

LDP-98-50

LASSEN PARK SUBDIVISION
LOT 4
VOLUME 21, PAGE 14 PLAT RECORDS

INITIAL POINT

REMOVE EXISTING 24" AND
REPLACE WITH A 5/8 x 30" PIN

5/8" IRON PIN MONUMENT
PER S/N 9888
BEARS: S89°36'13"E, 0.10 TO PROPERTY CORNER;
S52°19'42"W, 750.21 TO 1/4 CORNER S 20/21
(RECORD SOUTH 458.80, WEST 593.61)

WITNESS MONUMENT
BEARS: N89°36'13"W, 1.00
TO PROPERTY CORNER.

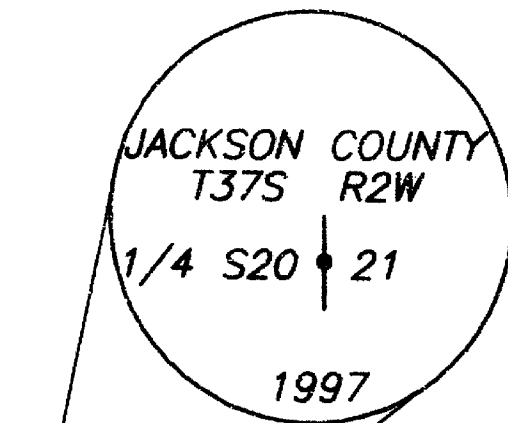
FLAG	Δ = Delta	Radius	Length	CHORD
A				N89°36'13"W - 84.83
B	90°30'14"	20.00	31.59	S45°08'40"W - 28.41
C				S0°06'27"E - 6.82
D				N89°36'13"W - 20.00
E				N0°06'27"W - 7.17
F	89°29'46"	20.00	31.24	N44°51'20"W - 28.16
G				N89°36'13"W - 7.18
H				N0°05'37"W - 20.00

TAX LOT 2300
INSTRUMENT NO.
98-10291

Parcel No. 1
9124 sq ft

TAX LOT 2500
INST. NO. 98-10293

Parcel No. 2
7398 sq ft



N0°00'51"W 64.99

N0°06'27"W 95.78

Granted hereon

60.00

N0°06'27"W 67.24

S0°06'27"E 110.61

S89°36'13"E 105.00

10 FT SANITARY SEWER SERVICE LINE (PRIVATE)

S89°36'13"E 5.00

Dedicated hereon
PUBLIC UTILITY EASEMENT

110.00

5 FT WATER SERVICE LINE (PRIVATE)

N89°35'00"W 170.00

S89°53'33"W 25.00

Brookdale Avenue

1040.66

350.13

N0°06'27"W

N89°35'00"W 619.71

Spring Street

** RECEIVED **
Date 9-24-99 By [Signature]
This survey Consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 26, 1985
HERBERT A. FARBER
2189
RENEWAL DATE 12-31-99

I hereby certify that this is
an exact copy of the original.

[Signature]

PARTITION PLAT No P-57-1999

located in
NORTHWEST ONE QUARTER OF SECTION 21
TOWNSHIP 37 SOUTH, RANGE 1 WEST
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

for
jasin Owen

519 HUMBURG CREEK ROAD
JACKSONVILLE, OREGON 97530

LEGEND

- ⊗ = 3" BRASS CAP-1/4 SECTION CORNER MONUMENT (RECOVERED)
- ⊙ = 2" BRASS CAP SET IN CONCRETE - STREET CENTERLINE MONUMENT (RECOVERED)
- = 5/8" IRON PIN MONUMENT, PER S/N 15699 (RECOVERED) OR AS DESCRIBED
- = 5/8" IRON PIN MONUMENT, PER S/N 9888 (RECOVERED)
- = 5/8" x 24" IRON PIN MONUMENT w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" (ESTABLISHED)
- S/N = RECORD FILED SURVEY NUMBER
- X- = EXISTING FENCES ALONG PROPERTY LINE
- BASIS OF BEARING IS TRUE NORTH, NAD 83 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
- MONUMENTS DESCRIBED IN LEGEND ARE TYPICAL UNLESS OTHERWISE NOTED ON PLAT.

SURVEY NARRATIVE
TO COMPLY WITH O.R.S. 209.250

- PURPOSE: TO SURVEY AND MONUMENT THAT PARTITION AS APPROVED BY THE CITY OF MEDFORD PLANNING COMMISSION, FILE NO. LDP-98-50.
- PROCEDURE: UTILIZING CONTROL PREVIOUSLY ESTABLISHED ON FILED SURVEY NO. 15699, I COMPUTE AND MONUMENT THE PARCELS AS SHOWN HEREON.

Surveyed by:
FARBER & SONS, INC.
dba FARBER SURVEYING
(541) 776-0846

OFFICE LOCATION: 120 MISTLETOE MEDFORD, OREGON 97501
MAILING ADDRESS: P.O. BOX 5286 CENTRAL POINT, OREGON 97502

SCALE: 1" = 20'
DATE: AUGUST 6, 1999
JOB NO. 0710-98
DRAWING FILE: JOBS\BROKDALE\PLA.FLX

LDP-98-50

PARTITION PLAT NO. P-57-1999

PARTITION PLAT

located in
NORTHWEST ONE QUARTER OF SECTION 21
TOWNSHIP 37 SOUTH, RANGE 1 WEST
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

for

jasin owen

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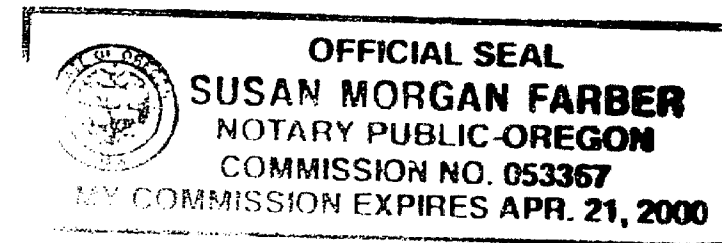
Declaration:

KNOW ALL MEN BY THESE PRESENTS that Jasin Owen is the owner of the land hereon described and that he has partitioned the same into parcels shown hereon, the size of the parcels and the lengths of all lines are plainly set forth, and that this plat is a correct representation of the Partition, and do hereby dedicate to the public for public use the Public Utility Easement as shown hereon and do hereby grant a water service line to Tax Lot 2300, as shown hereon, and do hereby grant to Parcel No. 1 from Parcel No. 2 a Sanitary Sewer Service easement as shown hereon.

Jasin Owen
Jasin Owen

State of Oregon }
County of Jackson } ss

Personally appeared the above named, Jasin Owen, and acknowledged the foregoing to be his voluntary act and deed.



Date: 8-24-99

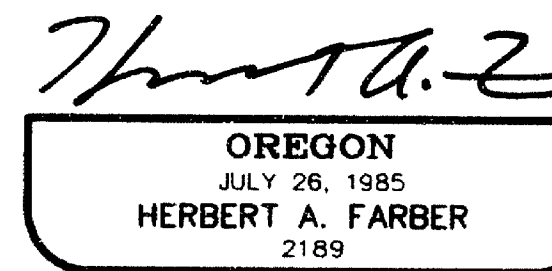
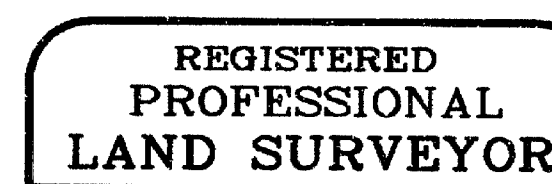
Before me: Susan Morgan Farber
Notary Public, State of Oregon

Surveyor's Certificate:

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at a brass cap monument marking the Southwest corner of the Northwest Quarter of Section 21, Township 37 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon; thence North 52°19'42" East, 750.21 feet (Record South 458.80 feet and West 593.61 feet) to a 5/8 inch iron pin marking the point of beginning of the Boundary Line Agreement described in Document No. 84-00636 of the Official Records of Jackson County, Oregon; thence North 89°36'13" West (Record North 89°40' West), along said boundary, 0.10 feet to the West right of way line of Brookdale Avenue; thence continuing along said boundary, North 89°36'13" West (Record North 89°40' West), 105.00 feet to the POINT OF BEGINNING; thence South 0°06'27" East, 110.61 feet; thence South 89°36'13" East, 105.00 feet to said West right of way line of Brookdale Avenue; thence South 0°06'27" East, along said right of way, 67.28 feet to the South line of that tract described in Instrument No. 77-05791 of said Official Records; thence North 89°35'00" West, along said South line, 170.00 feet; thence North 0°06'27" West, 95.78 feet; thence North 40°34'57" East, 51.66 feet; thence North 0°06'27" West, 42.58 feet to said Boundary Line Agreement; thence South 89°36'13" East (Record South 89°40' East), 31.32 feet to the POINT OF BEGINNING.

Herbert A. Farber
Herbert A. Farber, PLS 2189



RENEWAL DATE 12-31-99

I hereby certify that this is an exact copy of the original.

Herbert A. Farber

Approvals:

I certify that pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

James M. Eisenhauer SEP 22, 1999
Planning Director Date

Examined and approved this 30 day of AUGUST, 1999

Paul D. Lewis
City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of Sept 1999.

James Spradling 9/24/99
Tax Collector Date

Michael Lumley 9/24/99
Assessor Deputy Date

Release Affidavit:

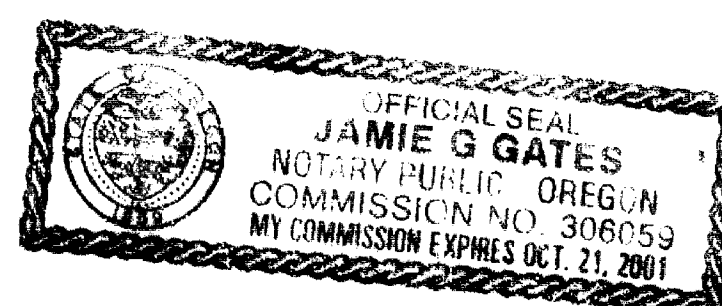
We, Bank of Southern Oregon, as beneficiary, dated May 27, 1999, recorded June 1, 1999, as Document No. 99-29712, Official Records of Jackson County, Oregon, affecting the land described hereon, hereby release from the lien of said Document all property shown hereon as dedicated to the public use.

Signed this 25 day of Aug, 1999.

Cindy Glover
Cindy Glover
Authorized Representative
Bank of Southern Oregon

The foregoing instrument was acknowledged before me:

Camie A. Yeaton
Notary Public, State of Oregon



Recorder:

Filed for record this 24 day of September, 1999 at 2:55 o'clock P. M. and recorded as Partition Plat No. P-57-1999 of the Records of Jackson County, Oregon. Index Volume 10, Page 57.

Kathleen S. Beckett
County Clerk
Deputy

County Surveyors File No. 16275