

Partition Plat No. P-18-2000
 Land Partition (LDP-99-139)

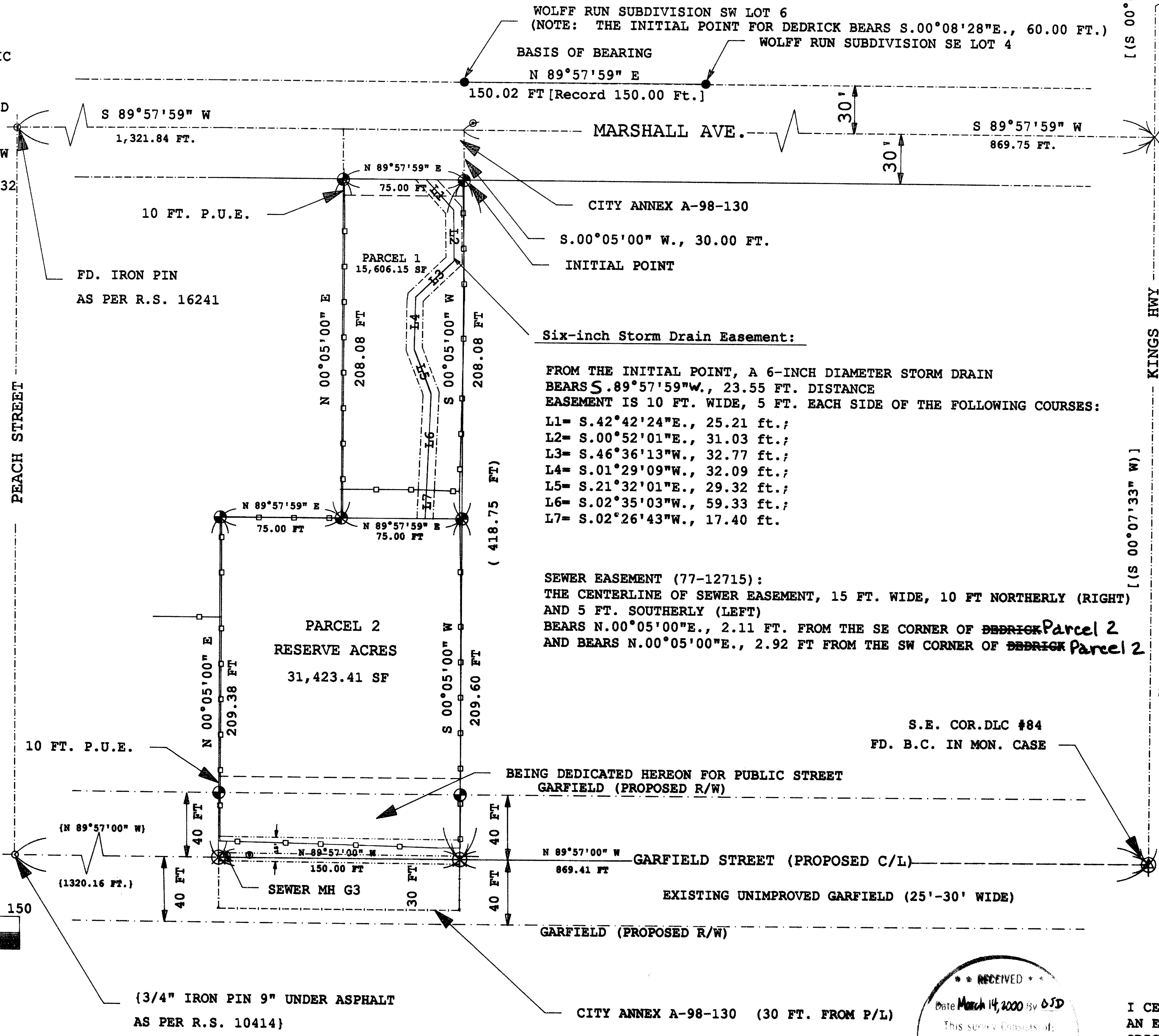
LOCATED IN THE
 SE 1/4 OF SECTION 36
 T.37 S., R.2 W., W.M.
 CITY OF MEDFORD
 JACKSON COUNTY, OREGON
 TAX LOT 372W36DB 900
 837 MARSHALL AVE.

NOTES:

1. NO WATER SERVICE IS CURRENTLY AVAILABLE TO PARCEL NO.2
2. PARCEL NO.1 AND NO.2 ARE NOT SUBJECT TO FLOODING
3. RESERVE ACRES FOR PARCEL NO.2 AND FUTURE DEVELOPMENT ARE OUTLINED IN THE RESTRICTIVE COVENANT (JCDR 99-36604). ITEMS LISTED IN THE CITY OF MEDFORD STAFF REPORT DATED OCTOBER 21, 1999 WILL BE DEFERRED UNTIL FUTURE DEVELOPMENT IS APPROVED.

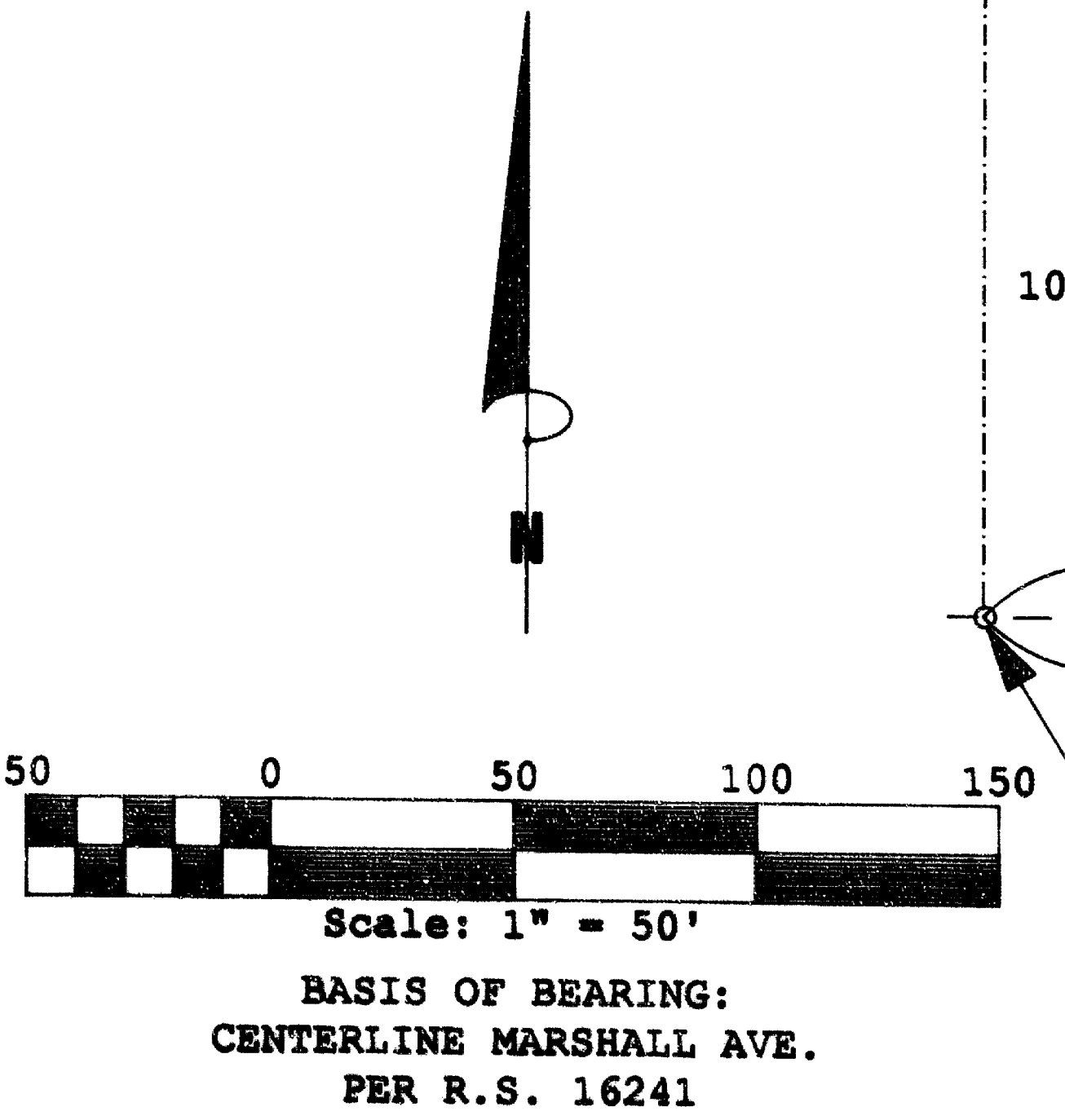
LEGEND

- FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED D.MINNECI LS 2349
- ⊙ SET 5/8" X 30" IRON PIN WITH RED PLASTIC CAP MKD BAROTT LS2332
- ⊗ SET 5/8" X 12" IRON PIN 6" BELOW GRAVEL SURFACE TO REFUSAL, WITH RED PLASTIC CAP MKD BAROTT LS2332
- ⊕ FD BRASS CAP IN MONUMENT CASE
- FD IRON PIN AS NOTED
- [] R.S. 16241
- [()] R.S. 15646
- () R.S. 743
- { } R.S. 10414
- R.S. JACKSON COUNTY RECORD SURVEY
- JCDR JACKSON COUNTY DEED RECORD
- C/L CENTERLINE
- WIRE FENCE
- P.U.E. PUBLIC UTILITY EASEMENT
- P/L PROPERTY LINE
- SEWER EASEMENT AS PER JCDR 77-12715
- ⊙ MAN HOLE- SEWER
- STORM DRAIN EASEMENT



Six-inch Storm Drain Easement:
 FROM THE INITIAL POINT, A 6-INCH DIAMETER STORM DRAIN BEARS S.89°57'59"W., 23.55 FT. DISTANCE EASEMENT IS 10 FT. WIDE, 5 FT. EACH SIDE OF THE FOLLOWING COURSES:
 L1= S.42°42'24"E., 25.21 ft.;
 L2= S.00°52'01"E., 31.03 ft.;
 L3= S.46°36'13"W., 32.77 ft.;
 L4= S.01°29'09"W., 32.09 ft.;
 L5= S.21°32'01"E., 29.32 ft.;
 L6= S.02°35'03"W., 59.33 ft.;
 L7= S.02°26'43"W., 17.40 ft.

SEWER EASEMENT (77-12715):
 THE CENTERLINE OF SEWER EASEMENT, 15 FT. WIDE, 10 FT NORTHERLY (RIGHT) AND 5 FT. SOUTHERLY (LEFT) BEARS N.00°05'00"E., 2.11 FT. FROM THE SE CORNER OF Parcel 2 AND BEARS N.00°05'00"E., 2.92 FT FROM THE SW CORNER OF Parcel 2



372W36DB 900

N.E. COR.DLC #84
 FD. B.C. IN MON, CASE

[(S 00°07'33" W)]
 [(2203.82 FT.)]

[(S 00°07'33" W)]
 [(448.95 FT.)]

Survey For:
 MARTHANNE DEDRICK
 P.O. BOX 402
 MEDFORD, OR 97501

Surveyed By:
 STEPHAN L. BAROTT
 1446 ST. ANDREW WAY
 MEDFORD, OR 97504
 (541)-776-1272

DATE: DECEMBER 31, 1999

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Stephan L. Barott
 OREGON
 JULY 28, 1989
 STEPHAN L. BAROTT
 No. 2338
 EXPIRES 12/31/2001

RECEIVED
 Date March 14, 2000 by SPD
 This survey consists of:
 2 sheets of plat
 0 original narrative
 JACKSON COUNTY
 SURVEYOR

I CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL
Stephan L. Barott
 SURVEYOR

PARTITION PLAT NO. P-18-2000
LAND PARTITION (LDP-99-139)

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WE, ASSOCIATES FINANCIAL SERVICES COMPANY OF OREGON, INC., WHICH IS ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, THE BENEFICIARY OF A CERTAIN TRUST DEED RECORDED JANUARY 30, 1997 AS DOCUMENT NO. 97-03164, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, DO HEREBY RELEASE FROM LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREBON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

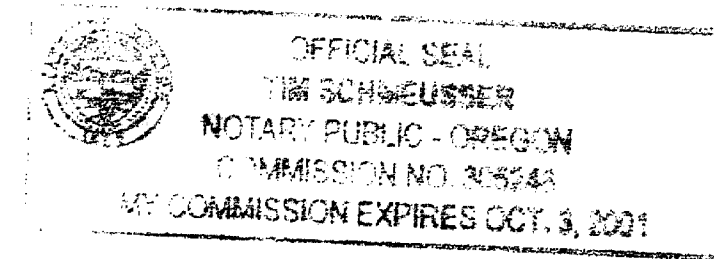
IN WITNESS HEREOF, SIGNED THIS 24 DAY OF Feb., 2000.

STATE OF OREGON)
COUNTY OF JACKSON) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF Feb., 2000 BY Toby S. Atkinson, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF ASSOCIATES FINANCIAL SERVICES COMPANY OF OREGON, INC.

BEFORE ME:

T. Sch



DECLARATION:

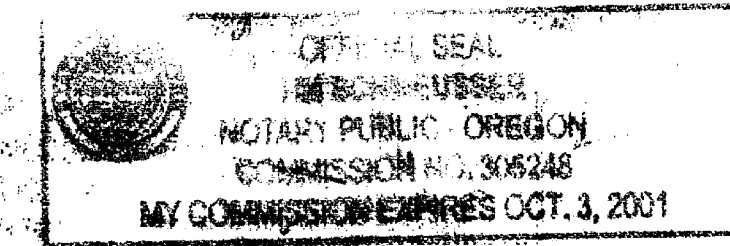
KNOW ALL MEN BY THESE PRESENTS, THAT I, MARTHANNE G. DEDRICK, AM THE OWNER OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON THE PARTITION PLAT. I HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS, TOGETHER WITH THAT AREA DESIGNATED AS ADDITIONAL RIGHT-OF-WAY SHOWN HEREBON.

IN WITNESS HEREOF, SIGNED THIS 24 DAY OF Feb., 2000.

STATE OF OREGON)
COUNTY OF JACKSON) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 24 DAY OF Feb., 2000, BY MARTHANNE G. DEDRICK, PERSONALLY KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HER VOLUNTARY ACT AND DEED.

T. Sch



SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209-250

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO PARCELS CREATED THROUGH A MINOR LAND PARTITION. SEE CITY OF MEDFORD LDP-99-139.

PROCEDURE: PRIOR TO SURVEY, A SEARCH WAS MADE FOR MONUMENTS ESTABLISHED AROUND THE DEDRICK PROPERTY DURING RECORD SURVEY 743 (REFER TO JC DR 99-36604 AND VOL.445 PAGE 340.) NO MONUMENTS AS DESCRIBED BY L.N. DOW FOR R.S. 743 COULD BE FOUND. FENCES IN THE GENERAL VICINITY ARE AS SHOWN ON THIS PLAT. TIES WERE THEN MADE TO WOLFF RUN SUBDIVISION AS SHOWN. TIES WERE ALSO MADE TO THE CENTERLINE OF MARSHALL AVENUE AND GARFIELD STREET. JACKSON COUNTY RECORD SURVEYS NO. 15587, 15646, AND 16241 WERE UTILIZED FOR BASIS OF BEARING AND A TIE TO DLC 84 AS SHOWN ON THIS SURVEY. RECORD SURVEY NO 10414 & 6374 WERE UTILIZED AS BASIS OF CONTROL FOR C/L OF GARFIELD STREET (ALSO KNOWN AS THE SOUTH BOUNDARY OF DLC 84 AND THE SOUTH BOUNDARY OF THIS PARTITION.) PARCEL CORNERS WERE COMPUTED PER THE TENTATIVE PLAT AND PINS WERE SET AT THEIR RESPECTIVE POSITIONS. PINS WERE ALSO SET MARKING THE DEDICATIONS FOR PUBLIC ROADS (NORTH BOUNDARY OF GARFIELD STREET) AS PER REQUIREMENTS OUTLINED IN THE CITY OF MEDFORD STAFF REPORT DATED OCTOBER 21, 1999.

372W36DB 900

APPROVALS:
CITY OF MEDFORD PLANNING
FILE NO. LDP-99-139

Mah S. Gallagher
Interim DIRECTOR

March 13, '00
DATE

EXAMINED AND APPROVED THIS 6 DAY OF MARCH, 2000.

Paul E. Jones
CITY SURVEYOR

ALL TAXES, FEES ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF March 13, 2000.

William Johnson Deputy
COUNTY ASSESSOR

Lynne Adair Deputy
COUNTY TAX COLLECTOR

RECORDERS CERTIFICATE

FILED FOR RECORD THIS 14 DAY OF March, 2000, AT 2:21 O'CLOCK P.M.

AND RECORDED AS PARTITION PLAT NO. P-18-2000 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 11 PAGE 18)

Kathleen S. Beckett
COUNTY CLERK

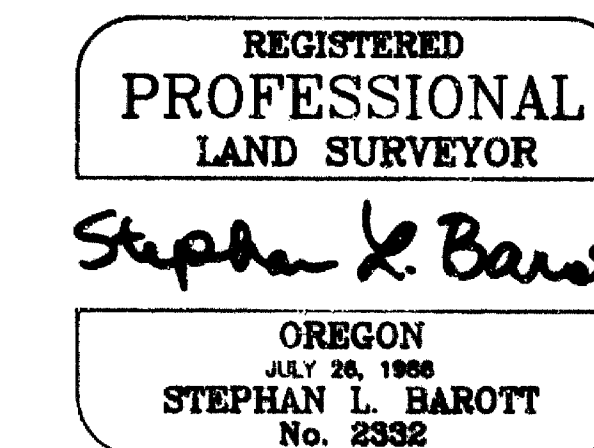
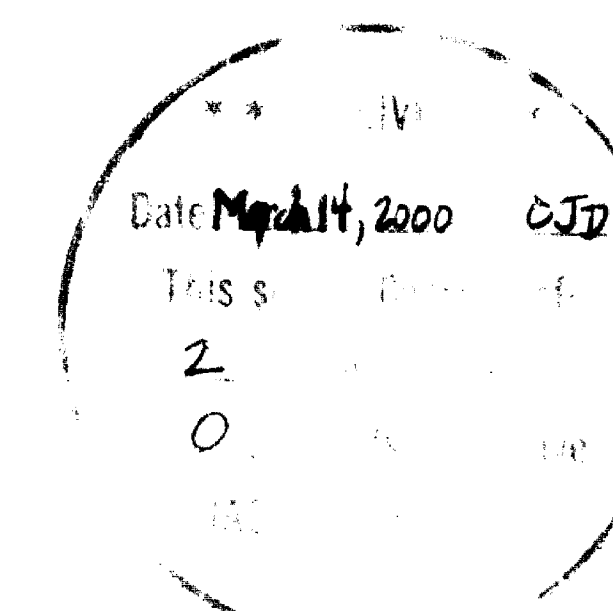
Stephan L. Barott
DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 16450

I, STEPHAN L. BAROTT, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HERBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND COMPLIES WITH REGULATIONS FOR LAND PARTITIONS. THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND (JC DR 99-36604) AS SET FORTH HEREBON:

COMMENCING AT THE NORTHEAST CORNER OF DONATION LAND CLAIM (DLC) NO.84, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; SOUTH 00°07'33" WEST, 2,203.82 FT. ALONG THE EAST BOUNDARY OF DLC NO.84 (RECORD SOUTH, 2,191.25 FT.); THENCE SOUTH 89°57'59" WEST, 869.75 FT. ALONG THE CENTERLINE OF MARSHALL AVE. (RECORD WEST 870.00 FT.); THENCE SOUTH 00°05'00" WEST, 30.00 FT. TO A 5/8" DIAM. IRON PIN AND THE SOUTH RIGHT-OF-WAY BOUNDARY OF MARSHALL AVE., THE INITIAL POINT; THENCE SOUTH 00°05'00" WEST, 417.68 FT. TO A 5/8" DIAM. IRON PIN AND THE SOUTH BOUNDARY OF DLC NO.84 (RECORD 418.75 FT.); THENCE NORTH 89°57'00" WEST, 150.00 FT. ALONG THE SAID SOUTH BOUNDARY TO A 5/8" DIAM. IRON PIN; THENCE NORTH 00°05'00" EAST, 209.38 FT.; TO A 5/8" DIAM. IRON PIN; THENCE NORTH 89°57'59" EAST, 75.00 FT. TO A 5/8" DIAM. IRON PIN; THENCE NORTH 00°05'00" EAST, 208.08 FT. TO A 5/8" DIAM. IRON PIN; THENCE NORTH 89°57'59" EAST, 75.00 FT. TO THE INITIAL POINT.

Stephan L. Barott
SURVEYOR



I CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL
Stephan L. Barott
SURVEYOR

CERTIFICATE EXPIRES 12/31/2001

SHEET 1 OF 2

PARTITION PLAT NO. P-18-2000
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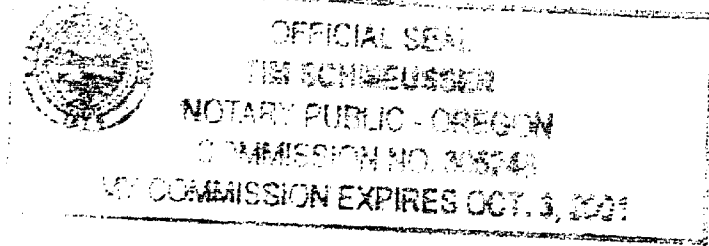
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BEFORE ME:

T. Sch



DECLARATION:

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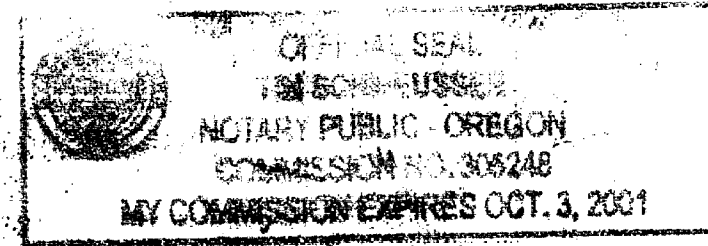
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Martianne G. Dedrick
MARTHANNE G. DEDRICK

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FILE NO. LDP-99-139

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March 13 '00
DATE

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AS OF March 13, 2000.

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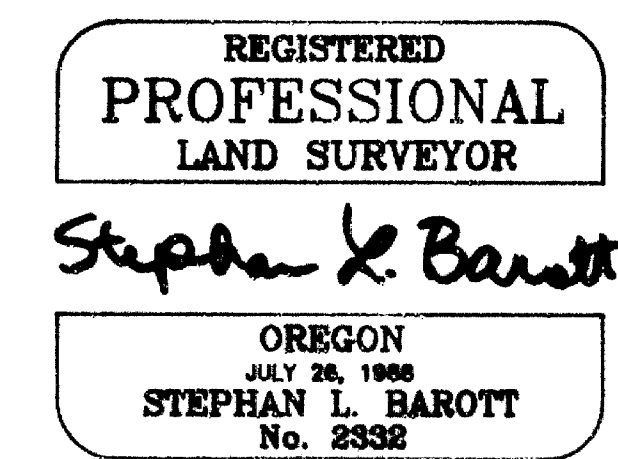
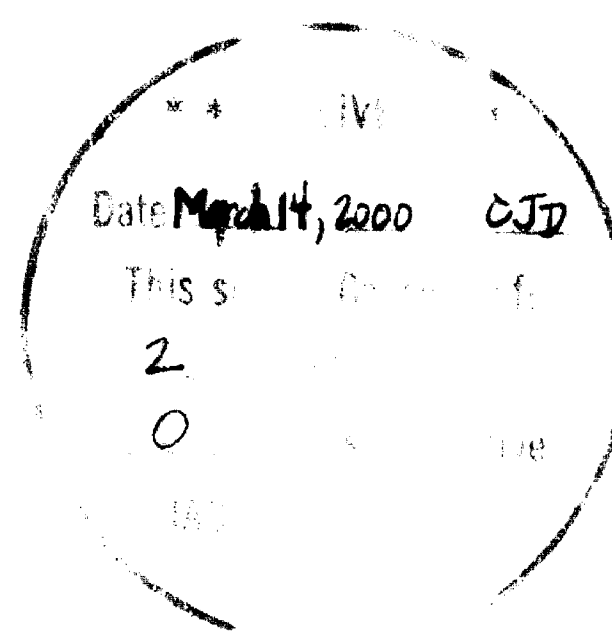
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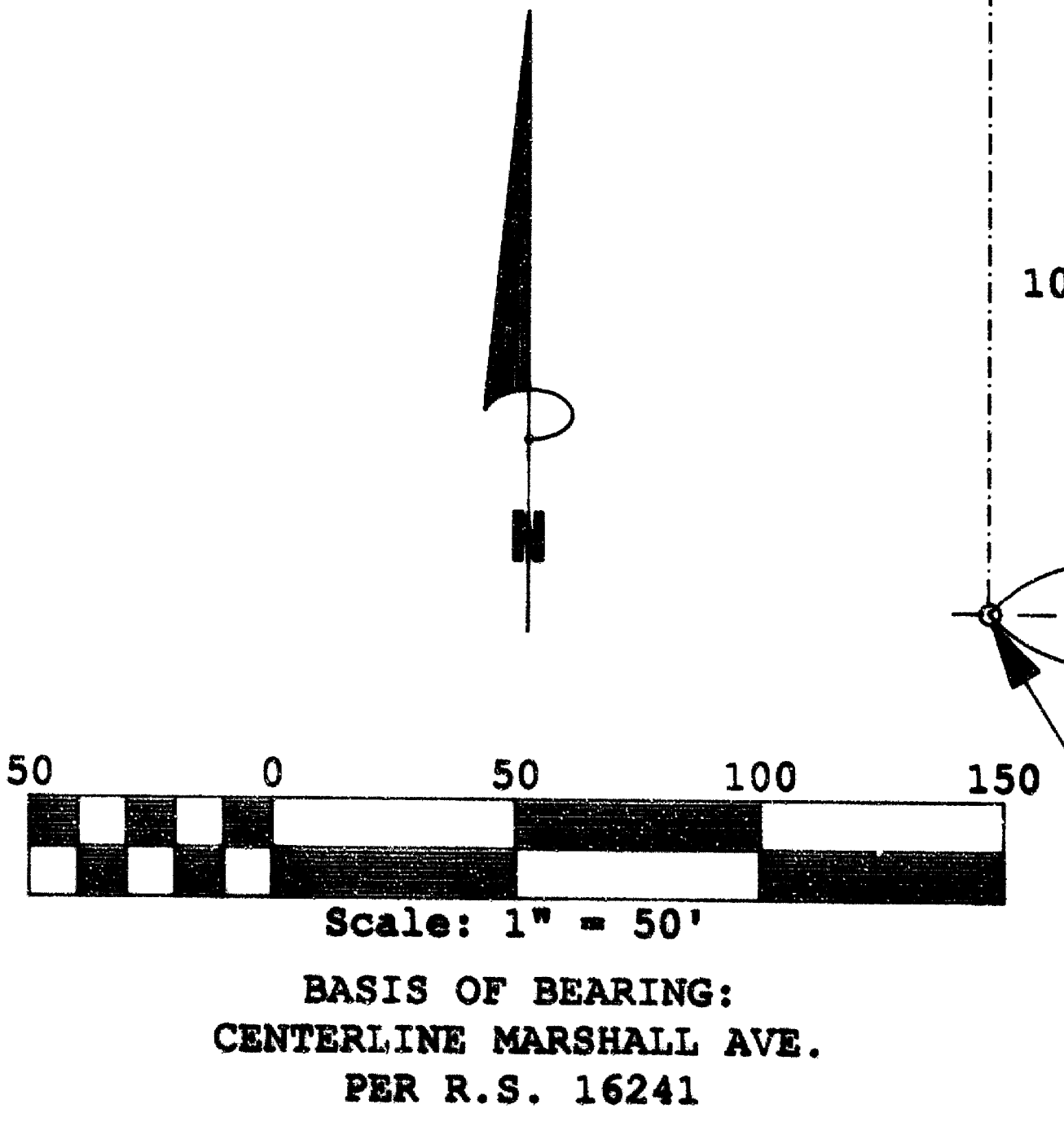
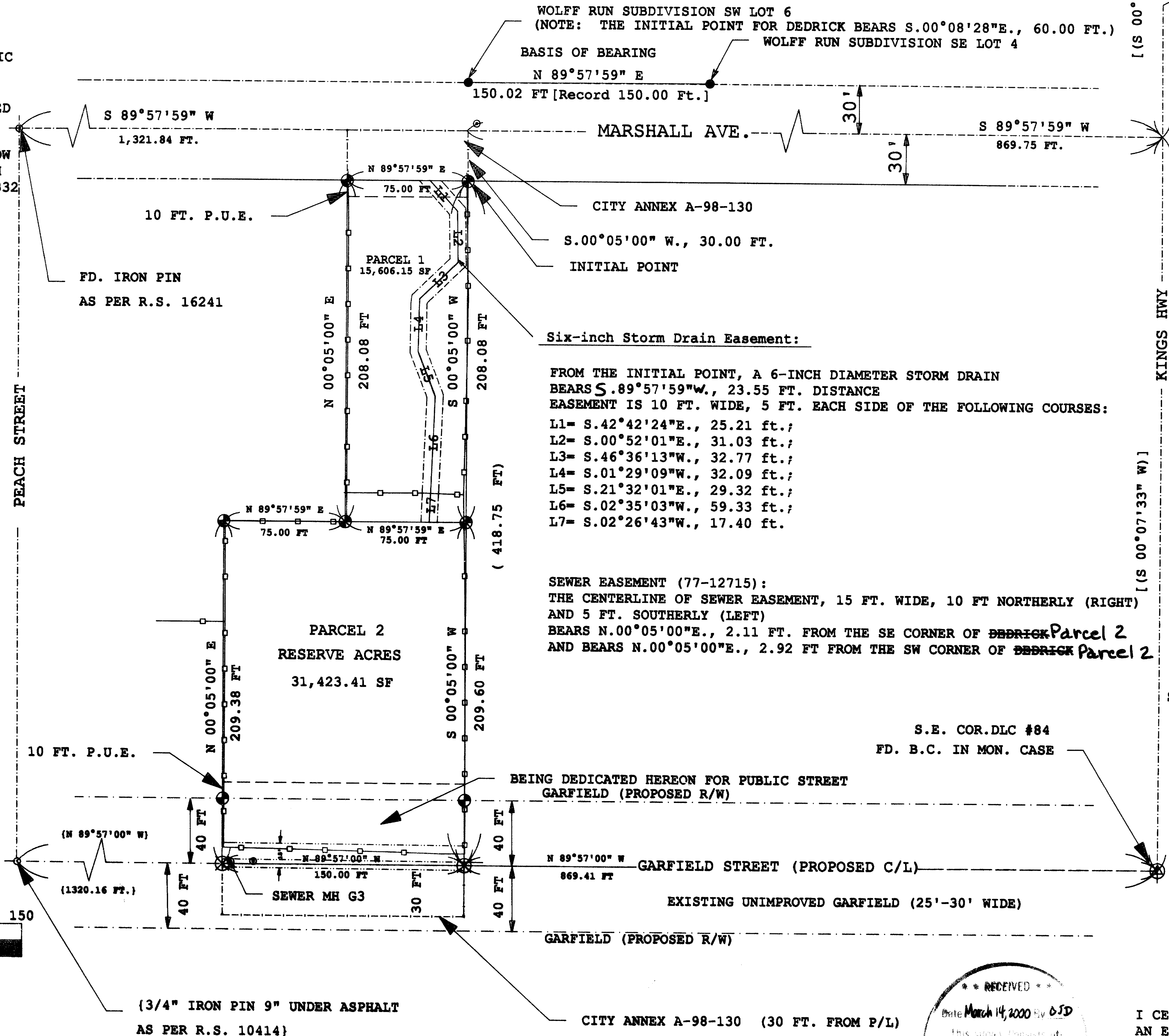
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JULY 28, 1989
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No. 2338
EXPIRES 12/31/2001

I CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL
Stephan L. Barott
SURVEYOR

RECEIVED
Date March 14, 2000 by *DSJ*
THIS WORK CONSISTS OF:
2 SHEETS
0 DIRECT REVISIONS
JACKSON COUNTY
SURVEYOR

372W36DB 900