

APPROVAL

CITY OF PHOENIX PLANNING DEPARTMENT

Denis L. Murray  
PLANNING DIRECTOR  
NOVEMBER 19, 1998  
DATE

Examined and Approved this 20th day of November, 1998.

Roger Roberts  
Jackson County Surveyor

LAND PARTITION SURVEY

PARTITION PLAT No. P-74-1998

LOCATED IN

The N.E. 1/4 of Section 16, T.38S., R.1W., W.M.  
City of Phoenix, Jackson County, Oregon

FOR

NOEL LESLEY  
2630 SISKIYOU BLVD.  
ASHLAND, OREGON 97520

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Darrell L. Huck  
OREGON  
FEBRUARY 4, 1983  
DARRELL L. HUCK  
2023

Expires 6/30/99

RECORDING

Filed for record this the 27 day of November, 1998  
at 10:36 o'clock A.M. and recorded as Partition Plat No.  
P-74-1998 of the Record Partition Plats, Jackson County,  
Oregon. Index Volume 9, Page 74.

Kathleen S. Beckett  
County Clerk  
Barbara Kelley  
Deputy

COUNTY SURVEYOR File No. 15952

All taxes, fees, assessments or other charges as required  
by O.R.S. 92.095 have been paid, as of November 27, 1998

Ron Amulley  
Assessor  
11-27-1998  
Date  
Carol Applegate, Deputy  
Tax Collector  
11-27-1998  
Date

SURVEYORS 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. The lands being partitioned are owned by Central Oregon & Pacific Railroad and are described in Instrument No. 95-00050 of the Official Records of Jackson County, Oregon, which is a quit claim deed describing all of the railroad property located in Jackson County, Oregon. The following is a description of Parcel 1, which is being excepted from the above stated Instrument No. 95-00050:

Commencing at the point of intersection of the Southwesterly line of "C" Street with the Southerly line of Donation Land Claim No. 42 in Section 16, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, said point being the most Easterly corner of Block 26, Railroad Addition to the City (formerly Town) of Phoenix, according to the Official Plat thereof, now of record in said Jackson County; thence, along said Southerly line, South 89°53'31" West 268.85 feet to a line that is parallel with and distant 30.00 feet Northeastly, when measured at right angles to, the original located centerline of Central Oregon & Pacific Railroad (formerly Southern Pacific Transportation Company) main track (Springfield Jct. - Ashland); thence North 35°06'48" West, along said parallel line, 344.57 feet to the most Westerly corner of that tract of land described in Instrument No. 86-02229 of the Official Records of said Jackson County for the INITIAL POINT OF BEGINNING; thence, along the Southwesterly boundary of that tract described in said Instrument No. 86-02229, South 35°06'48" East 35.38 feet to a 5/8 inch iron pin; thence, leaving said Southwesterly line, South 54°52'52" West 9.83 feet to a 5/8 inch iron pin; thence, North 35°07'08" West, along a line parallel with the aforementioned "C" Street, 156.70 feet to a line that is parallel with and distant 10.00 feet, Northeastly, when measured at right angles to, the centerline of a railroad spur track; thence, along said parallel line, North 28°33'46" West 265.21 feet to a point on the Southwesterly prolongation of the Northerly right-of-way line of said "C" Street; thence, along said prolonged line, North 54°52'52" East 199.73 feet to the Southwesterly right-of-way line of said "C" Street; thence, along said Southwesterly line, South 35°07'08" East 384.69 feet, to the most Northerly corner of that tract of land described in said Instrument No. 86-02229; thence, along the Northwesterly line of said tract, South 54°52'52" West 220.17 feet to the Initial Point of Beginning.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that CENTRAL OREGON & PACIFIC RAILROAD, INC., is the owner of the real property represented on this partition plat and more particularly described in the SURVEYOR'S CERTIFICATE, and has caused the same to be partitioned into parcels as shown on the partition plat.

IN WITNESS WHEREOF, signed this 16th day of November, 1998

STATE OF TEXAS }  
COUNTY OF BEXAR } ss.

BY: [Signature]  
TITLE: Director - Real Estate

The foregoing Instrument was acknowledged before me this 16th day of November, 1998, by Todd N. Beall, Title: Director - Real Estate on behalf of Central Oregon & Pacific Railroad, Inc. voluntarily and freely.

Before me:

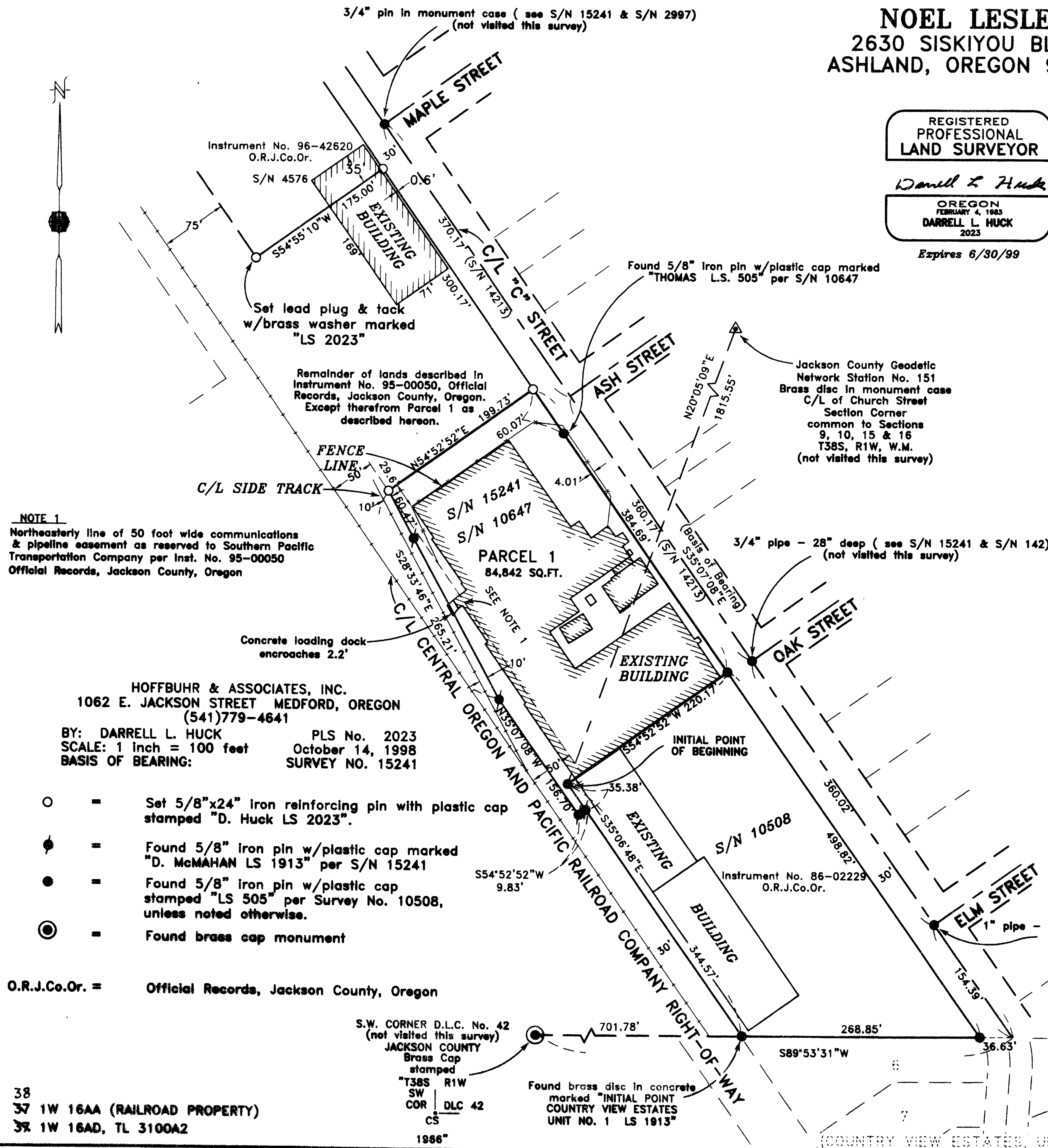
DOROTHY NICHOLSON  
MY COMMISSION EXPIRES  
March 2, 2002

[Signature]  
NOTARY

RECEIVED  
Nov 11-27-98 by [Signature]  
This survey consists of:  
1 sheet(s) map  
1 record narrative  
JACKSON COUNTY  
SURVEYOR

I certify this plat to be a  
true and correct copy of the original:  
[Signature]

(98132P.DWG)  
SHEET 1 OF 1



NOTE 1  
Northeasterly line of 50 foot wide communications & pipeline easement as reserved to Southern Pacific Transportation Company per Inst. No. 95-00050 Official Records, Jackson County, Oregon

HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON STREET MEDFORD, OREGON  
(541)779-4641

BY: DARRELL L. HUCK PLS No. 2023  
SCALE: 1 inch = 100 feet October 14, 1998  
BASIS OF BEARING: SURVEY NO. 15241

- = Set 5/8"x24" Iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- = Found 5/8" iron pin w/plastic cap marked "D. McMAHAN LS 1913" per S/N 15241
- = Found 5/8" iron pin w/plastic cap stamped "LS 505" per Survey No. 10508, unless noted otherwise.
- = Found brass cap monument

O.R.J.Co.Or. = Official Records, Jackson County, Oregon

S.W. CORNER D.L.C. No. 42  
(not visited this survey)  
JACKSON COUNTY  
Brass Cap  
stamped  
"T38S R1W  
SW  
COR | DLC 42  
CS  
1986"

Found brass disc in concrete  
marked "INITIAL POINT  
COUNTRY VIEW ESTATES  
UNIT NO. 1 LS 1913"

38  
37 1W 16AA (RAILROAD PROPERTY)  
37 1W 16AD, TL 3100A2

(COUNTRY VIEW ESTATES, UNIT NO. 1)

SURVEY NO. 15952

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

SURVEY FOR: Noel Lesley  
2630 Siskiyou Blvd.  
Ashland, Oregon 97520

LOCATION: The Northeast One-Quarter (1/4) of Section 16, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon

PURPOSE: To survey and monument a land partition as approved by the City of Phoenix Planning Department

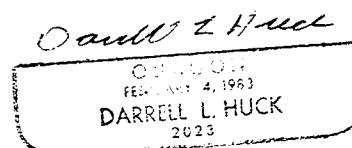
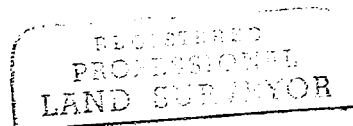
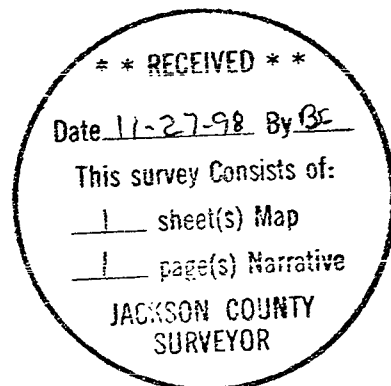
PROCEDURE: Several previous surveys have been done in and around the Parcel 1 of this intended partition. Surveyor Verlyn Thomas surveyed a land partition (Survey No. 10508) which created the Southerly boundary of the property now being partitioned. Those monuments set by Surveyor Thomas were found and held for the Southerly property line. Surveyor Douglas C. McMahan surveyed the limits of a previous lease area (Survey No. 15241) which affected the property now being partitioned.

Survey control established by Surveyor McMahan for his Survey No. 15241 was also used to accomplish this survey. The monumented centerline of "C" Street was found by McMahan and tied as part of his survey control. The City of Phoenix has recently repaved "C" Street, thereby covering over the monuments found by McMahan. I used the as-found ties from McMahan's control and made no attempt to recover the newly covered monuments.

The Northerly limits of the railroad property adjoining "C" Street, which is being retained, was previously surveyed and monumented by Surveyor Mark Boyden (Survey No. 4576). A search was made for those monuments with no success. I therefore set new monuments as shown on the attached map. The location of the Northerly line of the Parcel 1 being created by this survey was computed according to client's direction and monuments set as shown.

BASIS OF BEARING: Survey No. 15241

DATE: October 14, 1998



Darrell L. Huck  
L.S. 2023 - Oregon  
Expires 6/30/99  
Hoffbuhr & Associates, Inc.  
1062 East Jackson Street  
Medford, Oregon 97504