

LAND PARTITION SURVEY
PARTITION PLAT NO. P-43-1999

APPROVAL:

James M. Eschbach
MEDFORD PLANNING DEPARTMENT
P.A.# LDP-95-49
Land Partition
JULY 13, 1999
DATE

APPROVAL:

Examined and approved this 29 day of June, 1999.

Paul D. Luni
City Surveyor

located in
in the NE 1/4 of Section 19, T. 37 S., R. 1 W., W.M.,
in the City of Medford, Jackson County, Oregon.

for
Steve Munroe
555 Foss Road
Talent, Oregon 97540

SURVEYED BY: EAGLE-EYE SURVEYING CORPORATION
23 NORTH IVY STREET
MEDFORD, OREGON 97501
PHONE (541) 776-2313

RECORDING

FILED FOR RECORD THIS THE 22 DAY OF JULY, 1999
AT 12:04 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-43-1999
OF THE RECORDS OF JACKSON COUNTY, OREGON.
INDEX VOLUME 10, PAGE 43

Kathleen S. Beckett COUNTY CLERK
Kia By LeBaron DEPUTY

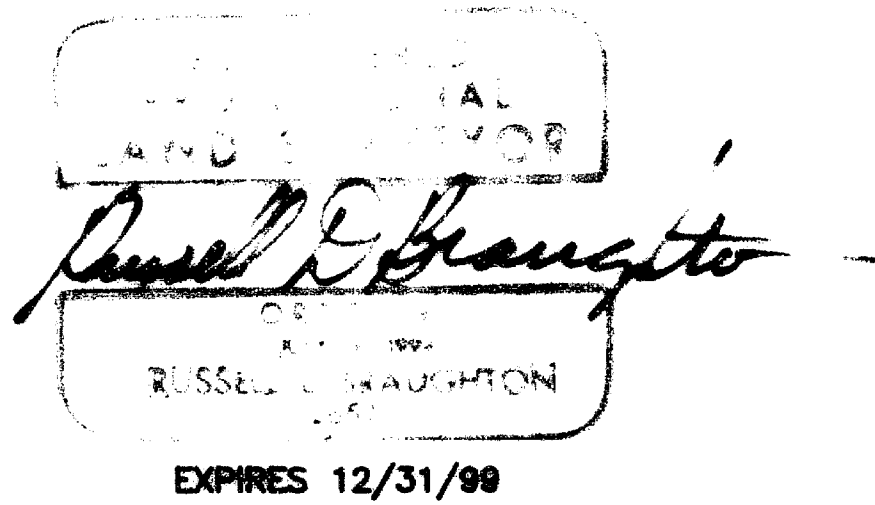
COUNTY SURVEYOR FILE NO. 16208

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, STEVEN L. MUNROE AND MARYBETH MUNROE, AS TENANTS BY ENTIRETY, ARE THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON IN THE "SURVEYOR'S CERTIFICATE" ~~AND THAT WE HAVE MORTGAGED~~ ~~CONVAIN, A COLORADO COMPANY, IS A BENEFICIARY INTEREST HOLDER IN SAID LANDS.~~ WE, THE PARTITIONERS, HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AND WE DO HEREBY DEDICATE, TO THE CITY OF MEDFORD, THE 5 FOOT WIDE STRIP AS SHOWN HEREON FOR STREET PURPOSES. WE DO ALSO DEDICATE, TO THE CITY OF MEDFORD, THE 10 FOOT WIDE PUBLIC UTILITY EASEMENT AS SHOWN HEREON. WE DO ALSO MAKE AND CREATE THE MUTUAL ACCESS AND PRIVATE UTILITY EASEMENT, FOR THE BENEFIT OF BOTH PARCELS 1 AND 2, AS SHOWN HEREON. PUBLIC AND PRIVATE EMERGENCY VEHICLES SHALL HAVE THE RIGHT TO UTILIZE SAID MUTUAL ACCESS EASEMENT. THE MAINTENANCE OF SAID MUTUAL ACCESS EASEMENT SHALL BE SHARED EQUALLY BETWEEN PARCELS 1 AND 2. THIS PARTITION IS SUBJECT TO THE CITY OF MEDFORD MUNICIPAL CODE; AND ANY COVENANTS, CONDITIONS AND/OR RESTRICTIONS OF ANY KIND, AND TO EXTENT THESE OR OTHER PROVISIONS THAT ARE FELT NECESSARY BY THE DECLARANTS HEREIN, SHALL BE SET FORTH AS ENCUMBRANCES IN THE DEEDS CONVEYING SAID PARCELS TO THE LANDOWNERS, THEIR HEIRS, ASSIGNS OR SUCCESSORS IN INTEREST.

Steve L. Munroe
STEVE L. MUNROE

Marybeth Munroe
MARYBETH MUNROE



DATE: May 5, 1999

TAX STATEMENT APPROVAL

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY
O.R.S. 92.095 HAVE BEEN PAID AS OF JULY 21, 1999

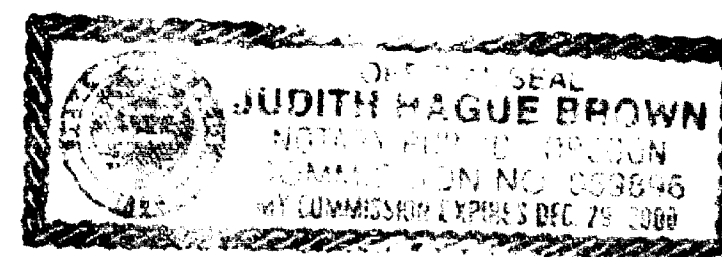
Jeff's Deputy ASSESSOR 7-21-99 DATE
Lynda Odell, Deputy TAX COLLECTOR 7-21-99 DATE

STATE OF OREGON }
County of Jackson }

ss June 13, 1999.

PERSONALLY APPEARED BEFORE ME THE HEREON NAMED STEVE L. MUNROE AND MARYBETH MUNROE, WHO DID ACKNOWLEDGE THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

BEFORE ME:



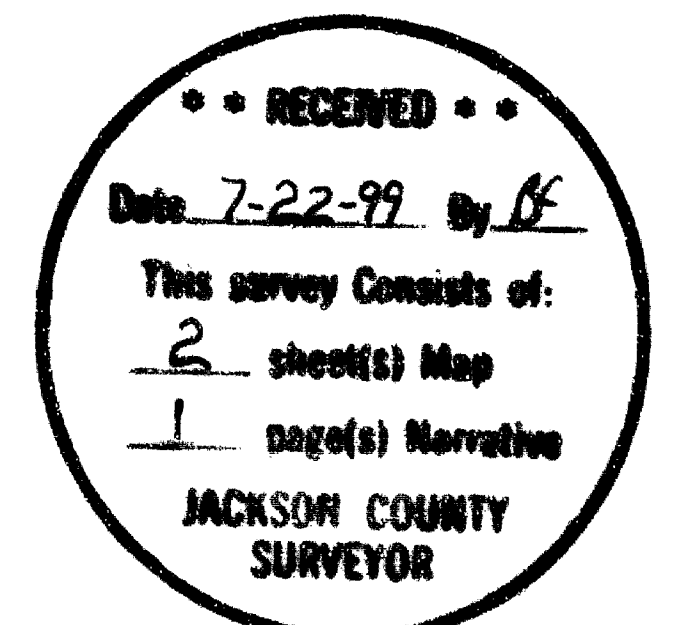
Judith Hague Brown
NOTARY PUBLIC - OREGON

SURVEYOR'S CERTIFICATE:

I, RUSSELL D BRAUGHTON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID TRACT AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

COMMENCING AT THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN VOLUME 149, PAGE 513, DEED RECORDS FOR JACKSON COUNTY, OREGON; THENCE SOUTH 0°10'00" EAST A DISTANCE OF 391.04 FEET TO THE ONE-QUARTER CORNER COMMON TO SECTIONS 19 AND 20, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN IN SAID COUNTY AND STATE; THENCE NORTH 89°41'50" WEST A DISTANCE OF 633.15 FEET TO THE INITIAL POINT MONUMENTED WITH A 5/8 INCH DIAMETER STEEL PIN, 30 INCHES IN LENGTH; THENCE CONTINUE NORTH 89°41'50" WEST A DISTANCE OF 80.00 FEET; THENCE NORTH A DISTANCE OF 194.53 FEET; THENCE EAST A DISTANCE OF 80.00 FEET; THENCE SOUTH A DISTANCE 194.95 FEET TO THE INITIAL POINT.

Russell D Braughton
SURVEYOR



EAGLE-EYE SURVEYING CORPORATION

23 North Ivy Street, Medford
 P.O. Box 4397, Medford, Oregon 97501-0170
 Tel. (541) 776-2313 Fax. (541) 776-9978

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,
 OREGON REVISED STATUTES

SURVEY FOR: Steve Munroe
 555 Foss Road
 Talent, Oregon 97540

LOCATION: In the NE 1/4 of Section 19,
 T. 37 S., R. 1 W., W.M.,
 City of Medford, Jackson County, Oregon.

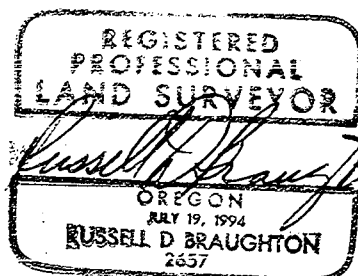
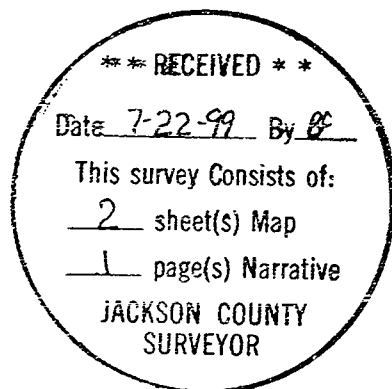
PURPOSE: PARTITION PLAT; City of Medford: LDP-95-49, To
 locate and monument the new boundaries between
 Parcels 1 and 2 as shown on the accompanying plat
 and to prepare and record said plat for the purpose
 of creating said Parcels and the Easements as
 shown.

PROCEDURE: Utilizing the found monuments as shown and Volume
 437, Page 168, Deed Records for said County and
 State, computed the boundaries of the mother tract.
 The boundary of the mother tract and the line
 between Parcels 1 & 2 was then monumented as shown.
 Monuments set on this survey consist of 5/8" x 30"
 steel pins with red plastic caps mkd. "R. BRAUGHTON
 - LS 2657".

**BASIS OF
 BEARINGS:** Northerly Right of Way line of Spring Street per
 Survey Numbers 9940, 11797 & 11116 as shown on
 accompanying plat.

EQUIPMENT: Nikon DTM-A5 Electronic Total Station.

**DATE
 COMPLETED:** May 5, 1999



Expires 12/31/99

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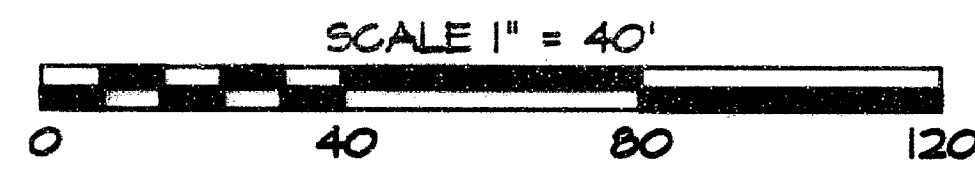
located in
in the NE 1/4 of Section 19, T. 37 S., R. 1 W., N.M.,
in the City of Medford, Jackson County, Oregon.

for
Steve Munroe
555 Foss Road
Talent, Oregon 97540

DATE: May 5, 1999



23 North Ivy Street
Medford, OR 97501
(541) 776-2313



Russell D. Braughton
RUSSELL D. BRAUGHTON
EXPIRES 12/31/98

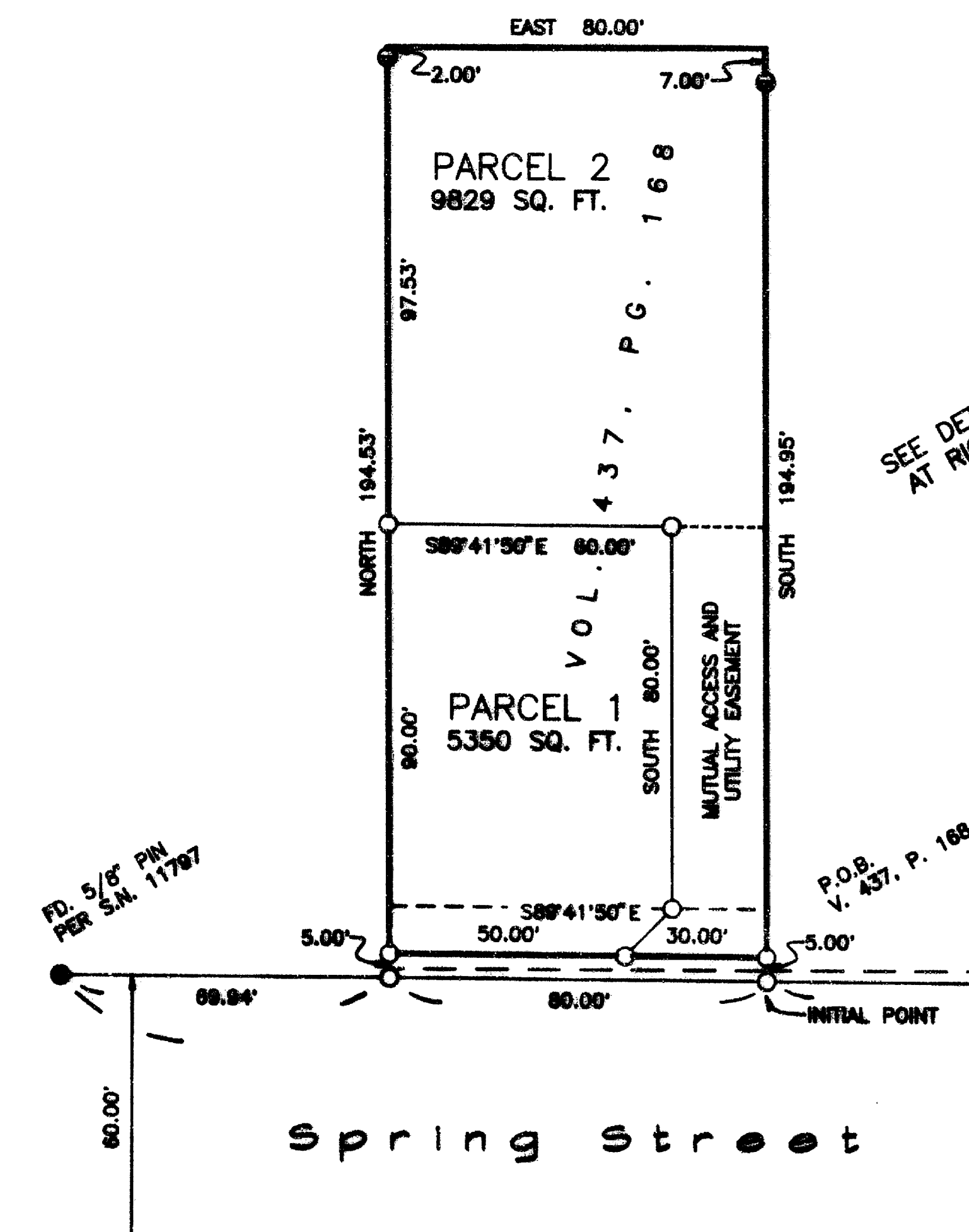
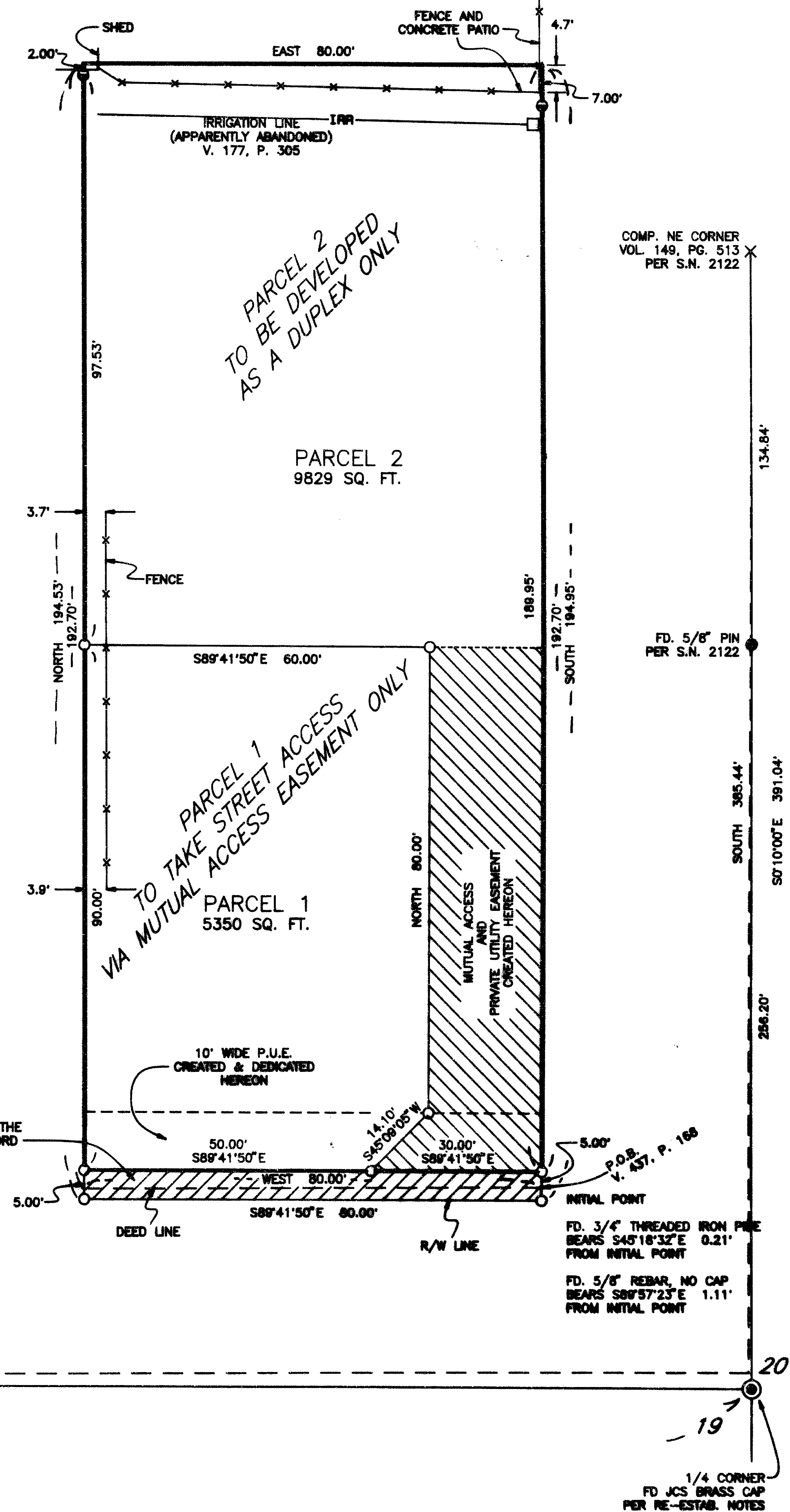
I certify this plat to be an
exact photograph of the original
Russell D. Braughton
SURVEYOR



23 North Ivy Street
Medford, OR 97501
(541) 776-2313



Detail



- LEGEND**
- INDICATES FOUND MONUMENT AS NOTED.
 - INDICATES FOUND MONUMENT AS NOTED.
 - INDICATES 5/8" X 30" STEEL PIN W/RED PLASTIC CAP MKD. "R BRAUGHTON-LS 2657" SET.
 - INDICATES 5/8" X 30" STEEL PIN W/RED PLASTIC CAP MKD. "R BRAUGHTON-LS 2657" SET AS A WITNESS MONUMENT.
- BASIS OF BEARINGS: SURVEY NUMBER 9940, 11797 & 11116 AS SHOWN.
- JCS = JACKSON COUNTY SURVEYOR
P.O.B. = POINT OF BEGINNING
S.N. = SURVEY NUMBER; JACKSON COUNTY, OREGON
V., P. = VOLUME, PAGE; DEED RECORDS