

HOFFBUHR & ASSOCIATES, INC.
1082 E. JACKSON STREET MEDFORD, OREGON
(541)778-4841
BY: DARRELL C. HUCK PLS No. 2023
SCALE: 1" = 20' DECEMBER 23, 1997
BASIS OF BEARING: SURVEY NO. 14310



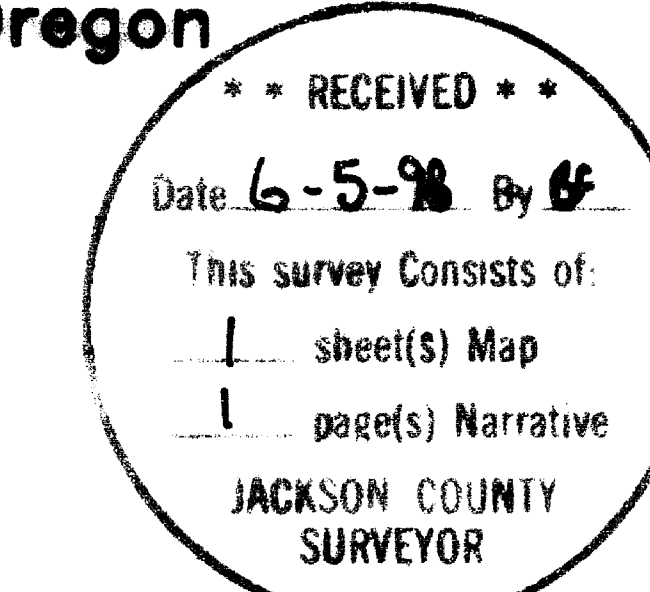
PARTITION PLAT NO. P-36-1998

LAND PARTITION (LDP-97-37)

Located in:
The N.E. 1/4 of Section 14, T.37S., R.2W., W.M.
City of Medford, Jackson County, Oregon

For

JAMES C. NISTLER
6651 McLoughlin Drive
Central Point, Oregon 97502



APPROVALS:

MEDFORD CITY PLANNING:

[Signature] Director JUNE 4, 1998 Date

Examined and approved this 28 day of MAY, 1998.

[Signature] City Surveyor

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 15765

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 05 DAY OF JUNE, 1998 AND AT 2:09 O'CLOCK, P.M.

RECORDED AS PARTITION PLAT NO. P-36-1998 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 9 PAGE 36.)

[Signature] County Clerk *[Signature]* 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 OR UNDER MY DIRECTION 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 NORTHEAST CORNER OF LOT 9 IN BLOCK 5 OF VALLEY CENTER SUBDIVISION IN JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, THENCE WEST ALONG THE NORTH LINE OF SAID LOT AND ITS WESTERLY EXTENSION, 200.05 FEET TO A 1/2" IRON PIN; THENCE SOUTH 100.00 FEET TO A 1/2" IRON PIN FOR THE INITIAL POINT OF BEGINNING; THENCE EAST 200.01 FEET TO THE EAST LINE OF SAID LOT 9; THENCE ALONG SAID EAST LINE S00°01'12"W 38.30 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE EAST 30.00 FEET TO A 1/2" IRON PIN; THENCE SOUTH 89°58'32" EAST (PLAT RECORD EAST) ALONG THE SOUTH BOUNDARY OF SAID VALLEY CENTER SUBDIVISION, 75.98 FEET TO THE NORTHEAST CORNER OF THE TRACT DESCRIBED IN VOLUME 346 PAGE 100 OF THE DEED RECORDS IN JACKSON COUNTY, OREGON; THENCE SOUTH 00°17'46" WEST 23.47 FEET (DEED RECORD SOUTH 00°11' WEST 21.77 FEET) TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°42'14" WEST (DEED RECORD NORTH 89°49' WEST) ALONG THE NORTH BOUNDARY OF THE TRACT DESCRIBED IN VOLUME 283 PAGE 303 OF SAID DEED RECORDS, 305.86 FEET TO A POINT SOUTH OF THE INITIAL POINT OF BEGINNING; THENCE NORTH 60.21 FEET TO THE INITIAL POINT OF BEGINNING.

[Signature] SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

Expires 6/30/99

I certify this plat to be an exact photocopy of the original.

[Signature] SURVEYOR

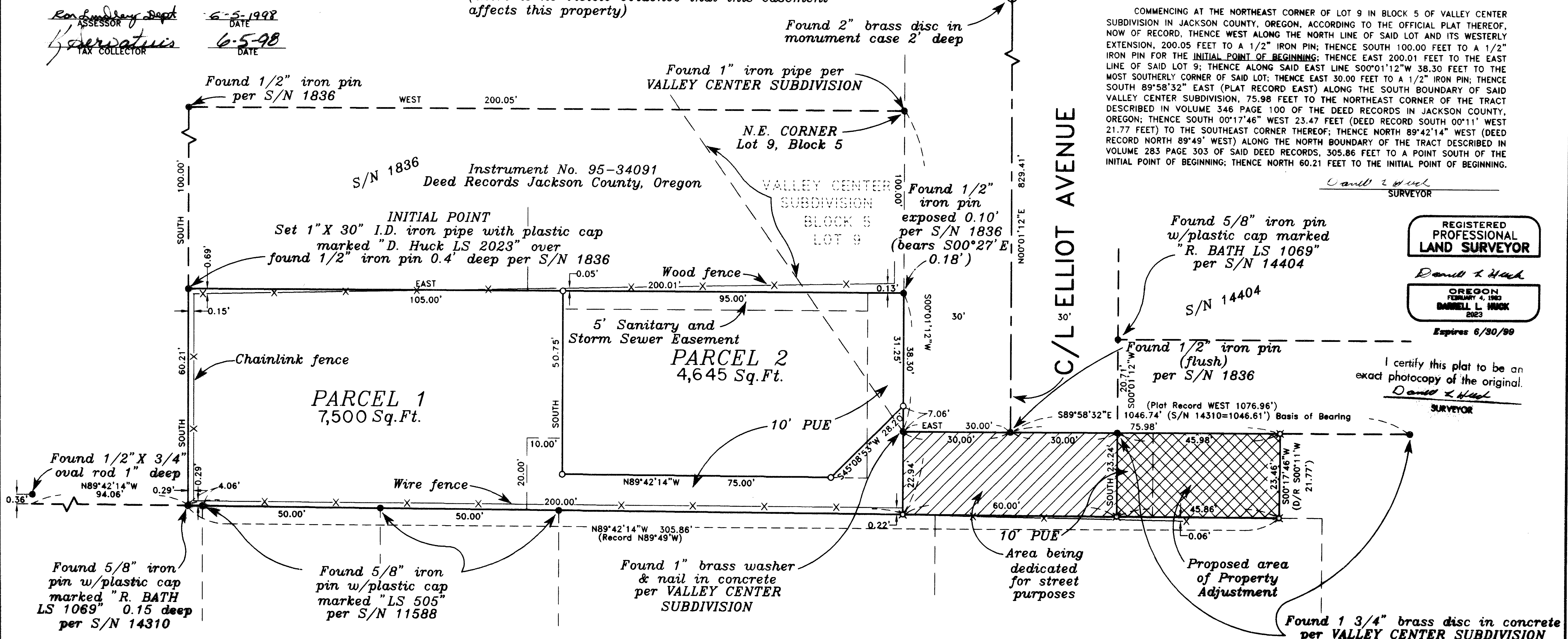
- O = SET 5/8"x24" IRON PIN WITH PLASTIC CAP STAMPED "D. HUCK LS 2023".
- X = SET 5/8"x30" IRON PIN WITH PLASTIC CAP STAMPED "D. HUCK LS 2023".
- = FOUND 5/8" IRON PIN PER S/N 6911 UNLESS NOTED OTHERWISE.
- S/N = FILED SURVEY NUMBER
- J.C.D.R. = JACKSON COUNTY DEED RECORDS
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, IRRIGATION, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE

NOTE:

Powerline easement per Volume 260, Page 204 and Volume 375, Page 347 Deed Records of Jackson County, Oregon; (there is no visible evidence that this easement affects this property)

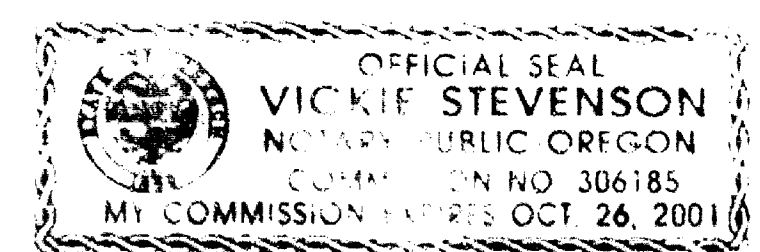
MACE ROAD

C/LELLIOT AVENUE



DECLARATION:
KNOW ALL MEN BY THESE PRESENTS, THAT I, JAMES C. NISTLER AM THE OWNER 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. I HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THOSE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON. I ALSO, HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES, THAT AREA AS SHOWN HEREON. I ALSO, HEREBY GRANT A 5.00 FOOT EASEMENT FOR SANITARY AND STORM SEWER PURPOSES OVER AND ACROSS PARCEL 2, AS SHOWN HEREON, FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCEL 1.

STATE OF OREGON)
COUNTY OF JACKSON)SS
PERSONALLY APPEARED THE ABOVE NAMED JAMES C. NISTLER AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.
BEFORE ME:
[Signature]

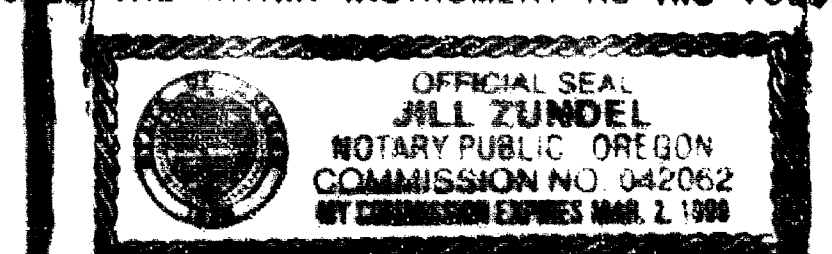


IN WITNESS WHEREOF, SIGNED THIS 10th DAY OF February, 1998.
[Signature]
JAMES C. NISTLER

WE BANK OF SOUTHERN OREGON, ARE THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED RECORDED DECEMBER 16, 1997 AS DOCUMENT NO. 97-46960 OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

IN WITNESS WHEREOF, SIGNED THIS 10 DAY OF FEB, 1998
BY: *[Signature]*
TITLE: Loan Officer

STATE OF OREGON)
COUNTY OF JACKSON)SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF FEB, 1998, BY Lloyd A. Gudwin WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.
BEFORE ME: *[Signature]*



15765

SURVEY NO. _____

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

Survey for: James W. Nistler
6651 McLoughlin Drive
Central Point, OR. 97502

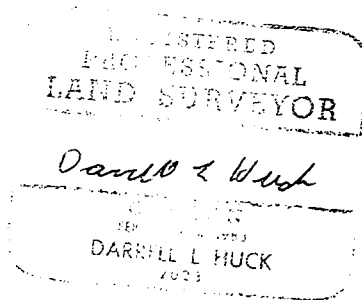
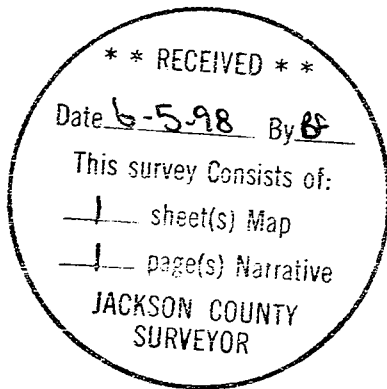
Location: The Northeast One-Quarter (1/4) of Section 14,
Township 37 South, Range 2 West, Willamette Meridi-
an, City of Medford, Jackson County, Oregon

Purpose: To survey and monument a Land Partition as approved
by the City of Medford Planning Commission (File
No. 97-37)

Procedure: Utilizing a 6 second theodolite with electronic
distance measuring equipment and Leica Global
Positioning System found monuments per filed Sur-
veys No. 14310, 11588, 14404, 1836 and Valley
Center Subdivision were tied to a project control
net. The property being partitioned has been
previously surveyed per filed Survey No. 14310 and
that survey was used for control for this parti-
tion.

Basis of
Bearing: Survey No. 14310

Date: December 23, 1997



Darrell L. Huck
L.S. 2023 - Oregon
Expires 6/30/99
Hoffbuhr & Associates, Inc.

(nstlrnrr.dlh)