

PARTITION PLAT NO. 273-1998
(LAND PARTITION LDP-98-74)

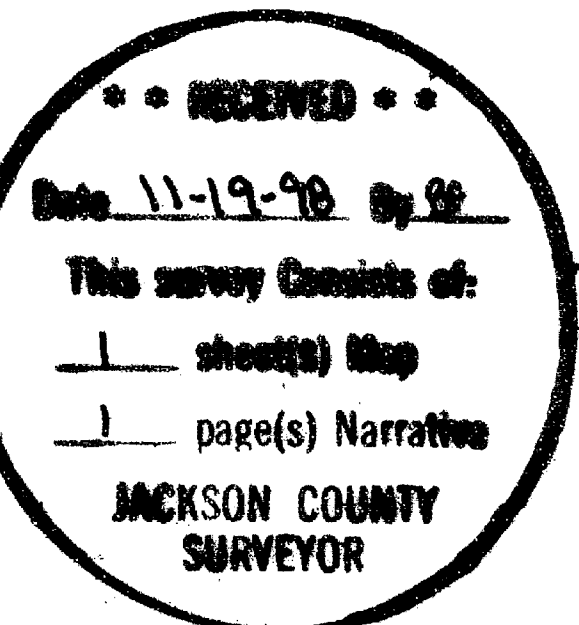
Located in:
in the Northeast 1/4 of Section 33,
Township 37 South, Range 1 West, W.M.,
City of Medford Jackson County, Oregon
Tax Lot 600

For:
MICHAEL T. MAHAR
815 Alder Creek Drive
Medford, Oregon 97504

HOFFBUHR & ASSOCIATES, INC.
1082 E. JACKSON MEDFORD, OREGON
(541) 779-4641

- BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1" = 60' OCTOBER 12, 1998
BASIS OF BEARING: SURVEY NUMBER 15464
(CENTERLINE GOLF VIEW DRIVE)
- = SET 5/8" X 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
 - ⊗ = SET 5/8" X 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
 - = SET LEAD PLUG WITH METAL WASHER STAMPED "LS 2349" IN CONCRETE HEADWALL OF BOX CULVERT
 - ⊠ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 15722
 - = FOUND 5/8" IRON PIN AS NOTED
 - ⊙ = FOUND BRASS DISK MONUMENT AS NOTED.
 - S/N = SURVEY NUMBER
 - PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE GAS, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
 - XX = AREA DEDICATED FOR STREET PURPOSES.
 - /// = AREA DEDICATED FOR STREAM ACCESS AND MAINTENANCE.

NOTE:
1.) PARCEL 1 HAS NOT SANITARY SEWER LATERAL AT THIS TIME.



I certify this plot to be an exact photocopy of the original.
David M. Minnecci
SURVEYOR

David M. Minnecci

EXPIRES 12/31/98

T37S 1W 33A TL 600

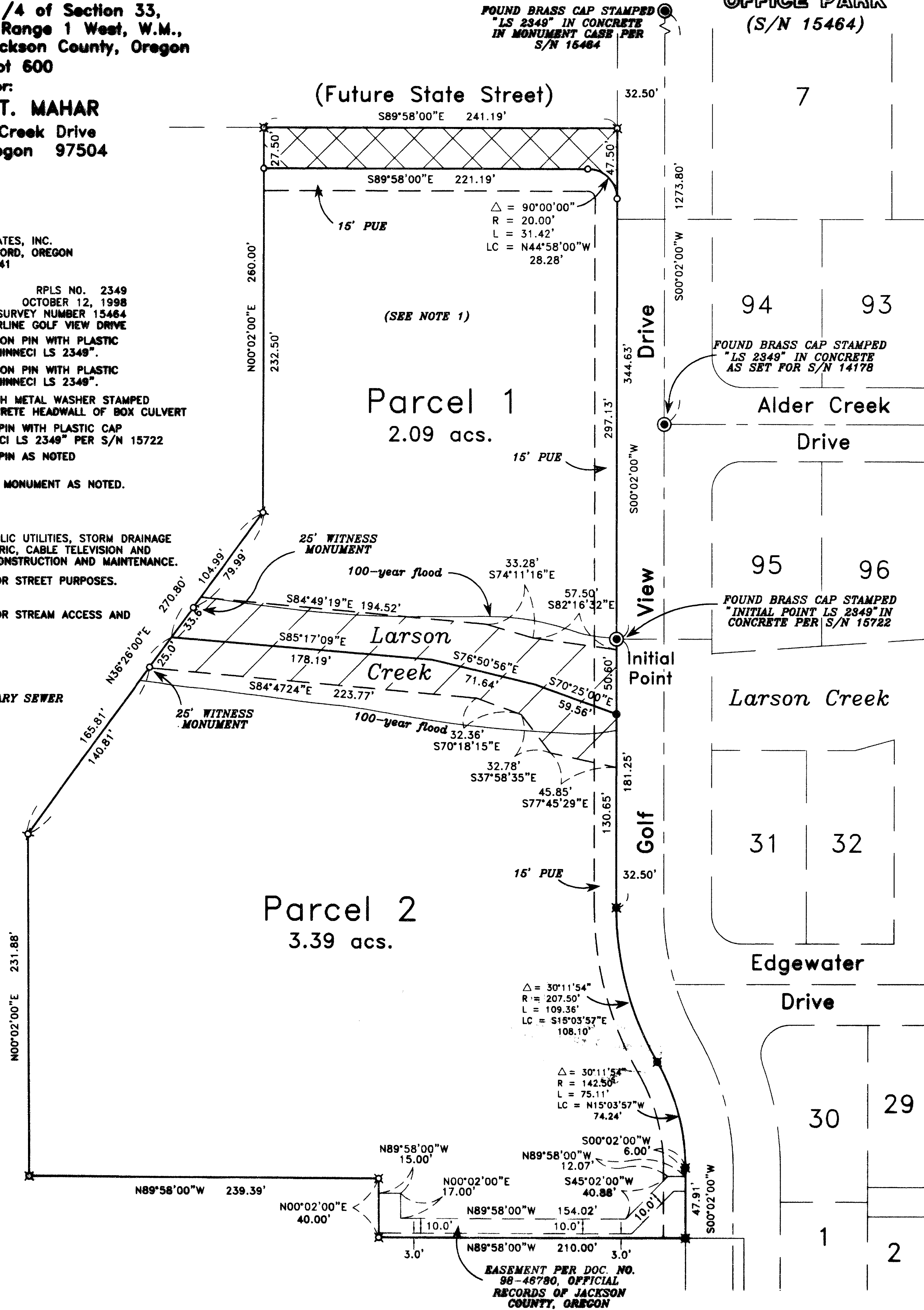
GOLF VIEW PROFESSIONAL OFFICE PARK
(S/N 15464)

FOUND BRASS CAP STAMPED "LS 2349" IN CONCRETE IN MONUMENT CASE PER S/N 15464

(Future State Street)

Parcel 1
2.09 acs.

Parcel 2
3.39 acs.



APPROVALS:

CITY OF MEDFORD PLANNING
[Signature] DIRECTOR
Nov 11, 1998 DATE
EXAMINED AND APPROVED THIS 2 DAY OF November, 1998.
(Acting) [Signature] CITY SURVEYOR

RECORDER'S CERTIFICATE:
FILED FOR RECORD THIS 19th DAY OF November 1998, AT 10:00 O'CLOCK, P.M.
AND RECORDED AS PARTITION PLAT NO. P 73-1112 OF "RECORD OF PARTITION PLATS"
IN JACKSON COUNTY, OREGON. (INDEX VOLUME 9 PAGE 73.)
[Signature] COUNTY CLERK
[Signature] DEPUTY
FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 15940

SURVEYOR'S CERTIFICATE
I, DAVID M. MINNECI, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND COM-PLIES WITH REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DES-RIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:
BEGINNING AT A BRASS DISC IN CONCRETE STAMPED "INITIAL POINT LS 2349" MARKING THE INITIAL POINT OF HIDDEN SPRINGS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON; THENCE, ALONG THE BOUNDARY OF SAID SUBDIVISION AS FOLLOWS: SOUTH 00°02'00" WEST 181.25 FEET; THENCE, ALONG THE ARC OF A 207.50 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 15°03'57" EAST 108.10 FEET), AN ARC DISTANCE OF 109.37 FEET; THENCE, ALONG THE ARC OF A 142.50 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 15°03'57" EAST 74.24 FEET), AN ARC DISTANCE OF 75.11 FEET; THENCE SOUTH 00°02'00" WEST 47.91 FEET TO THE SOUTHERLY BOUNDARY OF THAT TRACT DESCRIBED IN DOCUMENT NO. 94-30563, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG SAID BOUND-ARY AS FOLLOWS: NORTH 89°58'00" WEST 210.00 FEET; THENCE NORTH 00°02'00" EAST 40.00 FEET; THENCE NORTH 89°58'00" WEST 239.39 FEET; THENCE NORTH 00°02'00" EAST 231.88 FEET; THENCE NORTH 36°26'00" EAST 270.80 FEET; THENCE NORTH 00°02'00" EAST 260.00 FEET; THENCE SOUTH 89°58'00" EAST 241.19 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF GOLF VIEW DRIVE; THENCE, ALONG SAID WESTERLY LINE, SOUTH 00°02'00" WEST 344.63 FEET TO THE POINT OF BEGINNING.
David M. Minnecci
SURVEYOR

DECLARATION:
KNOW ALL MEN BY THESE PRESENTS, THAT I, MICHAEL T. MAHAR, AM THE OWNER OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DES-cribed in the SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON THE PARTITION PLAT, WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE ALL UTILITY EASEMENTS SHOWN HEREON. WE HEREBY DEDICATE TO THE PUBLIC FOR STREET PURPOSES THAT CROSS-HATCHED AREA SHOWN HEREON. WE HEREBY DEDICATE TO THE CITY OF MEDFORD FOR STREAM ACCESS AND MAINTENANCE, TOGETHER WITH AN EASEMENT FOR A FUTURE BIKE PATH IN A LOCATION APPROVED BY THE PARKS AND RECREATION DIRECTOR, THAT HATCHED AREA SHOWN HEREON.

IN WITNESS WHEREOF, SIGNED THIS 20 DAY OF OCTOBER, 1998.
STATE OF OREGON } SS.
COUNTY OF JACKSON } [Signature] MICHAEL T. MAHAR

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20 DAY OF OCTOBER, 1998, BY MICHAEL T. MAHAR, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.



ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 19 DAY OF November, 1998.
[Signature] ASSESSOR
[Signature] TAX COLLECTOR
11-19-98 DATE
11-19-98 DATE

ALDER CREEK SUBD.
UNIT NO. 3
(S/N 14178)

HIDDEN SPRINGS
SUBDIVISION
(S/N 15722)

SURVEY NO 15940

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

Survey for: Michael T. Mahar
815 Alder Creek Drive
Medford, Oregon 97504

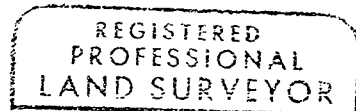
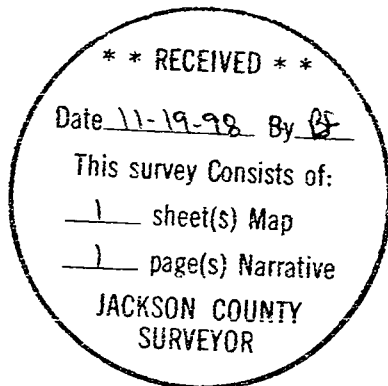
Location: The Northeast one-quarter (1/4) of Section 33, Township 37 South,
Range 1 West, Willamette Meridian, City of Medford, Jackson
County, Oregon.

Purpose: To survey, monument and record a Partition Plat (City of Medford
File No. LDP-98-74) per clients request.

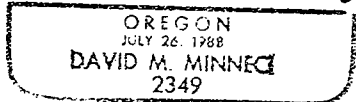
Procedure: Utilizing found monumentation from Surveys No. 14178, 15464 and
15722, and control established in the performance of numerous
Surveys done by this Office in the area, I set monuments as shown
on the accompanying Partition Plat.

Basis of
Bearing: Centerline of Golf View Drive per Survey No. 15464.

Date: October 12, 1998.



David M. Minneci



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/98
1062 E. Jackson Street
Medford, Oregon 97504