

PARTITION PLAT NO. P-79 - 1997

(MINOR LAND PARTITION)
CITY OF MEDFORD PLANNING ACTION No. LDP-97-51

LOCATED IN
N.E. 1/4 SEC. 7, T37S, R1W, W.M.
A REPLAT OF A PORTION OF LOTS 41 & 42
KING CENTER SUBDIVISION, UNIT NO. 1
CITY OF MEDFORD, JACKSON COUNTY, OREGON
SEPTEMBER 18, 1997

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that EUGENE F. BURRILL LUMBER CO., an Oregon corporation, is the owner in fee simple of the lands hereon described, and have caused the same to be surveyed and partitioned into parcels as shown hereon, and the size of all parcels and the course and length of all boundaries are plainly set forth, and that this plat is a correct representation of the partition. We do hereby dedicate to the public, for public use, those areas designated hereon as public utility easements (P.U.E.). We also do here by dedicate to the public for street widening purposes that cross-hatched 2.5 foot wide strip designated "Area to be Dedicated."

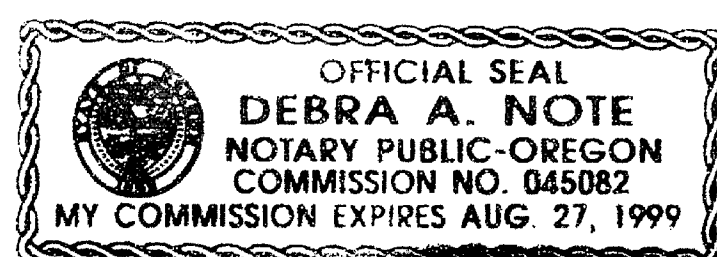
EUGENE F. BURRILL LUMBER CO.

BY: Michael E. Burrill, President

STATE OF OREGON)
County of Jackson) SS

Personally appeared the above named Michael E. Burrill, to me personally known, who being duly sworn, did say that he is the President of EUGENE F. BURRILL LUMBER CO., an Oregon corporation, and acknowledge the foregoing instrument to be his voluntary act and deed. Before me this 7th day of October, 1997.

Debra A. Note
Notary Public for Oregon



APPROVALS:

Medford City Planning

I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

James M. ... Planning Director

OCT 30, 1997
Date

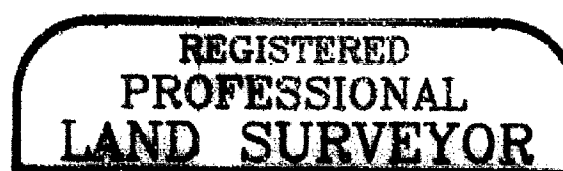
Medford City Surveyor

Examined and approved this 15th day of October, 1997.

Russ Lewis
City Surveyor

AFFIDAVIT of DECLARATION APPROVAL:

For fee owner, vendor or the mortgage or trust deed holder, complying with ORS 92.075 (4), see Document No(s). Official Records, Jackson County, Oregon.



Richard L. Bath
Oregon
JULY 30, 1976
RICHARD L. BATH
No. 1069
EXP. 12/31/97

I HEREBY CERTIFY THIS PLAT TO BE AN EXACT PHOTOCOPY OF THE ORIGINAL PLAT.

SURVEYORS CERTIFICATE

I, Richard L. Bath, do hereby certify that I am a duly Registered Land Surveyor of the State of Oregon, License No. 1069, and I further do hereby declare that this plat correctly represents a survey made by me or under my direction, and that I have correctly surveyed and marked with proper monuments the tract of land hereon shown, and that said plat and survey conform with the ordinances of the City of Medford and the statutes of the State of Oregon, and that the following is an accurate survey and title description of said tract's exterior boundary.

Beginning at the southeast corner of Parcel 3 of Minor Partition Plat recorded December 20, 1996 as Partition Plat No. P- 103 - 1996 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 15217 in the Office of the Jackson County Surveyor, said point being the Initial Point of Beginning of the herein described property; thence North 00°03'16" West (plat record North 00°03'18" West), along the east line of said Parcel 3, a distance of 307.15 feet to a point on the north line of Lot Forty-one (41) of KING CENTER SUBDIVISION, UNIT No. 1, to the City of Medford, according to the official plat thereof, now of record in Jackson County, Oregon; thence North 89°07'46" East (plat record North 89°08'10" East), along said north lot line, 130.91 feet to an angle point therein; thence North 44°07'53" East (plat record North 44°08'10" East 27.73 feet), along said lot line, 27.74 feet; thence continue along the north line of said Lot Forty-one (41) and Lot Forty-two (42) of said subdivision as follows: in a southeasterly direction 39.27 feet along the arc of a 50.00 foot radius curve to the left (the long chord to which bears South 68°22'05" East 38.27 feet; thence North 89°07'57" East (plat record North 89°08'10" East) 319.97 feet to the most western corner of LEAR (Public) WAY being described as a point of cusp in deed of dedication recorded as No. 92-37253 of the Official Records in Jackson County, Oregon; thence 78.54 feet along the arc of a 50.00 foot radius curve to the right, being along the west right-of-way line of said LEAR (Public) WAY, (the long chord to which bears South 45°52'11" East [deed record South 45°51'50" East] 70.71 feet); thence continue along said west right-of-way line, South 00°52'19" East (deed record South 00°51'50" East 152.94 feet) 153.00 feet to the northeast corner of the tract described in deed recorded as No. 97-29073 of said Official Records; thence North 89°45'04" West 290.04 feet (deed record North 89°44'42" West 290.06 feet) to the northwest corner thereof; thence South 00°52'03" East (deed record South 00°51'50" East) 120.02 feet to the southwest corner thereof, said point being the southeast corner of aforesaid Lot Forty-one (41); thence North 89°45'04" West (plat record North 89°44'42" West), 270.29 feet to the Initial Point of Beginning.

ASSESSOR / TAX COLLECTOR:

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of 12-22-97, 1997.

Assessor
Tax Collector

12-22-97
Date
12-22-97
Date

RECORDER'S CERTIFICATE:

Filed for record this 22 day of December, 1997 at 10:11 O'Clock, A.M. and recorded as PARTITION PLAT NO. P-79-1997

In "RECORD OF PARTITION PLATS" in Jackson County, Oregon. INDEX VOLUME 8 PAGE 79

Kathleen J. Beckett
County Clerk

Glenda E. Bartlett
Deputy

Filed in the office of Jackson County Surveyor as Survey No. 15612

P:\SUSK\PRDJA\BURRILL\NDWG\TL4100c.vr 09-18-97
PROJ # 097-09-94

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(MINOR LAND PARTITION)
 CITY OF MEDFORD PLANNING ACTION No. LDP-97-51
 LOCATED IN
 N.E. 1/4 SEC. 7, T37S, R1W, W.M.
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 CITY OF MEDFORD, JACKSON COUNTY, OREGON
 SEPTEMBER 18, 1997

REFERENCES

- R1 KING CENTER SUBD. UNIT NO. 1
- R2 P-104-1996 (S/N 15219)
- R3 P-103-1996 (S/N 15217)

MEASUREMENT DATA

DELTA	RADIUS	LENGTH	CHORD	BEARING
C1 = 44°59'56"	50.00'	39.27'	38.27'	S 68°22'05" E
(R1=45°00')				
C2 = 44°59'56"	52.50'	41.23'	40.18'	S 68°22'05" E
C3 = 89°59'45"	50.00'	78.54'	70.71'	S 45°52'11" E
				(D.R.=S 45°51'50" E)
C4 = 89°59'45"	47.50'	74.61'	67.17'	S 45°52'11" E
L1 = N 44°07'53" E	27.74'			(R1 = N 44°08'10" E 27.73')
L2 = N 44°07'53" E	25.24'			

LEGEND

- ⊙ = FD. BRASS DISK IN MONUMENT WELL PER FILED SURVEY NO. 13835
- ⊙ = FD. BRASS DISK IN CONCRETE, FLUSH WITH A/C PER FILED SURVEY NO. 9608 & 13835
- = SET 1/2" X 24" IRON REBAR W/ ORANGE PLASTIC CAP MARKED "HARDEY ENG. & ASSOC."
- = FOUND MONUMENT PER S/N 15219
- ⊙ = FOUND MONUMENT PER S/N 15217
- P.U.E. = PUBLIC UTILITY EASEMENT TO INCLUDE ELECTRIC, TELEPHONE, GAS, T.V. CABLE, STORM DRAIN, WATER, & SANITARY SEWER.
- O.R. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- D.R. = DEED RECORD

NOTES

NO WATER OR SANITARY SEWER SERVICE IS INSTALLED TO ANY PARCEL SHOWN HEREON AT THE TIME OF RECORDING THIS PLAT.

NARRATIVE

PURPOSE: To partition the subject tract into three parcels as tentatively approved by planning action LDP-97-51.

PROCEDURE: Survey numbers 9608, 13835, 15217, and 15219 were reviewed for survey monument control & data consistencies. I used the existing monuments shown on S/N 13835 to control the centerline of Aviation Way & Lear Way. S/N 15217 controlled the west boundary and S/N 15219 controlled the south boundary and monumented the new division lines as shown.

BASIS OF BEARINGS:

Found monuments per survey number 10110 along the southwestern line of Parcel No. 1 and 3 of Partition Plat P-103-1996, Survey No. 15217. This project is part of an overall survey control network located in Sections 6 and 7 in conjunction with the airport development.

SURVEY FOR

EUGENE F. BURRILL LUMBER CO.
 300 CRATER LAKE AVE., SUITE 2A
 MEDFORD, OREGON 97504
 (541) 776-1311

SURVEY BY

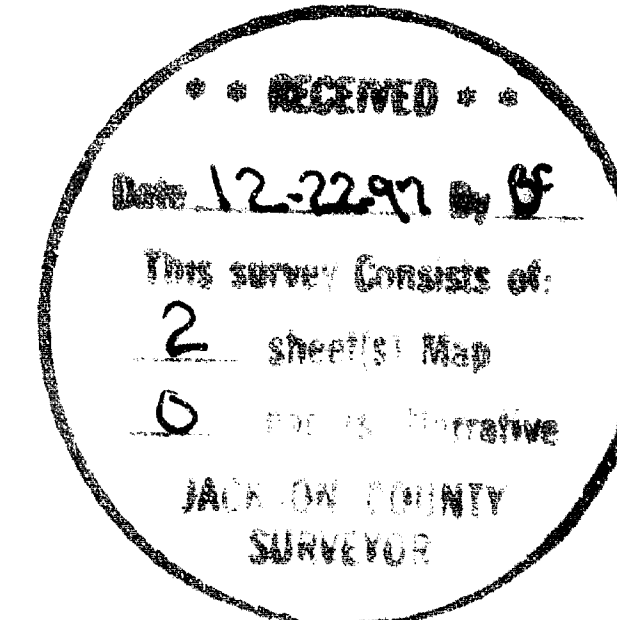
HARDEY ENGINEERING & ASSOC. INC.
 1600 SKY PARK DRIVE, SUITE E
 P.O. BOX 1625
 MEDFORD, OREGON 97504
 TEL. (541) 772-6880

REGISTERED PROFESSIONAL LAND SURVEYOR

Richard L. Bath

OREGON
 JULY 30, 1976
 RICHARD L. BATH
 No. 1069
 EXP. 12/31/97

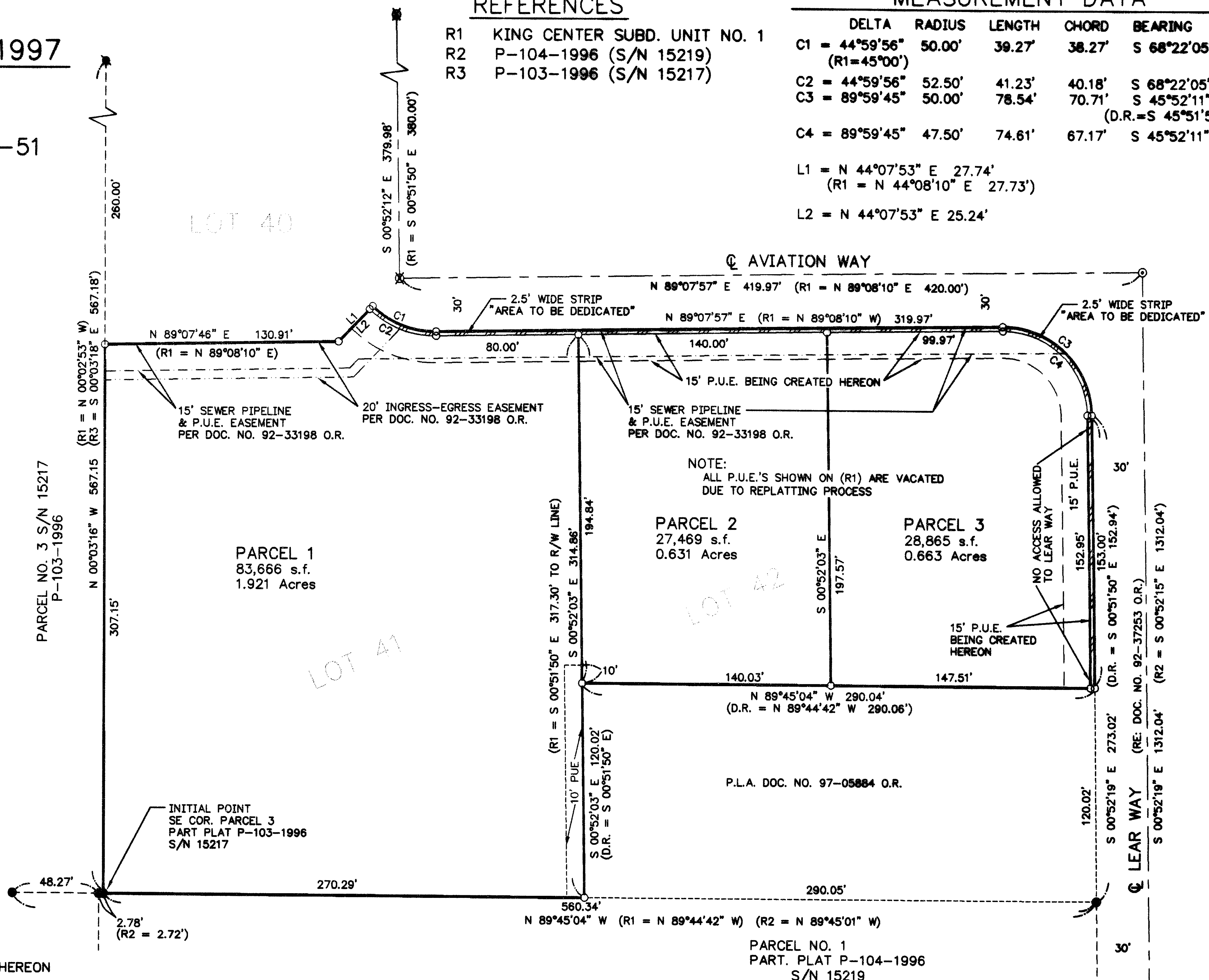
I HEREBY CERTIFY THIS PLAT TO BE AN EXACT PHOTOCOPY OF THE ORIGINAL PLAT.



GRAPHIC SCALE



(IN FEET)
 1 inch = 50 ft.



P:\37-1W-7A\BURRELL.DWG: TL4100 09-18-96
 PROJECT # 097-09-94