

REGISTERED
PROFESSIONAL
LAND SURVEYOR

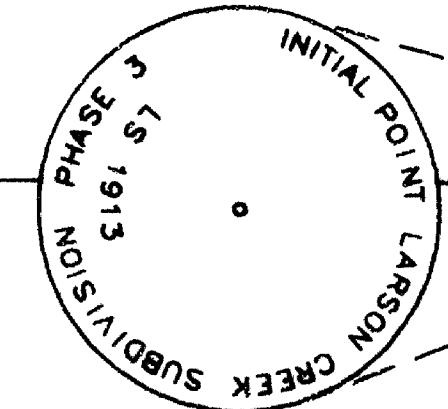
Herbert A. Farber

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.

Herbert A. Farber



PARTITION PLAT NO. P-56-1999

located in
NORTHWEST ONE QUARTER OF SECTION 34
TOWNSHIP 37 SOUTH, RANGE 1 WEST
WILLAMETTE MERIDIAN, CITY OF MEDFORD
JACKSON COUNTY, OREGON

for
W.L. MOORE CONSTRUCTION, LLC

1461 McANDREWS ROAD
MEDFORD, OREGON 97504

LEGEND

- ⊗ = 3" BRASS DISK / MEDFORD STATION "PUMICE" (RECOVERED)
- ⊕ = 2 1/2" BRASS DISK IN CONCRETE (RECOVERED)
- = 5/8" IRON PIN MONUMENT - L.S. 2349 (RECOVERED)
- ⊗ = 5/8" IRON PIN MONUMENT - L.S. 1913 (RECOVERED)
- ⊙ = 5/8" x 30" IRON PIN MONUMENT w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" (ESTABLISHED)
- = 5/8" x 24" IRON PIN MONUMENT w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189" (ESTABLISHED)
- ⊕ = 2" DIA. STEEL POST REFERENCE MONUMENT (EXISTING FENCE CORNER POST)
- = 4"x 4" WOOD POST MONUMENT (EXISTING AT CORNER LOCATION)
- S/N = RECORD FILED SURVEY NUMBER
- P.U.E. = PUBLIC UTILITY EASEMENT
- PLA = PROPERTY LINE ADJUSTMENT

- 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.
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE RELEVANT.
- THE SUBJECT PARCELS SHOWN HEREON ARE NOT AFFECTED BY EASEMENTS OF RECORD AS DECLARED IN ITEMS NO. 4 THROUGH 9 OF THE SUBDIVISION GUARANTEE BY KEY TITLE COMPANY, REPORT NO. 03-37772 DATED JANUARY 13, 1999.

FLAG	Δ	R	L	T	CHORD
①	90°02'22"	10.00'	15.71'	10.01'	S 44°55'19"E - 14.15'
②	89°57'38"	20.00'	31.40'	19.99'	S 45°05'42"W - 28.27'
③	41°24'34"	10.00'	7.23'	3.78'	S 20°36'24"E - 7.07'
④	41°22'12"	30.00'	21.66'	11.33'	S 20°37'35"E - 21.19'
⑤	41°22'12"	10.00'	7.22'	3.78'	N 20°37'35"W - 7.06'
⑥	41°24'34"	30.00'	21.68'	11.34'	N 20°36'25"W - 21.21'

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" = 30'
DATE: DECEMBER 16, 1998
JOB NO. 0735-98
DRAWING FILE: JOBS\JUANIPER\PARTPLAT.FLX

PARTITION PLAT NO. P-56-1999

located in
NORTHWEST ONE QUARTER OF SECTION 34
TOWNSHIP 37 SOUTH, RANGE 1 WEST
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

for
W.L. MOORE CONSTRUCTION, LLC

1461 McANDREWS ROAD
MEDFORD, OREGON 97504

Approvals:

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

James McEwen SEP 22, 1999
Planning Director Date

Examined and approved this 24 day of MARCH, 1999

Paul D. ...
City Surveyor

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

James Spradling Deputy 9/24/99
Tax Collector Date

Michelle Lambly Deputy 9/24/99
Assessor Date

Recorder:

Filed for record this 24 day of September, 1999 at 2:50 o'clock
P. M. and recorded as Partition Plat No. P-56-1999 of the
Records of Jackson County, Oregon. Index Volume 10, Page 56.

Kathleen S. Beckett
County Clerk

County Walker
Deputy

County Surveyors File No. 16276

Declaration:

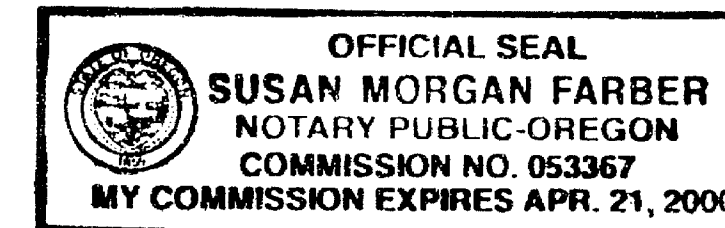
KNOW ALL MEN BY THESE PRESENTS, that we, W. L. Moore
Construction, L.L.C. are the owners of the land hereon
described, and have partitioned the same into parcels
as shown hereon and the size of the parcels and the
lengths of all lines are plainly set forth, and that this
plat is a correct representation of the Partition, and do
hereby dedicate to the public, for public road purposes,
that portion along North Phoenix Road shown hereon, and
do hereby dedicate to the public, for public use, the public
utility easements shown hereon, and do hereby create a
20 foot wide minimum access easement for ingress and
egress as shown hereon, across those portions of Parcels
2 and 3 for the benefit of Parcels 1 and 2.

Bret A. Moore
Bret A. Moore for
W. L. Moore Construction, L.L.C.

State of Oregon)
County of Jackson) ss

Personally appeared the above named Bret A. Moore
and acknowledge the foregoing to be his voluntary
act and deed.

Before me: 3-17-99
Susan Morgan Farber
Notary Public, State of Oregon



**Survey Narrative
To Comply With O.R.S. 209.250**

Purpose: To survey and monument the land partition as approved
by the City of Medford Planning Department File No.
LDP-98-81, dated August 17, 1998.

Procedure: Utilizing Global Positioning Satellite receivers, a Nikon
total station with a Sokkia SDR-33 data collector, I tie
the recovered monuments and monument the Partition
corners as shown hereon. An existing fence line along
the northerly boundary of Parcels 1 & 2 rendered it im-
practical to monument the corners along said boundary.
Existing permanent features as described hereon were
utilized as reference monuments.

Restrictive Covenant

No direct access shall be allowed onto North Phoenix
Road by Parcels 1 or 2 shown hereon as stipulated within
the City of Medford Planning Department staff report dated
July 17, 1998.

Surveyor's Certificate:

State of Oregon)
County of Jackson) ss

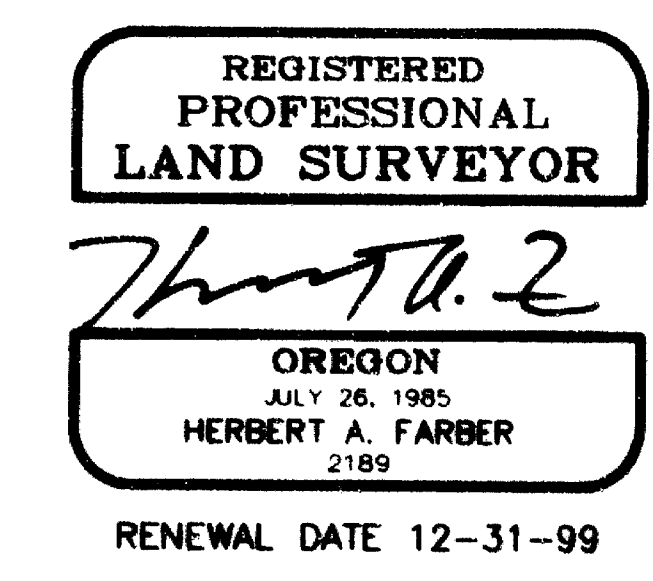
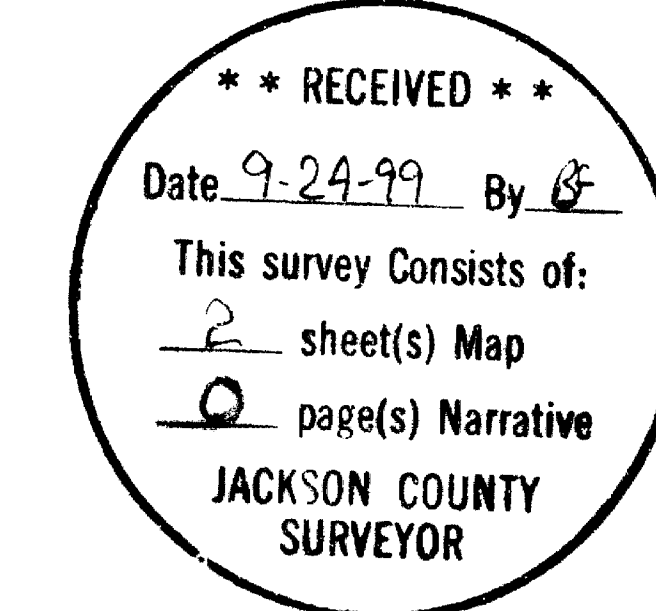
I, Herbert A. Farber, a duly registered Professional Land Surveyor of
the State of Oregon, do hereby certify that I have correctly surveyed
and marked with proper monuments, as provided by law, the tract of
land hereon shown, this plat being a correct representation of the same,
and the following is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

Commencing at a brass cap monumenting the Initial Point for Larson
Creek Estates, Phase 3, located in the northeast quarter of Section 33,
Township 37 South, Range 1 West of the Willamette Meridian, Jackson
County, Oregon; thence North 0°04'11" East 100.00 feet to a 5/8 inch
iron pin monumenting the INITIAL POINT OF BEGINNING for this Partition;
thence North 89°56'29" West 135.98 feet along the north right of way
for Juanipero Way (record North 89°57'50" East) to a 5/8 inch iron pin
monumenting the southeast corner of that tract of land described within
Instrument No. 98-21180 of the Official Records of Jackson County,
Oregon; thence departing said described right of way North 0°05'53"
East (80.10) feet to a 5/8" iron pin monumenting the northeast corner of
said described tract, common with the southeast corner of that tract of
land described within Instrument No. 98-21181 of said Official Records;
thence continuing North 0°05'53" East (80.10) feet to a 5/8 inch iron pin
monumenting the northeast corner of said described tract; thence North
89°56'39" West 50.00 feet along the north line of said described tract
to a 5/8 inch iron pin monumenting the southeast corner of Lot 13,
Larson Creek Estates; thence North 0°05'53" East 98.23 feet (record
North 0°04'32" East 98.56 feet) to the northeast corner of said Lot 13,
from which a 2 inch diameter steel fencepost bears South 88°44'00" East
0.53 feet; thence South 74°57'19" East 192.38 feet (record South
74°58'40" East) along the southerly line of Lot 12, Larson Creek
Estates to a 5/8" iron pin monumenting the southeast corner of said Lot
12, common with the westerly right of way for North Phoenix Road;
thence along said right of way for North Phoenix Road the following
courses: South 74°57'19" East 5.18 feet (record South 74°58'40") to a
point; thence South (89°56'29") East 10.00 feet (record South 89°57'10"
East) to a point; thence South 0°04'11" West 202.16 feet (record South
0°02'50" West) to a 5/8 inch iron pin monumenting the intersection
with the north right of way for Juanipero Way; thence North 89°56'29"
West 15.00 feet (record South 89°57'50" West) to the INITIAL POINT OF
BEGINNING.

HAF 80.02
HAF 89°55'48"

HAF 75.00

Herbert A. Farber
Herbert A. Farber, PLS 2189



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