

Survey For:
Robert E. & Jean E. Lee
847 Palm Street
Medford, Oregon
97501

Survey By:
Boyden Surveyors
108 Mistlatot Street
Medford, Oregon
97501

Date:
AUGUST 27, 1998

Partition Plat No. P-20-2000
LAND PARTITION (LDP - 96 - 2)
Located in the NW 1/4 of Section 31, T.37S., R.1W., W.M.,
City of Medford, Jackson County, Oregon.

Note: For Parcel 2

Prior to issuance of building permits for either Parcel 1 or 2, all parking and vehicle maneuvering areas for Parcel 2 shall be paved, including extruded ^{curbs} around the perimeter, to City of Medford Engineering Division specifications. A drainage plan for the entire project site showing sufficient spot elevations to determine direction of runoff shall be submitted for Engineering Division approval.

SURVEYOR'S CERTIFICATE:

I, Mark E. Boyden, 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 regulations for Land Partitions and the following is an accurate description of the parent tract of land as set forth hereon:

Commencing at the Northeast corner of Donation Land Claim No. 45 in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the North boundary of said claim, South 89° 58' 56" West (Record = West), 2320.00 feet; thence South 0° 01' 04" East, 38.00 feet to the re-located South right-of-way line of Stewart Avenue for the Initial Point of Beginning; thence South 0° 01' 04" East, 192.00 feet; thence North 89° 58' 56" East, 100.00 feet; thence South 0° 01' 04" East, 100.0 feet; thence South 89° 58' 56" West, 292.69 feet to the East right-of-way line of South Holly Street; thence Northerly along said street line 0.02 feet on an arc left (which arc has a radius of 507.47 feet and a long chord of North 0° 03' West, 0.02 feet); thence along said street line North 0° 03' West, 271.89 feet to the angle point on said street line; thence North 44° 58' 56" East, 28.41 feet (Record = North 45° 00' East, 28.26 feet) to the angle point on the South right-of-way line of Stewart Avenue; thence along the re-located South right-of-way line of Stewart Avenue, North 89° 58' 56" East, (Record = East), 172.76 feet to the INITIAL POINT OF BEGINNING.

Mark E. Boyden

DECLARATION

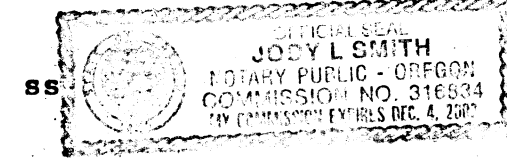
KNOW ALL MEN BY THESE PRESENTS, that we Robert E. Lee and Jean E. Lee, are the owners in fee simple of the real property represented on this Partition Plat and more particularly described in the SURVEYOR'S CERTIFICATE, and have caused the same to be partitioned into parcels as shown on the Partition Plat. We hereby dedicate for public use all utility easements shown hereon.

Also, we hereby dedicate the cross access easement for Parcels 1, 2, and TL 3200 as shown on the map hereon.
Also, we hereby dedicate the non-exclusive easement for Ingress & Egress to Parcel 1 as shown on the map hereon.

Robert E. Lee
Robert E. Lee

Jean E. Lee
Jean E. Lee

STATE OF OREGON
COUNTY OF JACKSON



Jody L. Smith

Personally appeared the above named ROBERT E. LEE and JEAN E. LEE and acknowledged the foregoing instrument to be their voluntary act and deed before me this 16th day of October, 1998.

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 have been paid as of 3-28-2000

William A. DePue 3-28-2000
Assessor Date
Linda DePue 3-28-00
Tax Collector Date

RECORDERS CERTIFICATE:

FILED FOR RECORD THIS 29th DAY OF MARCH, 2000, AT 3:58 O'CLOCK P. M. AND RECORDED AS PARTITION PLAT NO. P-20-2000 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON, (INDEX VOLUME 11, PAGE 20.)

Kathleen S. Beckwith COUNTY CLERK
Kirby LeBaron DEPUTY

APPROVALS:

Examined and approved by the MEDFORD IRRIGATION DISTRICT in regular session this _____ day of 4-10-98, 1998

James W. Eisenhead
President

CITY OF MEDFORD PLANNING

James W. Eisenhead DIRECTOR
AUG 10, 1998 DATE

Examined and approved this 16 day of November, 1998.

Paul D. Lewis
CITY SURVEYOR

LEGEND

- - SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "BOYDEN RLS 281"
- - FD. MONUMENT AS INDICATED
- ⊙ - FD. CITY BRASS DISK IN CONC. IN MONUMENT WELL
- F.S. - FILED SURVEY NO. (COUNTY SURVEYORS OFFICE)
- P.U.E. - PUBLIC UTILITIES EASEMENT FOR STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION, & SANITARY SEWER, CONSTRUCTION & MAINTENANCE

NOTE: RECORD MEASUREMENTS REFER TO VOL. 596 DEEDS, PAGE 250, INST. NO. 69-06522 & INST. NO. 88-27460, OFFICIAL RECORDS

** RECEIVED **
Date March 29, 2000 By GTD
This survey consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

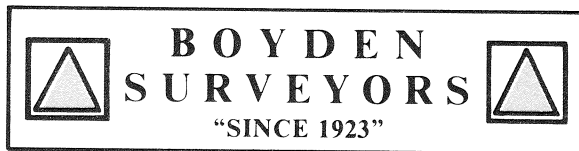
Basis of Bearings
Stewart Avenue
F.S. 11781



Scale: 1" = 50'

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT
Mark E. Boyden
SURVEYOR

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 16462



16462

MARK E. BOYDEN
R.P.L.S. ORE. 281
108 MISTLETOE ST., MEDFORD, OREGON 97501
PHONE (503) 773-6000

SURVEY NO. _____

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

SURVEY FOR: ROBERT E. & JEAN E. LEE
847 PALM STREET
MEDFORD, OREGON 97501

SURVEY BY: BOYDEN SURVEYORS
108 MISTLETOE STREET
MEDFORD, OREGON 97501

LOCATION: NW ¼, SEC. 31,
T. 37 S., R. 1 W., W.M., CITY OF MEDFORD
JACKSON COUNTY, OREGON

BASIS OF BEARINGS: Centerline of Stewart Avenue per
Filed Survey No. 11781
S. 89° 58' 56" W.

DATE: August 27, 1998

PURPOSE: To monument and plat a 2 parcel Land Partition LDP-96-2.

PROCEDURE: From centerline monuments found set on Filed Survey No. 13437 at South Grape Street and South Holly Streets, traversed with E.D.M. equipment to the iron pin set in concrete at the Northwest corner of the Kogap property monumented on Filed Survey No. 1320. The South property boundary was then run parallel to the centerline of Stewart Avenue and 330.00 feet Southerly at right angles therefrom

For minor difference on this line location see Filed Survey No. 13806.

