

PARTITION PLAT NO. P-53-1998

LAND PARTITION ( LDP-98-06 )

SURVEYOR'S CERTIFICATE

I, Richard G. Templin, a registered surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and marked with the proper monuments as provided by law. The tract of land hereon shown and the Plat is a correct representation of the same. The following is an accurate description of the parent tract, as set forth hereon:

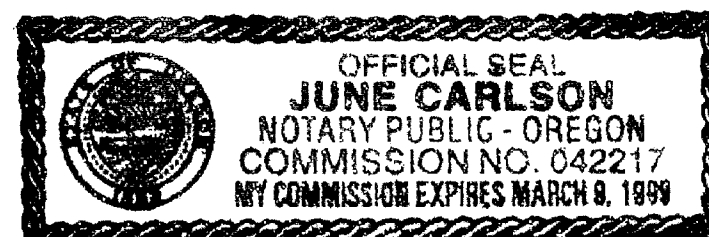
Beginning at the Initial Point, a 5/8" iron rod at the intersection of the South right of way line of Garfield Street and the East right of way line of Columbus Avenue, from which the Northwest corner of Donation Land Claim number 82, in Section 36, Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon bears North 00°07'40" West, 30.00 feet and South 89°57'45" East, 218.63 feet; thence South 89°57'45" East, along the South right of way line of Garfield Street, 218.75 feet to a 5/8" iron rod on the East line of Lot Two (2), Block Eight (8) of " Orchard Home Association Tract " in Jackson County, Oregon, according to the official plat thereof, now of record; thence South 00°05'40" East, along said East line, 136.14 feet to a 5/8" iron rod at the Southeast corner thereof; thence North 89°57'45" West, along the South line of said Lot Two (2), 219.28 feet to a 5/8" iron rod on the East right of way line of Columbus Avenue; thence North 00°07'40" East, along said East line, 136.14 feet to the true point of beginning.

Richard G. Templin  
Richard G. Templin L.S. 2359

We, Evergreen Federal Savings and Loan Association, the undersigned beneficiaries of a certain Trust Deed recorded July 29, 1997 as Document No. 97-28302, Official Records of Jackson County, Oregon, and re-recorded August 4, 1997 as Document No. 97-28922, said Official Records, 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.

Blair E. Sorensen

Title: Assistant Vice President



Signed this 24<sup>th</sup> day of June, 1998

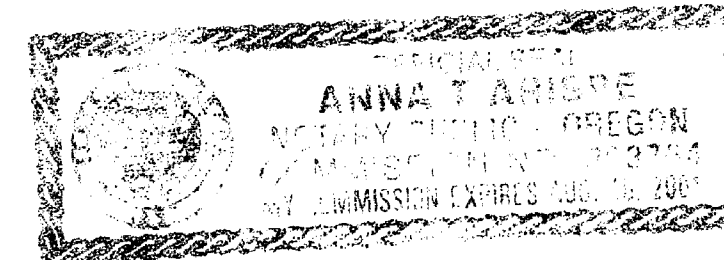
Before me: June Carlson

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that I, C. A. Galpin, am the owner in fee simple of the land shown hereon and that I have caused the same to be divided into parcels as shown hereon. I hereby establish that area shown hereon designated as minimum access road over and across Parcels 1, 2, and 3 for the purpose of providing access to and from Garfield Street for Parcels 1 and 2. I hereby dedicate to the public for public use that area designated for road purposes as well as those easements shown hereon labeled as Public Utility Easements (PUE).

C. A. Galpin  
C. A. GALPIN

STATE OF Oregon  
COUNTY OF Jackson )SS.



This certifies that on this 11<sup>th</sup> day of June, 1998, before me a Notary Public, personally appeared C. A. Galpin, and acknowledged the foregoing instrument to be his Voluntary act and deed.

Before me: Anna T. Anise  
Notary Public

RECORDER'S CERTIFICATE

Filed for record this 21 day of August, 1998  
at 11:27 o'clock AM, and recorded as Partition Plat No. P-53-1998  
of " RECORD OF PARTITION PLATS " in Jackson County, Oregon.  
( Index Volume 9 , Page 54 )

Kathleen J. Beckett County Clerk  
Geraldine Cutting Deputy

Jackson County Survey File No. 15854

APPROVALS

Approved this 17<sup>th</sup> day of August, 1998

James M. Eschler  
City of Medford Planning

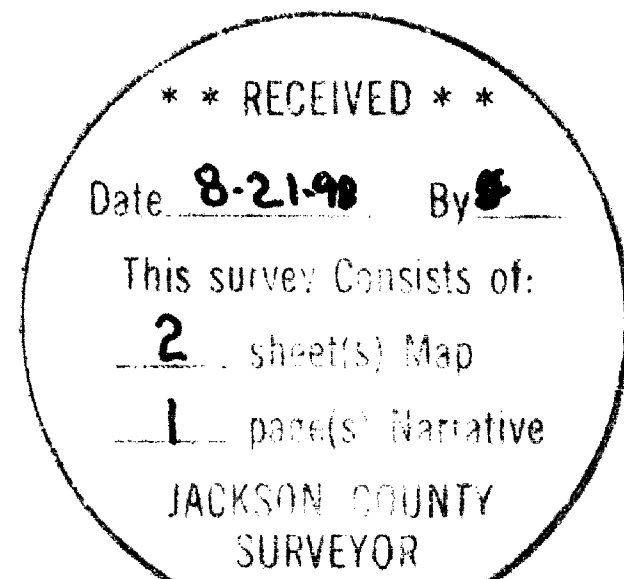
Approved this 1 day of July, 1998

Paul DeLoria  
City of Medford Surveyor

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid, as of 8-20-98

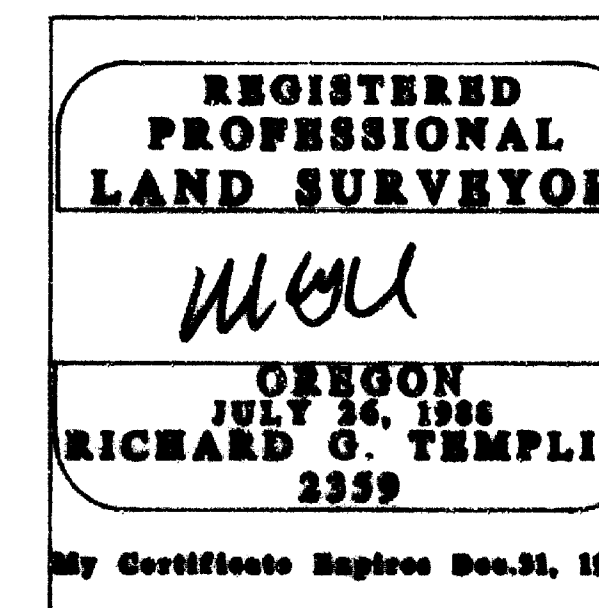
Mal W. Math Deputy  
ASSESSOR 8-20-98 DATE

Carol Applegate Deputy  
TAX COLLECTOR 8-20-98 DATE



I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

Richard G. Templin  
Richard G. Templin L.S. 2359



**RICHARD TEMPLIN LAND SURVEYING**  
100 FOGGMAN CREEK RD. 699-2022 / 474-7720 JACKSONVILLE, OREGON

**MINOR LAND PARTITION**  
LOCATED IN  
LOT 2, IN BLOCK 8 OF ORCHARD HOME ASSOCIATION TRACT  
THE SE 1/4 OF THE SW 1/4 OF SECTION 36, T.37S., R.2W., W.M.  
CITY OF MEDFORD, JACKSON COUNTY, OREGON

SURVEYED FOR: C. A. GALPIN  
P.O. BOX 8271  
MEDFORD, OR. 97504

DATE: MAY 13, 1998

SURVEY NARRATIVE

Survey No. 15854

SURVEY FOR: Mr. C.A. Galpin  
P.O. Box 8271  
Medford, Oregon 97504

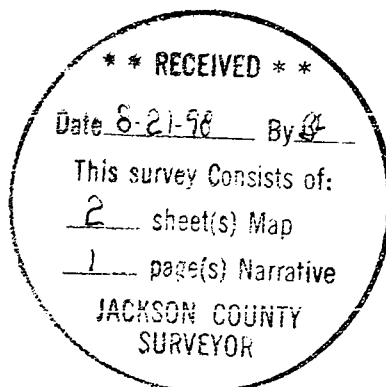
LOCATION: In Lot 2, Block 8, " ORCHARD HOME ASSOCIATION TRACT" , in the SE 1/4 of the SW 1/4 of Section 36, Township 37 South, Range 2 West, of the Willamette Meridian, Jackson County, Oregon.

DATE: May 13, 1998

BASIS OF BEARING: Bearings based upon filed survey number as shown.

PURPOSE: To survey and mark a three Parcel land division, per City of Medford Staff report LDP-98-06 as depicted on the map.

PROCEDURE: From controlling monuments set on filed Survey number 3344, " Georgianna Village Subdivision " and centerline monuments along Columbus Avenue and Garfield Street, I computed and set monuments as shown on accompanying Plat map.

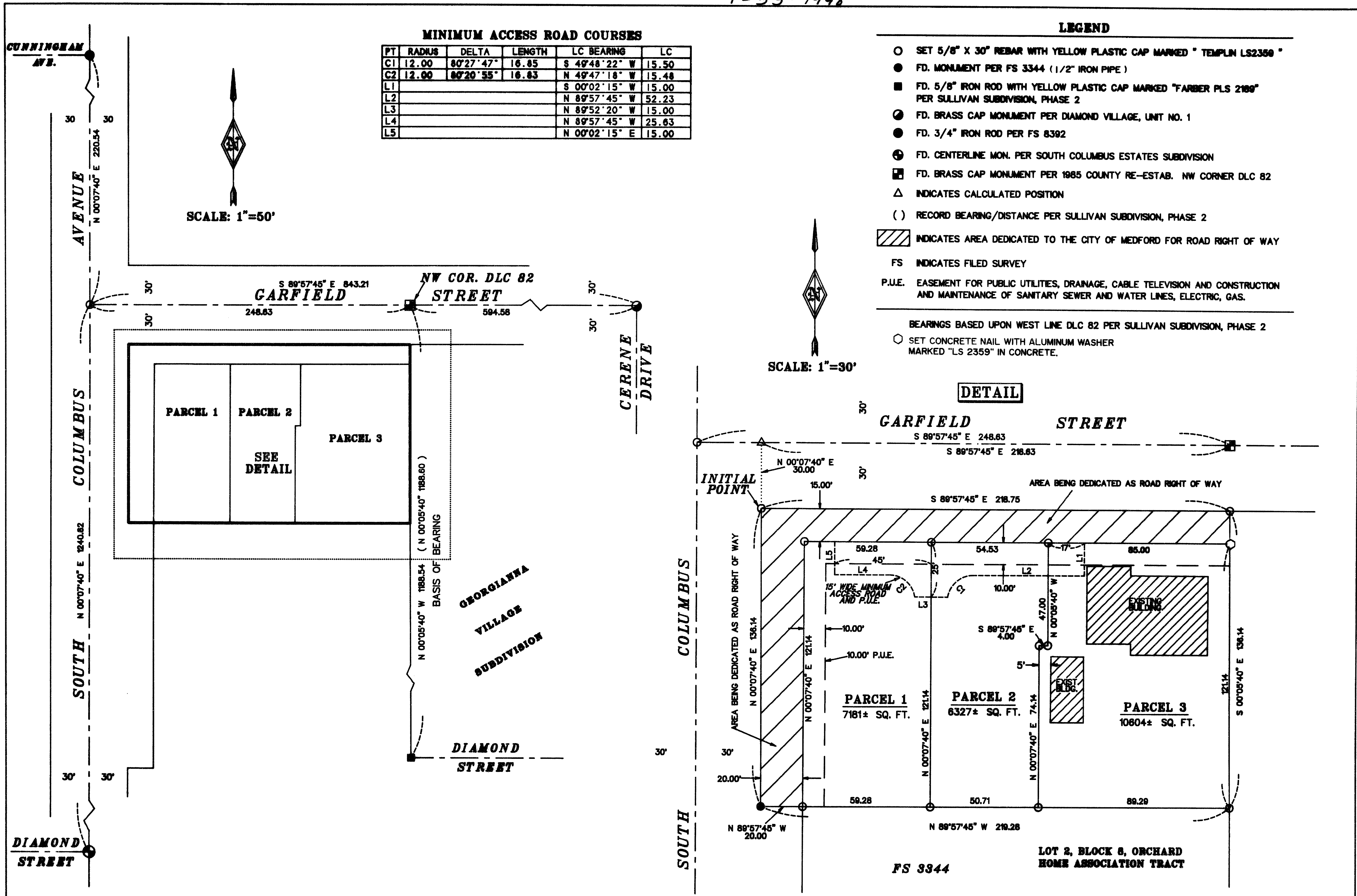
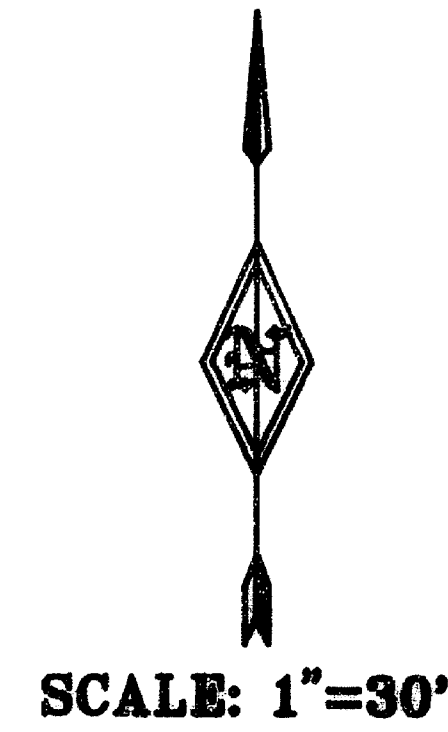
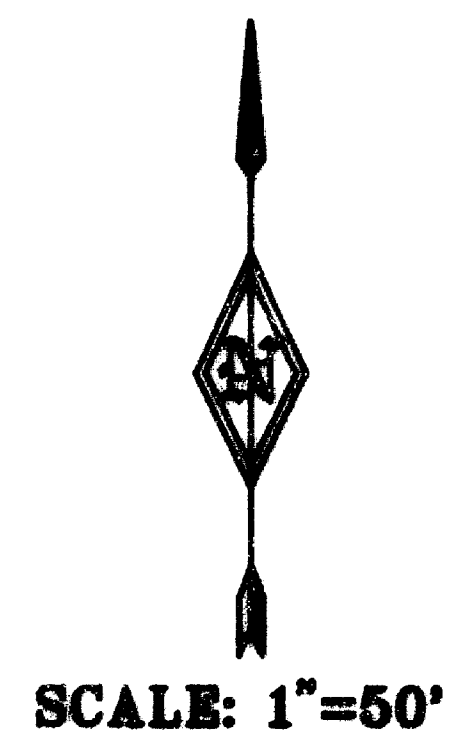


**MINIMUM ACCESS ROAD COURSES**

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC
C1	12.00	80°27'47"	16.85	S 49°48'22" W	15.50
C2	12.00	80°20'55"	16.83	N 49°47'18" W	15.48
L1				S 00°02'15" W	15.00
L2				N 89°57'45" W	52.23
L3				N 89°52'20" W	15.00
L4				N 89°57'45" W	25.63
L5				N 00°02'15" E	15.00

**LEGEND**

- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "TEMPLIN LS2359"
  - FD. MONUMENT PER FS 3344 (1/2" IRON PIPE)
  - FD. 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" PER SULLIVAN SUBDIVISION, PHASE 2
  - ⊙ FD. BRASS CAP MONUMENT PER DIAMOND VILLAGE, UNIT NO. 1
  - FD. 3/4" IRON ROD PER FS 8392
  - ⊕ FD. CENTERLINE MON. PER SOUTH COLUMBUS ESTATES SUBDIVISION
  - ⊞ FD. BRASS CAP MONUMENT PER 1985 COUNTY RE-ESTAB. NW CORNER DLC 82
  - △ INDICATES CALCULATED POSITION
  - ( ) RECORD BEARING/DISTANCE PER SULLIVAN SUBDIVISION, PHASE 2
  - ▨ INDICATES AREA DEDICATED TO THE CITY OF MEDFORD FOR ROAD RIGHT OF WAY
  - FS INDICATES FILED SURVEY
  - P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION AND CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER AND WATER LINES, ELECTRIC, GAS.
- BEARINGS BASED UPON WEST LINE DLC 82 PER SULLIVAN SUBDIVISION, PHASE 2
- SET CONCRETE NAIL WITH ALUMINUM WASHER MARKED "LS 2359" IN CONCRETE.



I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

*Richard G. Templin*  
 Richard G. Templin L.S. 2359

**NOTE**

Per City of Medford Staff Report LDP-98-06: The existing driveway on the West side of Parcel 3 will be used as the location off of Garfield Street for the minimum access to Parcels 1 and 2, as shown. Parcels 1 and 2 shall not take access off of Columbus Avenue or off of Garfield Street other than above said location.

**REGISTERED PROFESSIONAL LAND SURVEYOR**

*Richard G. Templin*

OREGON  
 JULY 14, 1988  
**RICHARD G. TEMPLIN**  
 2359

My Certificate Expires Dec. 31, 1997

**RICHARD TEMPLIN LAND SURVEYING**  
 100 FOREMAN CREEK RD. 899-2028 / 474-7720 JACKSONVILLE, OREGON

**MINOR LAND PARTITION**

LOCATED IN  
 LOT 2, IN BLOCK 8 OF ORCHARD HOME ASSOCIATION TRACT  
 THE SE 1/4 OF THE SW 1/4 OF SECTION 36, T.37S., R.2W., W.M.  
 CITY OF MEDFORD, JACKSON COUNTY, OREGON

SURVEYED FOR: C. A. GALPIN  
 P.O. BOX 8271  
 MEDFORD, OR. 97504

DATE: MAY 13, 1988