

PARTITION PLAT NO. P-18-1998

LAND PARTITION (LDP-95-32)

Located in:

Lot 7 in block 2 of the AMENDED PLAT OF ROGUE VALLEY HEIGHTS and
 Lot 26 in block 2 of ROGUE VALLEY HEIGHTS
 (Being a replat of a portion of said Lots 7 and 26)
 in the N.E. 1/4 of Section 18, T.37S., R.1W., W.M.
 City of Medford, Jackson County, Oregon

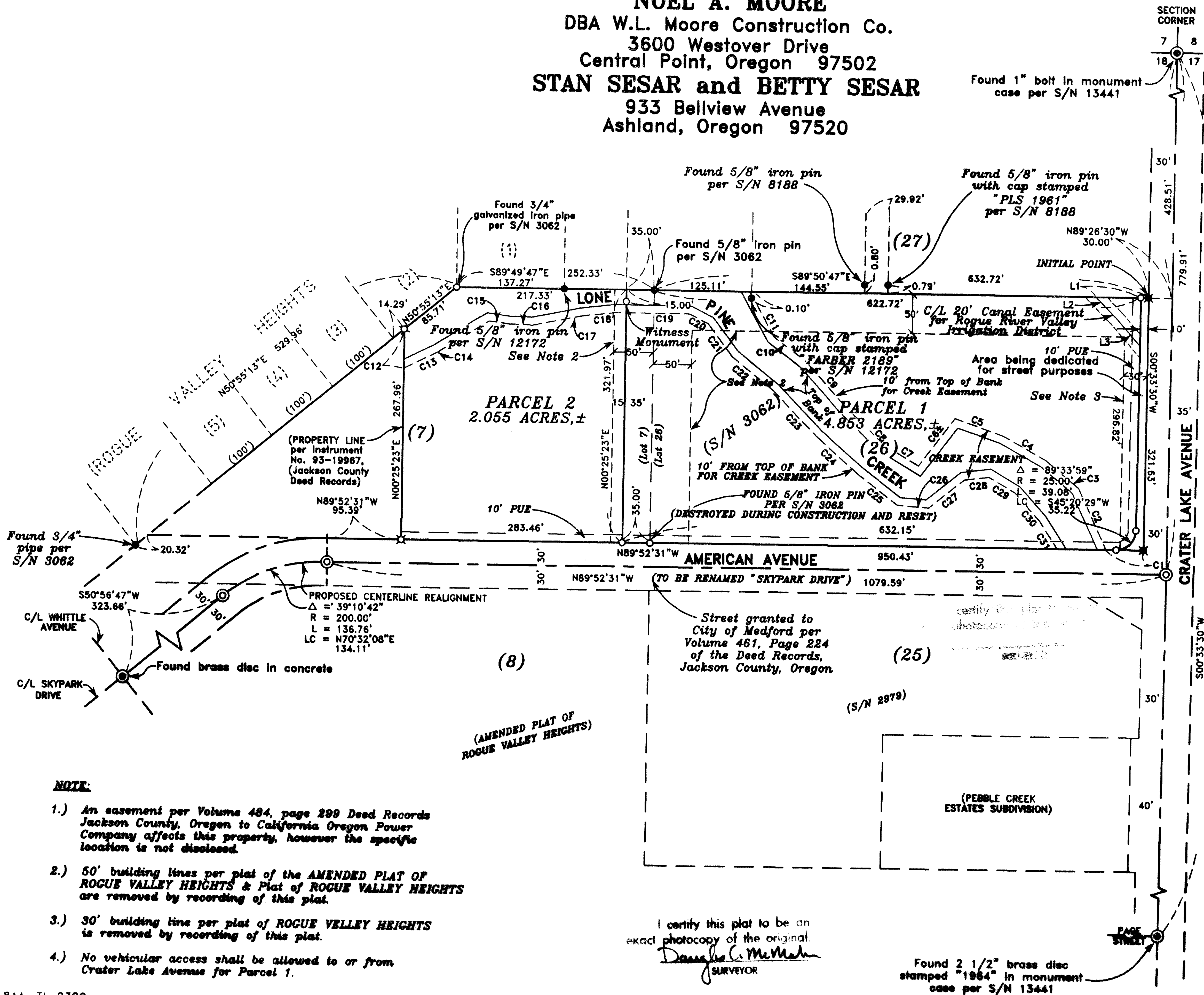
For
NOEL A. MOORE
 DBA W.L. Moore Construction Co.
 3600 Westover Drive
 Central Point, Oregon 97502
STAN SESAR and BETTY SESAR
 933 Bellview Avenue
 Ashland, Oregon 97520

LINE TABLE
CREEK EASEMENT

LINE	DIRECTION	DISTANCE
C1	N89°52'31"W	47.88'
C2	N24°38'07"W	85.16'
C3	N49°59'28"W	55.95'
C4	N80°59'07"W	61.48'
C5	N71°16'41"W	65.67'
C6	S37°27'03"W	76.53'
C7	N58°58'30"W	53.00'
C8	N45°59'00"W	68.88'
C9	N41°49'55"W	75.92'
C10	N53°34'01"W	50.88'
C11	N28°37'47"W	65.51'
C12	S00°25'23"W	49.32'
C13	N64°11'23"E	49.56'
C14	N58°13'01"E	75.22'
C15	S82°08'44"E	26.24'
C16	S88°05'46"E	29.26'
C17	N79°00'35"E	67.24'
C18	N83°53'30"E	40.64'
C19	S89°44'51"E	95.23'
C20	S62°40'19"E	26.85'
C21	S36°56'43"E	53.37'
C22	S51°01'06"E	68.68'
C23	S43°58'53"E	79.90'
C24	S48°37'55"E	70.21'
C25	S52°22'09"E	63.14'
C26	S85°15'28"E	40.77'
C27	N51°20'45"E	58.46'
C28	N82°39'00"E	31.88'
C29	S59°33'25"E	38.69'
C30	S42°11'02"E	47.39'
C31	S32°42'48"E	42.43'

LINE TABLE
20' CANAL EASEMENT

LINE	DIRECTION	DISTANCE
L1	N89°55'03"W	56.97'
L2	S44°40'50"E	36.34'
L3	S41°18'38"E	48.73'



HOFFBUHR & ASSOCIATES, INC.
 1062 E. JACKSON STREET MEDFORD, OREGON
 (541) 779-4841
 BY: DOUGLAS C. MCMAHAN PLS NO. 1913
 SCALE: 1" = 100' January 21, 1998
 BASIS OF BEARING: FILED S/N 13441
 (C/L CRATER LAKE HWY.)

- ⊗ = SET LEAD PLUG & TACK WITH WASHER STAMPED "LS 1913"
- = SET 5/8"x24" IRON PIN WITH PLASTIC CAP STAMPED "D. MCMAHAN LS 1913"
- ⊗ = SETS 5/8"x30" IRON PIN WITH PLASTIC CAP STAMPED "D. MCMAHAN LS 1913"
- = FOUND 5/8" IRON PIN OF NOTED OTHERWISE
- ⊙ = SET BRASS DISC STAMPED "LS 1913" IN MONUMENT CASE
- S/N = FILED SURVEY NUMBER
- PUE = PUBLIC UTILITY EASEMENT

- NOTE:**
- 1.) An easement per Volume 484, page 299 Deed Records Jackson County, Oregon to California Oregon Power Company affects this property, however the specific location is not disclosed.
 - 2.) 50' building lines per plat of the AMENDED PLAT OF ROGUE VALLEY HEIGHTS & Plat of ROGUE VALLEY HEIGHTS are removed by recording of this plat.
 - 3.) 30' building line per plat of ROGUE VALLEY HEIGHTS is removed by recording of this plat.
 - 4.) No vehicular access shall be allowed to or from Crater Lake Avenue for Parcel 1.

I certify this plat to be an exact photocopy of the original.
Douglas C. McMahan
 SURVEYOR

REGISTERED
PROFESSIONAL
 LAND SURVEYOR
Douglas C. McMahan
 DOUGLAS C. MCMAHAN
 No. 1913
 Expires 12/31/98

Found 2 1/2" brass disc stamped "1984" in monument case per S/N 13441

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

Survey for: W.L. Moore Construction Co.
3600 Westover Drive
Central Point, OR. 97502

Location: Lot 7 in Block 2 of the AMENDED PLAT OF ROGUE VALLEY HEIGHTS and Lot 26 in Block 2 of ROGUE VALLEY HEIGHTS (Being a replat of a portion of said Lots 7 and 26) in the Northeast One-Quarter (1/4) of Section 18, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon

Purpose: To survey, monument and prepare final plat of land partition per City of Medford Planning Department File No. LDP-95-32 and per client's request

Procedure: Utilizing found monumentation per filed Surveys No. 3062, 8188, 12172 and 13441 and other monumentation as shown on the accompanying map for control, I established monuments as indicated. Electronic total stations were used to make all measurements. Note: Final plat consists of 2 pages.

Basis of Bearing: Filed Survey No. 13441

Date: January 21, 1998

RECEIVED **
Date 3-27-98 By DC
This survey Consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Douglas C. McMahan
OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913

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

PARTITION PLAT NO. P-18-1998

LAND PARTITION (LDP-95-32)

Located in:

Lot 7 in block 2 of the AMENDED PLAT OF ROGUE VALLEY HEIGHTS and
Lot 26 in block 2 of ROGUE VALLEY HEIGHTS
(Being a replat of a portion of said Lots 7 and 26)
in the N.E. 1/4 of Section 18, T.37S., R.1W., W.M.
City of Medford, Jackson County, Oregon

For

NOEL A. MOORE
DBA W.L. Moore Construction Co.
3600 Westover Drive
Central Point, Oregon 97502

STAN SESAR and BETTY SESAR
933 Bellview Avenue
Ashland, Oregon 97520

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that we Noel A. Moore, DBA W. L. Moore Construction Company, Stan Sesar and Betty Sesar are the owners of the real property represented on this partition plat and more particularly described in the SURVEYOR'S CERTIFICATE, and has caused the same partitioned into parcels as shown hereon, and we hereby dedicate to the public for public use the street area shown hereon, together with those easements labeled as public utility easements. We also hereby grant to Rogue River Valley Irrigation District the 20' Canal Easement shown hereon for construction and maintenance of an irrigation canal. We also hereby grant to the City of Medford the easement for the creek as shown hereon.

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 a point for the Section corner common to Sections 7, 8, 17 and 18 in Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, said point being on the centerline of Crater Lake Avenue; thence South 00°33'30" West, along said centerline, 428.51 feet; thence North 89°26'30" West 30.00 feet to a point for the Northeast corner of Lot 26 in Block 2 of ROGUE VALLEY HEIGHTS, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being on the Westerly right-of-way line of said Crater Lake Avenue, said point being marked with a lead plug and tag with tag marked "LS 1913" for the INITIAL POINT OF BEGINNING; thence South 00°33'30" West, along said Westerly right-of-way line, 321.63 feet to the point of intersection of said Westerly right-of-way line and the Northerly right-of-way line of American Avenue; thence North 89°52'31" West, along said Northerly right-of-way line, 950.43 feet to the Southeast corner of tract described in Instrument No. 93-19967 of Jackson County Deed Records; thence North 00°25'23" East, along the Easterly boundary of said tract, 267.96 feet to a point on the Northerly boundary of Lot 7, in Block 2 of the AMENDED PLAT ROGUE VALLEY HEIGHTS, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence North 50°55'13" East (Plat Record North 50°59'20" East), along said Northerly boundary, 85.71 feet; thence continue along said Northerly boundary South 89°49'47" East 252.33 feet (Plat Record South 89°52' East 252.22 feet) to a point for the Northwest corner of the aforementioned Lot 26 in Block 2 of ROGUE VALLEY HEIGHTS, said point being marked with a 5/8 inch iron pin; thence along the Northerly boundary of said Lot 26, South 89°50'47" East 632.72 feet (Plat Record South 89°52' East 633.00 feet) to the Initial Point of Beginning.

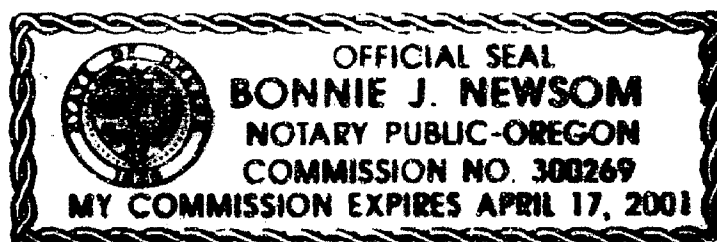
STATE OF OREGON)
COUNTY OF JACKSON)ss

Noel A Moore
Noel A. Moore
DBA W.L. Moore Construction Co.

Personally appeared the above named Noel A. Moore, DBA W. L. Moore Construction, acknowledged the foregoing instrument to be his voluntary act and deed.

Signed this 27th day of January, 1998.
Before me:

Bonnie J. Newsom
Notary



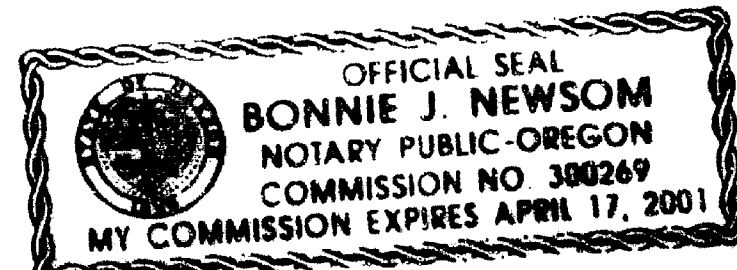
STATE OF OREGON)
COUNTY OF JACKSON)ss

Stan Sesar
Stan Sesar

Personally appeared the above named Stan Sesar, acknowledged the foregoing instrument to be his voluntary act and deed.

Signed this 27th day of January, 1998.
Before me:

Bonnie J. Newsom
Notary



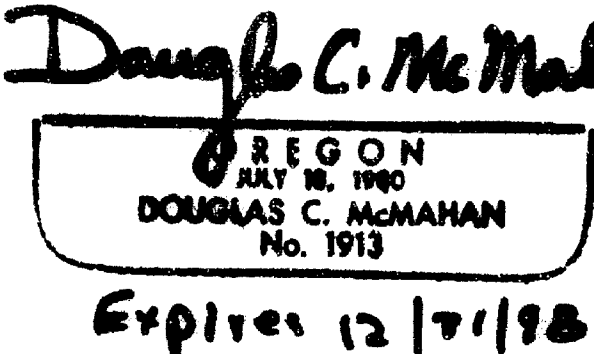
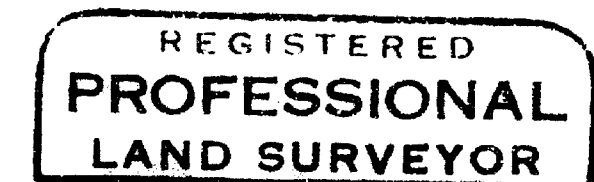
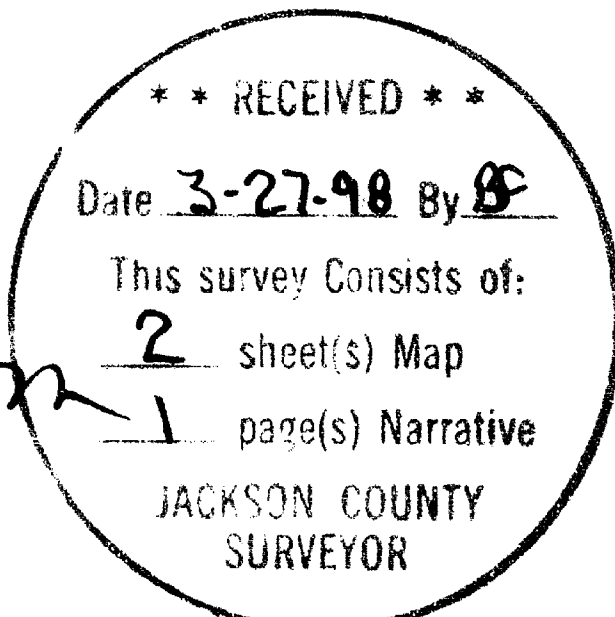
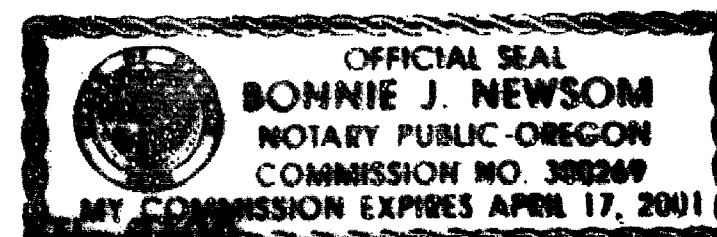
STATE OF OREGON)
COUNTY OF JACKSON)ss

Betty Sesar
Betty Sesar

Personally appeared the above named Betty Sesar, acknowledged the foregoing instrument to be her voluntary act and deed.

Signed this 27th day of January, 1998.
Before me:

Bonnie J. Newsom
Notary



I certify this plat to be an exact photocopy of the original
Douglas C. McMahan
SURVEYOR

Douglas C. McMahan
SURVEYOR

APPROVALS:

CITY OF MEDFORD

James Frankel Director
MARCH 24, 1998 Date

Examined and approved this 5 day of February, 1998.

Paul D. Davis
City Surveyor

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 15695.

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 27 DAY OF MARCH, 1998, AND AT 1:35 O'CLOCK, A.M.

RECORDED AS PARTITION PLAT NO. P-18-1998 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 9 PAGE 18.)

Kathleen S. Beckett County Clerk
Beth Kelley Deputy

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

Michelle Wilk Assessor Date 3-27-98
Spide Abbott Tax Collector Date 3/27/98