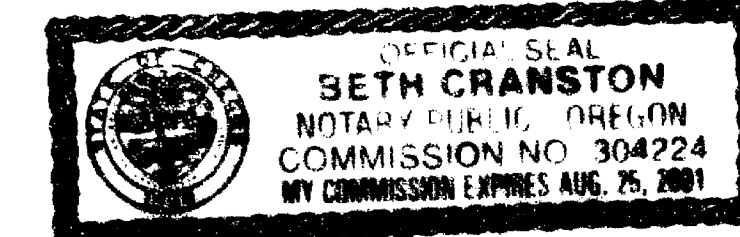
*Val A. Bubb*  
Val A. Bubb

STATE OF OREGON }  
COUNTY OF JACKSON } ss.

Personally appeared the above named Val A. Bubb and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me this 7<sup>th</sup> day of October, 1997

*Beth Cranston*  
NOTARY



REGISTERED PROFESSIONAL LAND SURVEYOR

*Douglas C. McMahan*  
DOUGLAS C. MCMAHAN  
No. 1913

Expires 12/31/98

We, KeyBank N.A. successor in interest to JACKSON COUNTY FEDERAL BANK, F.S.B., are the undersigned beneficiary of a certain Trust Deed recorded November 22, 1993 as Document No. 93-40052, Official Records of Jackson County, Oregon, affecting the land described herein, hereby consent to this partition and hereby release from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

IN WITNESS HEREOF, signed this 7<sup>th</sup> day of October, 1997

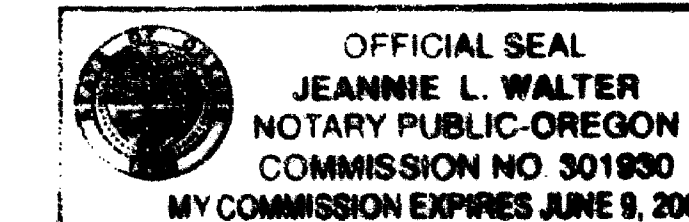
By: *Reg Powell*  
Title: *Vice President*

STATE OF OREGON }  
County of Jackson) ss

The foregoing instrument was acknowledged before me this 7 day of October, 1997, by Reg Powell, known to me as the person who executed the within instrument as, Vice President, on behalf of Key Bank, freely and voluntarily.

Before me:

*Jeannie L. Walter*  
NOTARY



HOFFBUHR & ASSOCIATES, INC.  
1082 E. JACKSON STREET MEDFORD, OREGON  
779-4841  
BY: DOUGLAS C. MCMAHAN PLS NO. 1913  
SCALE: 1" = 50' August 13, 1997  
BASIS OF BEARING: FILED SURVEY NO. 13268  
(Southerly line)

- = SET 5/8"x24" IRON PIN WITH PLASTIC CAP STAMPED "D. MCMAHAN LS 1913". S/N = FILED SURVEY NUMBER.
- ⊗ = SET 5/8"x30" IRON PIN WITH PLASTIC CAP STAMPED "D. MCMAHAN LS 1913". PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, IRRIGATION, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION, AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- = FOUND 5/8" IRON PIN AS SHOWN.
- ⊕ = FOUND 3/4" IRON PIPE PER PLAT OF FOOTHILL SUBDIVISION. Sq. Ft. = SQUARE FEET.
- ⊙ = FOUND BRASS CAP MONUMENT. PSD = PRIVATE STORM DRAIN EASEMENT
- ⊗ = SET LEAD PLUG & TAC W/WASHER STAMPED "LS 1913". J.C.D.R. = JACKSON COUNTY DEED RECORDS

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 11-4-97

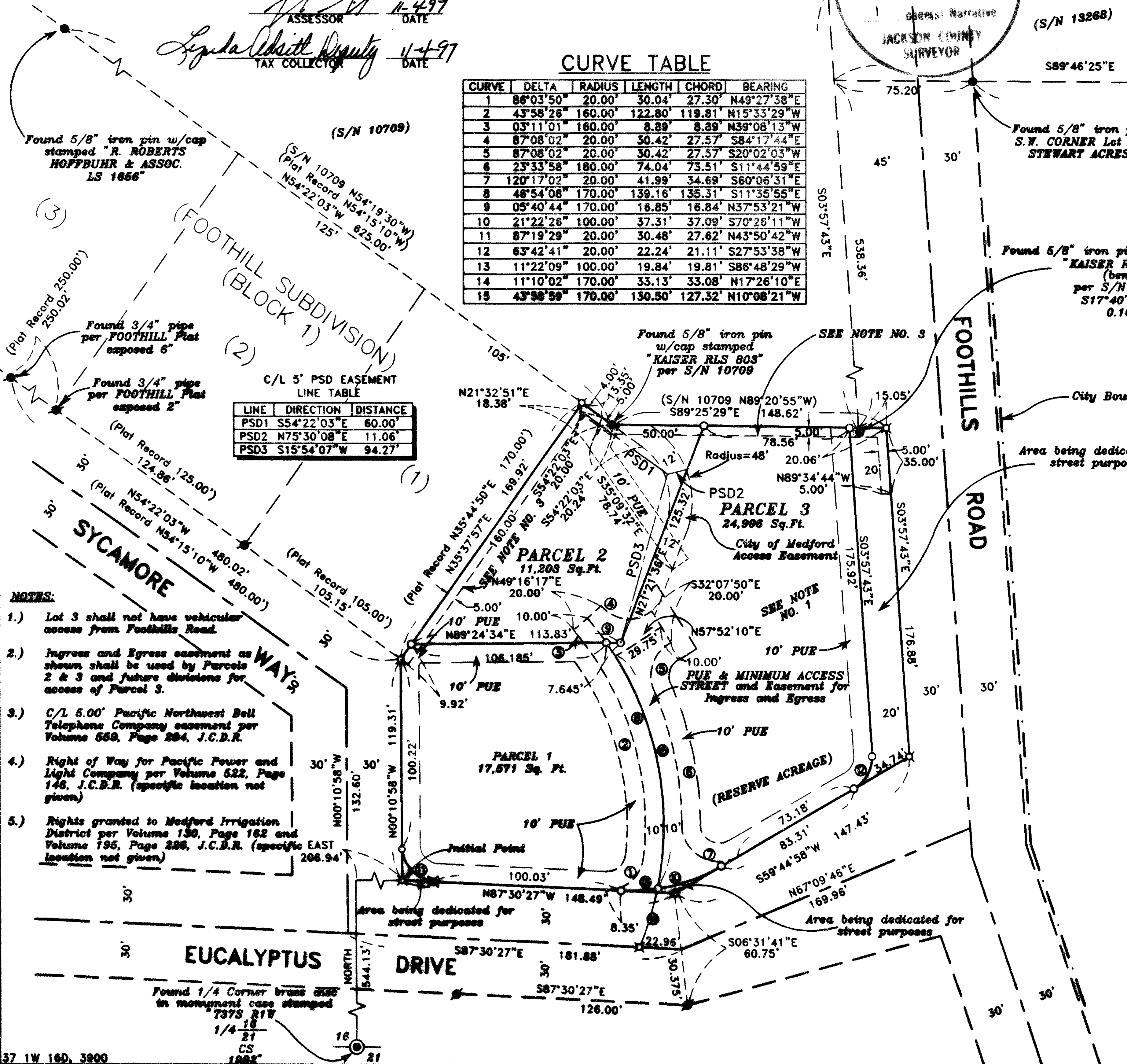
*Lynda ...* ASSESSOR 11-4-97 DATE  
*Lynda ...* TAX COLLECTOR 11-4-97 DATE

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	86°03'50"	20.00'	30.04'	27.30'	N49°27'38"E
2	43°58'26"	160.00'	122.80'	119.81'	N15°33'29"W
3	03°11'01"	160.00'	8.89'	8.89'	N39°08'13"W
4	87°08'02"	20.00'	30.42'	27.57'	S84°17'44"E
5	87°08'02"	20.00'	30.42'	27.57'	S20°02'03"W
6	23°33'58"	180.00'	74.04'	73.51'	S11°44'59"E
7	120°17'02"	20.00'	41.99'	34.69'	S60°06'31"E
8	48°54'08"	170.00'	139.16'	135.31'	S11°35'55"E
9	05°40'44"	170.00'	16.85'	16.84'	N37°53'21"W
10	21°22'26"	100.00'	37.31'	37.09'	S70°26'11"W
11	87°19'29"	20.00'	30.48'	27.62'	N43°50'42"W
12	63°42'41"	20.00'	22.24'	21.11'	S27°53'38"W
13	11°22'09"	100.00'	19.84'	19.81'	S86°48'29"W
14	11°10'02"	170.00'	33.13'	33.08'	N17°26'10"E
15	43°58'59"	170.00'	130.50'	127.32'	N10°08'21"W

C/L 5' PSD EASEMENT LINE TABLE

LINE	DIRECTION	DISTANCE
PSD1	S54°22'03"E	60.00'
PSD2	N75°30'08"E	11.06'
PSD3	S15°54'07"W	94.27'



- NOTES:
- Lot 3 shall not have vehicular access from Foothills Road.
  - Ingress and Egress easement as shown shall be used by Parcels 2 & 3 and future divisions for access of Parcel 3.
  - C/L 5.00' Pacific Northwest Bell Telephone Company easement per Volume 558, Page 284, J.C.D.R.
  - Right of Way for Pacific Power and Light Company per Volume 522, Page 146, J.C.D.R. (specific location not given)
  - Rights granted to Medford Irrigation District per Volume 130, Page 162 and Volume 195, Page 286, J.C.D.R. (specific location not given)

SURVEY NO. 15554

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

Survey for: Val A. Bubb  
821 E. Jackson  
Medford, Oregon 97504

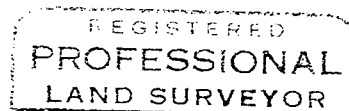
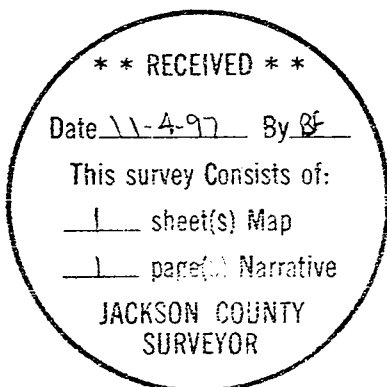
Location: In Lot 16 of STEWART ACRES in the Southeast One-Quarter (1/4) of Section 16, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon

Purpose: To survey, monument and prepare a Final Partition Plat per City of Medford Planning File No. LDP-96-10 and per client's request

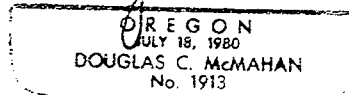
Procedure: Utilizing found monumentation per filed Surveys No. 10709 and 13268 and per plat of FOOTHILL SUBDIVISION for control, I set monuments as shown on the accompanying map. I used an electronic total station to make all measurements.

Basis of Bearing: Filed Survey No. 13268 (Southerly line)

Date: August 13, 1997



*Douglas C. McMahan*



Douglas C. McMahan  
L.S. 1913 - Oregon  
Expires 12/31/98  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, Oregon 97504

(bubbnarr.dcm)