

PARTITION PLAT NO. P-31-1999

LAND PARTITION (LDP-97-143)

Located in:

The N.E. 1/4 of Section 35, T.37S., R.2W., W.M. City of Medford, Jackson County, Oregon

For

GARY FALTERSACK
1270 Orchard Home Drive
Medford, Oregon 97501

APPROVALS:

MEDFORD CITY PLANNING:

James McEwen Director JUNE 3, 1999 Date

Examined and approved this 11 day of NOVEMBER, 1998.

Paul D. Lewis City Surveyor

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 16172

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 11 DAY OF JUNE 1999, AND AT 11:28 O'CLOCK, A.M.

RECORDED AS PARTITION PLAT NO. P-31-1999 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 10 PAGE 31.)

Kathleen J. Beckett County Clerk *Alonda E. Bartlett* Deputy

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:

BEGINNING at a point which bears SOUTH, 522.80 feet and EAST, 373.03 feet from the Northeast corner of Donation Land Claim No. 79 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon, said point being on the Southerly boundary of the tract described in Instrument No. 93-23752 of the Official Records of said Jackson County; thence WEST along said Southerly boundary of said tract, a distance of 227.28 feet to a point for the Northeast corner of the tract described in Instrument No. 98-41112, said Official Records; thence South 00°01'54" West along the Easterly boundary of said tract, a distance of 6.26 feet to the Southeast corner of said tract, said point being the most Northerly Northeast corner of SOUTH ORCHARD ESTATES SUBDIVISION, according to the Official Plat thereof, now of record in said Jackson County, Oregon; thence South 89°51'40" West along the Northerly boundary of said Subdivision and the Southerly boundary of said tract, a distance of 115.00 feet to the Northwest corner of Lot 24 of said Subdivision, said point being the Southeast corner of the tract described in Instrument No. 98-41113, said Official Records; thence continue South 89°51'40" West along the Northerly boundary of said Subdivision and the Southerly boundary of said tract, a distance of 64.88 feet to the Southwest corner of said tract; thence North 00°03'33" East, leaving said Subdivision boundary, along the Westerly boundary of said tract, a distance of 6.70 feet to the Southwest corner of the aforementioned tract described in Instrument No. 93-23752, said Official Records; thence continue North 00°03'33" East, along the Westerly boundary of said tract a distance of 148.00 feet to the Northwest corner of said tract; thence EAST along the Northerly boundary of said tract, a distance of 420.88 feet to a point for the Northeast corner of said tract, said point being on the Westerly boundary of Orchard Home Drive; thence South 00°03'33" West along said Westerly boundary and the Easterly boundary of said tract, a distance of 148.00 feet to the Southeast corner of said tract; thence WEST along the Southerly boundary of said tract, a distance of 12.50 feet to the Point of Beginning.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that we, Gary Faltersack and Kelly Faltersack, husband and wife, are the owners 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. We hereby dedicate to the public for public use the 10' utility easement as shown hereon, and that area of land for street purposes as shown hereon.

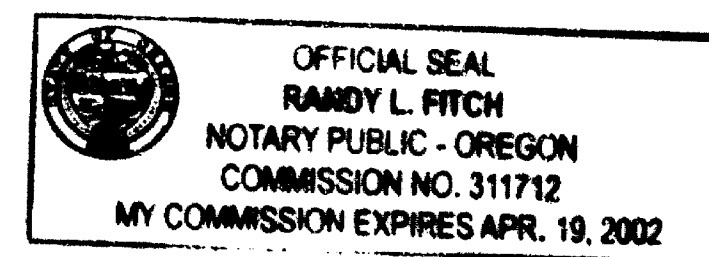
Douglas C. McMahan SURVEYOR

Gary Faltersack Gary Faltersack *Kelly Faltersack* Kelly Faltersack

STATE OF OREGON)
COUNTY OF JACKSON)ss

Personally appeared the above named Gary Faltersack and Kelly Faltersack acknowledged the foregoing instrument to be their voluntary act and deed.

before me this 30th day of October, 1998.



All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid, as of June 11, 1998.

Don Judy Dept Assessor June 11 1999 Date
Lynnda Abbott Deputy Tax Collector 6-11-99 Date

NOTE: AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF AN IRRIGATION DITCH GRANTED TO THE MEDFORD IRRIGATION DISTRICT PER VOLUME 267, PAGE 44 OF OFFICIAL RECORDS, JACKSON COUNTY MAY AFFECT THIS PROPERTY (NO SPECIFIC LOCATION IS GIVEN)

NOTE: THERE IS NO SANITARY SEWER LINES AVAILABLE FOR PARCEL 2 AT THIS TIME

Found brass disc flush with a/c for the N.E. CORNER DLC No. 79 stamped "T37S R2W NE 79 CS 1981"

INSTRUMENT NO. 95-14505 O.R.J.C.

INSTRUMENT NO. 96-21535 O.R.J.C.

INSTRUMENT NO. 95-11847 O.R.J.C.

INSTRUMENT NO. 93-23752 O.R.J.C.

BOUNDARY PER INSTRUMENT NO. 98-41112, INSTRUMENT NO. 98-41113, O.R.J.C.

INSTRUMENT NO. 88-25444 O.R.J.C.

PROFESSIONAL LAND SURVEYOR

Douglas C. McMahan
DOUGLAS C. MCMAHAN
No. 1913
Expires 12/21/98

* AFFID. OF CORRECTION
DOC No. 99-47892
CS 16172
D.C.C. 6/14/01

Marcella M. Faltersack, Trustee, under the E. & M. Loving Trust dated June 13, 1995, is the undersigned beneficiary of a certain Trust Deed recorded June 26, 1995 as Document No. 95-16831, 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.

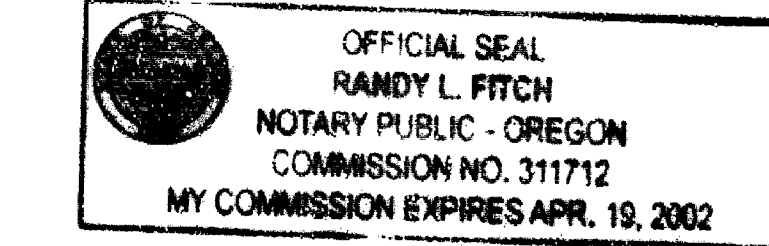
IN WITNESS WHEREOF, Signed this 30th day of October, 1998.

By: *Marcella M. Faltersack*
Title: Trustee

STATE OF OREGON)
COUNTY OF JACKSON)ss

The foregoing instrument was acknowledged before me this 30th day of October, 1998, by Marcella M. Faltersack, known to me as the person who executed the within instrument as, Trustee, on behalf of the E. & M. Loving Trust, freely and voluntarily.

Before me:



Randy L. Fitch Notary

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
(541)779-4641
BY: DOUGLAS C. MCMAHAN PLS NO. 1913
SCALE: 1" = 50' OCTOBER 16, 1998
BASIS OF BEARING: FILED SURVEY NO. 15026
(CENTER LINE ORCHARD HOME DRIVE)

- = SET 5/8"X24" REBAR WITH PLASTIC CAP STAMPED "D. MCMAHAN LS 1913".
- ⊗ = SET 5/8"X30" REBAR WITH PLASTIC CAP STAMPED "D. MCMAHAN LS 1913".
- = FOUND MONUMENT AS NOTED
- ⊙ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D. MCMAHAN LS 1913" PER PLAT OF SOUTH ORCHARD ESTATES SUBDIVISION
- ⊙ = FOUND BRASS DISC AS NOTED
- S/N = FILED SURVEY NUMBER
- O.R.J.C. = OFFICIAL RECORDS JACKSON COUNTY
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, IRRIGATION, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE

FOUND 3/4" IRON PIN FLUSH WITH A/C PER S/N 8392 & S/N 15026

SURVEY NO. 16172

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

Survey For: Gary Faltersack
1270 Orchard Home Drive
Medford, Oregon 97501

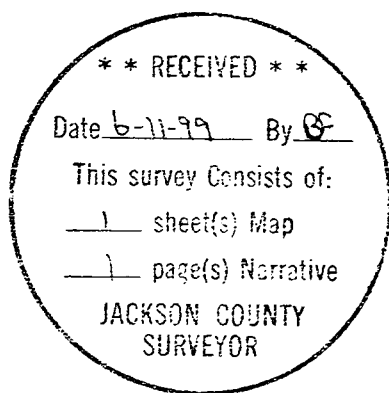
Location: the Northeast One-Quarter (1/4) of Section 35, Township 37 South, Range 2 West
of the Willamette Meridian, City of Medford, Jackson County, Oregon

Purpose: To partition into 2 parcels my client's property as described in Instrument No. 93-
23752 of Jackson County Deed Records, per City of Medford Planning File No. LDP-
97-143 and per client's request.

Procedure: Utilizing a Wild 1-Second Total Station, a traverse was run tying found monuments
per filed Survey No.'s 8392 and 15026. Based on this control, I then calculated and
monumented the boundary lines as shown on the accompanying map.

Basis of
Bearing: Filed Survey No. 15026 (Centerline of Orchard Home Drive)

Date: October 16, 1998



Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/00
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, OR. 97504

(fltrsknr.dcm)

99-47892

5.00
6.00
9.40

HOFFBUHR & ASSOCIATES, INC.
1062 E. Jackson Street
Medford, Oregon 97504-7027

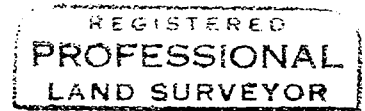
(541) 779-4641

16172

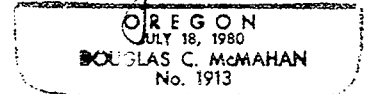
AFFIDAVIT OF CORRECTION
pursuant to O.R.S. 209.255

I, Douglas C. McMahan, Registered Professional Land Surveyor of the State of Oregon, No. 1913, do hereby state that I have discovered drafting errors on my Partition Plat No. P-31-1999 recorded in Office of Jackson County Surveyor as: County Surveyor File No. 16172.

Douglas C. McMahan, L.S. 1913



Douglas C. McMahan

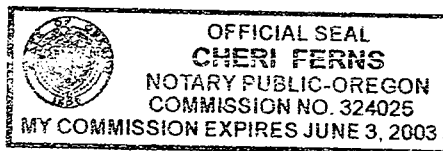


STATE OF OREGON)
County of Jackson) ss.

SEPTEMBER 10 A.D. 1999

Personally appeared the above named Douglas C. McMahan, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:

Cheri Ferns
Notary



The corrections are: (the distance of the Westerly portion of the Southerly boundary of Parcel 2)

As filed: "64.88"
Change to: "66.11"

AND: (the same distance in the surveyors certificate)

As filed: "64.88 feet"
Change to: "66.11 feet"

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

Roger Roberts 9/15/99
Jackson County Surveyor

SEP 16 1999

(affcor1.dcm)

9:40 AM
Robert S. Roberts
COUNTY CLERK