

**PARTITION PLAT NO. P-5-2000**  
(LAND PARTITION LDP-97-209)

Located In:

A Portion of Lot 1, Block 2, NICKELL ADDITION  
in the Southeast 1/4 of Section 25,  
Township 37 South, Range 2 West, W.M.,  
City of Medford Jackson County, Oregon  
Tax Lot 4900

For:  
**ROY E. AND ROSE MCCARTY**  
P.O. Box 1097  
Cloverdale, Calif. 95425

APPROVALS:

CITY OF MEDFORD PLANNING

EXAMINED AND APPROVED THIS 15 DAY OF December, 1999.  
DIRECTOR MARK GALLAGHER DATE January 25, 2000

RECORDER'S CERTIFICATE:  
FILED FOR RECORD THIS 31 DAY OF January, 2000, AT 3:21 O'CLOCK, P.M.  
AND RECORDED AS PARTITION PLAT NO. P-5-2000 OF "RECORD OF PARTITION PLATS" IN  
JACKSON COUNTY, OREGON. (INDEX VOLUME 11 PAGE 50)  
Kathleen S. Beckett COUNTY CLERK Cheryl Ogert DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. \_\_\_\_\_

SURVEYOR'S CERTIFICATE  
I, DAVID M. MINNECI, 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 REGU-  
LATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT  
TRACT OF LAND AS SET FORTH HEREON:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF NICKELL ADDITION, TO THE  
CITY OF MEDFORD IN JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW  
OF RECORD, SAID POINT BEING MARKED BY A 5/8" IRON PIN FOR THE INITIAL POINT OF BEGINNING;  
THENCE NORTH 89°58'28" EAST (PLAT SOUTH 89°48' EAST), ALONG THE NORTHERLY LINE OF SAID  
LOT, 237.82 FEET; THENCE, LEAVING SAID NORTHERLY LINE, SOUTH 00°02'13" WEST 135.99 FEET;  
THENCE SOUTH 89°56'59" WEST 237.86 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH  
00°01'15" WEST (PLAT NORTH), ALONG SAID WESTERLY LINE, 136.17 FEET TO THE INITIAL POINT OF  
BEGINNING.

David M. Minnici  
SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, ROY E. MCCARTY AND ROSE MCCARTY, HUS-  
BAND 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 ON THE PARTITION PLAT. WE HEREBY DEDICATE TO THE  
PUBLIC FOR PUBLIC USE ALL UTILITY EASEMENTS SHOWN HEREON, AND TO THE CITY OF MEDFORD,  
THAT AREA DESIGNATED FOR STREET PURPOSES SHOWN HEREON.

AFFADAVIT OF CONSENT FOR PARTITION FROM ROY E. AND ROSE MCCARTY RECORDED AS DOC-  
UMENT NO. 99-48589, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

FT MORTGAGE COMPANIES, DBA PREMIER MORTGAGE RESOURCES, THE UNDERSIGNED BENEFICIARY  
OF A CERTAIN TRUST DEED RECORDED JUNE 29, 1998 AS DOCUMENT NO. 98-29446, 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 2nd DAY OF December, 1999.

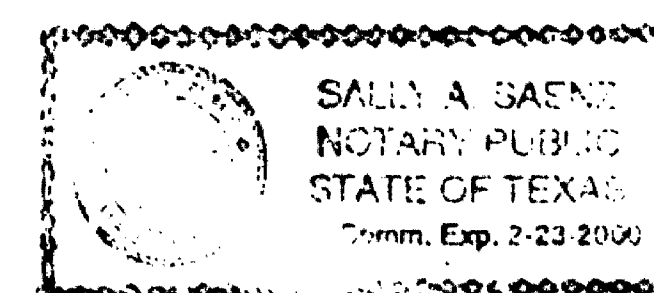
Esse McConroy  
AUTHORIZED REPRESENTATIVE, FT MORTGAGE COMPANIES  
DBA PREMIER MORTGAGE RESOURCES  
VICE PRESIDENT  
TITLE

STATE OF Texas }  
COUNTY OF Dallas } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF December,  
1999, BY Esse McConroy, VP, KNOWN TO ME AS THE PERSON WHO EXECUTED THE  
WITHIN INSTRUMENT ON BEHALF OF FT MORTGAGE COMPANIES, DBA PREMIER MORTGAGE RESOURCES.

WITNESS MY HAND AND OFFICIAL SEAL.

Gail M. Samz  
NOTARY



ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE  
BEEN PAID AS OF THIS 31st DAY OF January, 2000.

Jeffrey Dept ASSESSOR DATE 01/31/00  
Ann Smalley Deputy TAX COLLECTOR DATE 01/31/00

FOUND BRASS DISC  
IN MONUMENT CASE  
MARKED "LS 2023"  
PER PLAT OF  
TWO OAKS SUBDIVISION

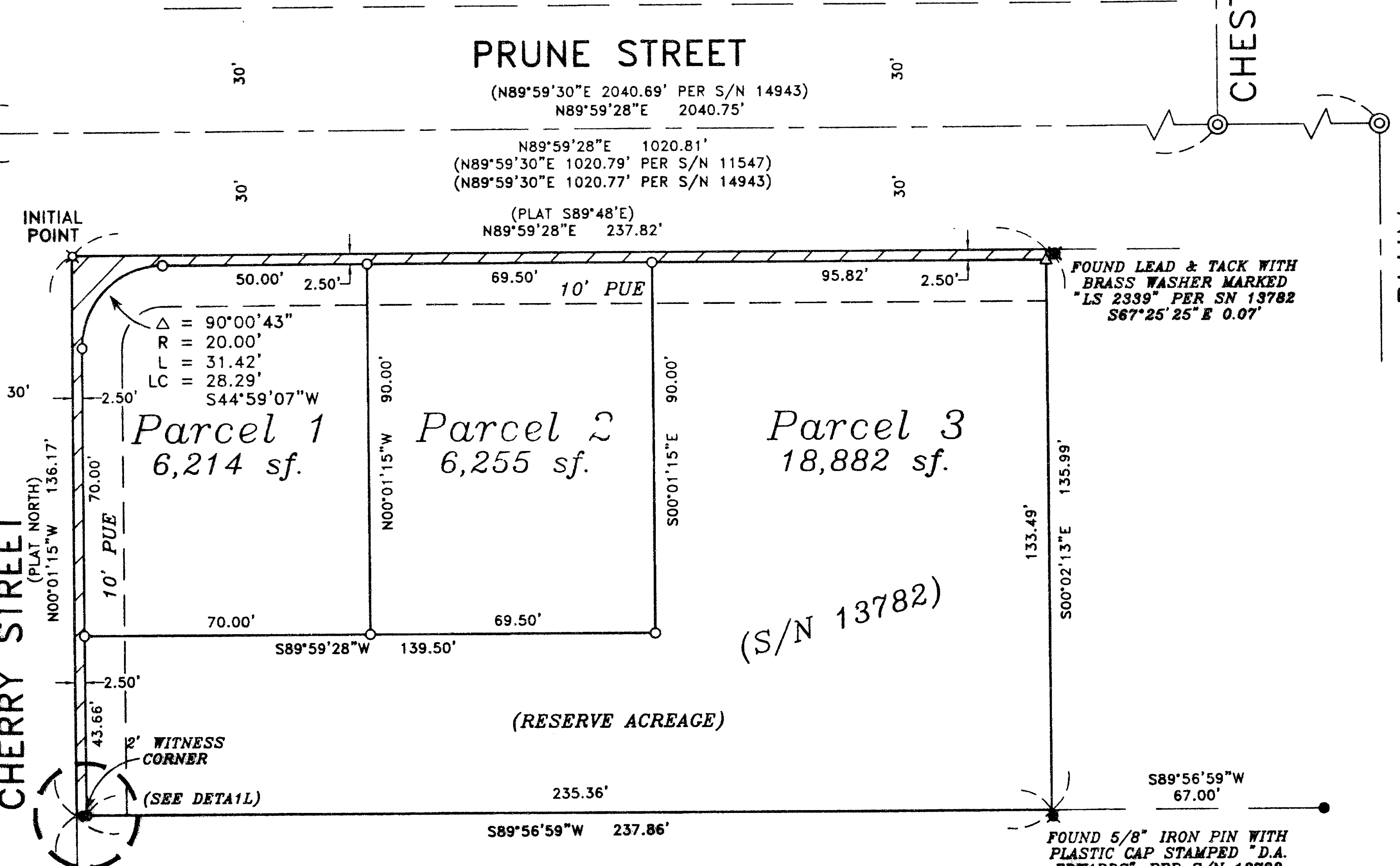


FOUND RAILROAD SPIKE  
PER S/N 9960

FOUND BRASS DISC FOR  
SECTION CORNER STAMPED  
"T37S R2W  
25 125  
35 136  
C.S.  
1992"

NOTE:

- 1.) UNABLE TO LOCATE EASEMENT GRANTED U.S. WEST COMMUNICATIONS PER DOCUMENT NO. 94-02978, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON (SPECIFIC LOCATION NOT GIVEN)
- 2.) CITY OF MEDFORD WATER IS NOT AVAILABLE TO PARCEL 3 AT THIS TIME.



(S/N 15366)

I certify this plat to be an exact photocopy of the original.  
David M. Minnici  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
David M. Minnici  
OREGON  
JULY 28, 1998  
DAVID M. MINNECI  
2349  
EXPIRES 12/31/00

HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON STREET MEDFORD, OREGON  
(541)779-4641  
BY: DAVID M. MINNECI PLS NO. 2349  
SCALE: 1 INCH = 30' JULY 12, 1999  
BASIS OF BEARING: C/L CHERRY PER S/N 15366

RECEIVED  
Date: Jan 31, 2000 By: jgd  
This survey consists of:  
1 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

- = SET 5/8" X 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- ⊗ = SET 5/8" X 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- △ = SET LEAD PLUG AND TACK WITH METAL WASHER STAMPED "LS 2349".
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MCMAHAN LS 1913" PER S/N 15366.
- ✕ = FOUND MONUMENT AS NOTED
- ⊙ = FOUND 2 1/2" BRASS CAP STAMPED "CITY OF MEDFORD SURVEYOR" ON 2" PIPE SET IN CONCRETE PER S/N 14943.
- ⊗ = FOUND BRASS CAP MONUMENT AS NOTED
- ◻ = AREA DEDICATED TO THE CITY OF MEDFORD FOR STREET PURPOSES.
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, IRRIGATION, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER, CONSTRUCTION AND MAINTENANCE

SURVEY NO 16408

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

Survey for: Roy E. and Rose McCarty  
P.O. box 1097  
Cloverdale, California 95425

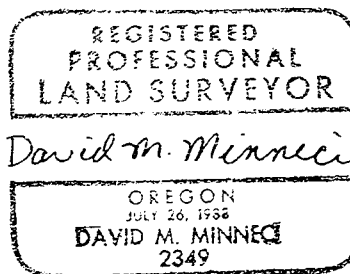
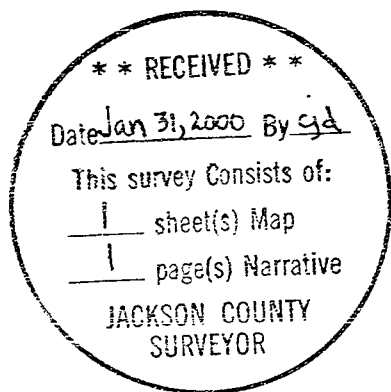
Location: A portion of Lot 1, Block 2 of NICKELL ADDITION in the Southeast  
¼ of Section 25, Township 37 South, Range 2 West, Willamette  
Meridian, City of Medford, Jackson County, Oregon

Purpose: To survey, monument and record a Partition Plat (City of Medford  
Planning Department File No. LDP-97-209) per clients request.

Procedure: Utilizing found monumentation along Prune and Cherry Streets and  
control from previous work done by this Office in the area, I set  
monuments as shown on the accompanying Plat.

Basis of  
Bearing: The centerline of Cherry Street per Survey No. 15366.

Date: July 12, 1999.



David M. Minnecci  
L.S. 2349 - Oregon  
Expires 12/31/00  
1062 E. Jackson Street  
Medford, Oregon 97504