

PEACHWOOD
ESTATES
SUBDIVISION

Partition Plat No. P-26-00
Land Partition (LDP-99-173)

CURVE "A" DATA
RADIUS = 20.00
DELTA = 89°50'26"
LC BEARING = N 45°01'18" W 28.245
L = 31.36

CURVE "B" DATA [RECORD]
RADIUS = 20.00
DELTA = 89°50'21"
LC BEARING = N 45°01'21" W 28.245
L = 31.36



SCALE: 1"=30'

LEGEND

- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "TEMPLIN LS2359"
- △ SET NAIL AND WASHER IN CONCRETE MARKED "TEMPLIN LS2359"
- FD. 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "TEMPLIN LS2359" PER FS 14518
- ⊙ FD. 5/8" IRON ROD WITH PLASTIC CAP MARKED "D. HUCK" PER FS 13157
- FD. 5/8" IRON ROD WITH PLASTIC CAP MARKED "D. HUCK" PER FS 13120
- FD. 3/4" IRON PIPE AS SHOWN ON FS NO. 922
- ⊕ FD. BRASS CAP MONUMENT PER PEACHWOOD ESTATES SUBDIVISION
- FS INDICATES FILED SURVEY
- (<) INDICATES RECORD BEARING/DISTANCE PER FS 13120
- [] INDICATES RECORD BEARING/DISTANCE PER FS 14518
- P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION AND CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, WATER LINES & ELECTRIC

BEARINGS BASED UPON RS 13120 - THE CENTERLINE OF PEACH STREET

SURVEY NARRATIVE

PURPOSE:

To prepare a two Parcel Land Partition plat.

PROCEDURE:

I found all of the monuments set on Partition Plat P 35-1995 (filed survey number 14518). From previous calculations, I computed and set monuments along the Westerly side of Peach Street, for the dedication of additional right of way. Monuments were set along the newly created Partition line, as shown. Upon my calculations I found a drafting error along the East line of Parcel 2 and 3, Partition Plat 35-1995. The correct distances are shown on this Plat and should be held.

I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

M. G. T.

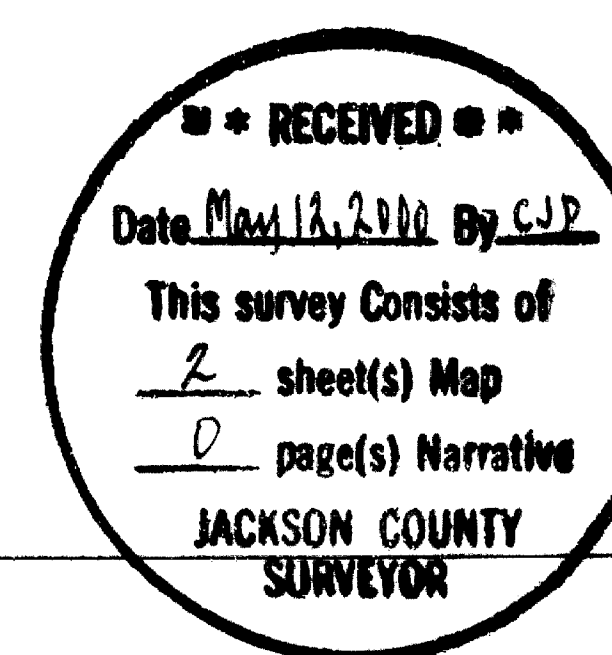
RICHARD G. TEMPLIN L.S. 2359

MARSHALL AVE.

NOTES

- 1.) Per City of Medford Planning Department Staff Report, Parcel 1 shall not have access to Peach Street.
- 2.) An easement granted to CP National Corp., as set forth in Document number 90-31501 cannot be accurately located.
- 3.) An easement granted to PacifiCorp., as set forth in Document numbers 95-32399 and 95-36358 cannot be accurately located.

FILE: 'edcolinsB APRIL18.dwg'



REGISTERED PROFESSIONAL LAND SURVEYOR
M. G. T.
OREGON JULY 26, 1988
RICHARD G. TEMPLIN 2359
My Certificate Expires June 30, 00

RICHARD TEMPLIN LAND SURVEYING
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON
MINOR LAND PARTITION
LOCATED IN
D.L.C. NO. 84 IN THE SE 1/4 OF SECTION 36
T.37S., R.2W., W.M.
CITY OF MEDFORD, JACKSON COUNTY, OREGON
FOR: MR. ED COLIN
1488 S. PEACH ST.
MEDFORD, OREGON
DATE: APRIL 15, 2000

Partition Plat No. P-26-00

Land Partition (LDP-99-173)

LOCATED IN
D.L.C. NO. 84 IN THE SE 1/4 OF SECTION 36
T.37S., R.2W., W.M.
CITY OF MEDFORD, JACKSON COUNTY, OREGON

RECORDER'S CERTIFICATE

Filed for record this 12 day of May, 2000
at 8:15 o'clock A.M., and recorded as Partition Plat No. P-26-00
of 'RECORD OF PARTITION PLATS' in Jackson County, Oregon.
(Index Volume 11 , Page 26)

Kathleen S. Beckett Glenda E. Bartlett
County Clerk Deputy

16498

Jackson County Survey File No. _____

SURVEYOR'S CERTIFICATE

I, Richard G. Templin, a duly registered surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

Parcel 2, as shown on the Partition Plat files in the Office of the Jackson County Surveyor as No. 14518 and recorded as Partition Plat No. P-35-1995 of "Record of Partition Plats" in Jackson County, Oregon.

Richard G. Templin LS 2359

DECLARATION

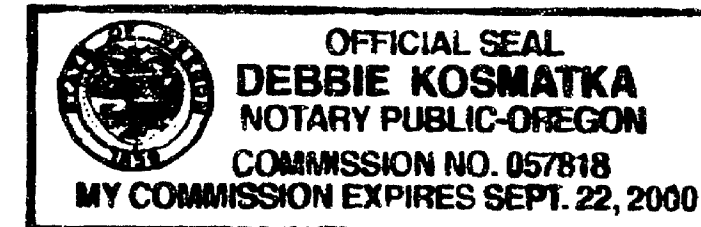
KNOW ALL MEN BY THESE PRESENTS, that we, Edwin R. Colin and Lorraine A. Colin, are the owners in fee simple of the land shown hereon and that we have caused the same to be divided into parcels as shown hereon. We do hereby dedicate to the public, for public use, that area shown hereon as for additional street right of way as well as those easements labeled as public utility easements.

Edwin R. Colin Lorraine A. Colin
Edwin R. Colin Lorraine A. Colin

STATE OF Oregon
COUNTY OF Jackson)SS.

This certifies that on this 24 day of April, 2000,
before me a Notary Public, personally appeared Edwin R. Colin and Lorraine A. Colin, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Debbie Kosmatka
Notary Public



APPROVALS

Approved this 11 day of May, 2000.
Moh Gallagher
City of Medford Planning

Approved this 25 day of April, 2000.
Paul D. Linn
City of Medford Surveyor

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

Paul Linn Deputy MAY 11, 2000
ASSESSOR DATE

Carol Applegate Deputy May 12, 2000
TAX COLLECTOR DATE

TRUST STATEMENT

We, Housing Authority of Jackson County, the undersigned beneficiaries of a certain Trust Deed recorded May 13, 1991 as Document No. 91-10430, 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.

Scott Foster
Title: EXECUTIVE DIRECTOR

STATE OF OREGON
COUNTY OF JACKSON)SS.

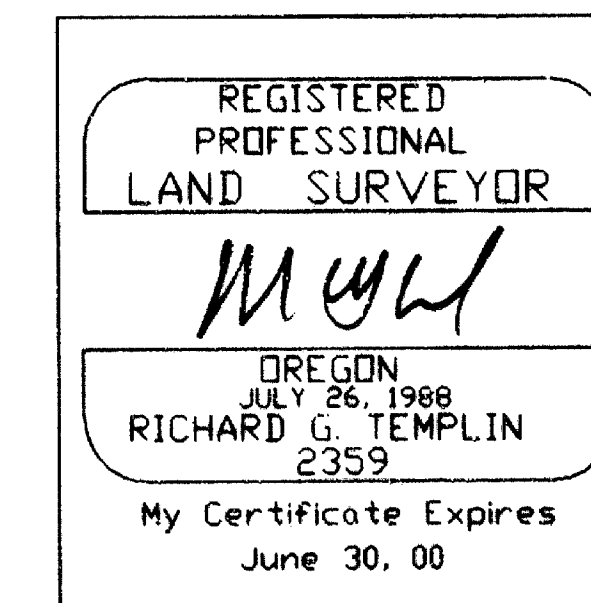
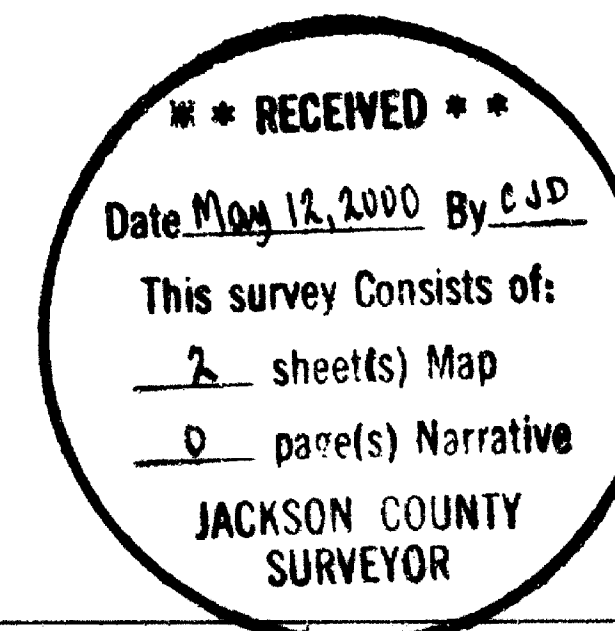
This certifies that on this 2 day
of MAY, 2000, before me a Notary Public,
personally appeared SCOTT FOSTER, and
acknowledged the foregoing instrument to be their Voluntary act and deed.

Before me: Kathy D. McCall
Notary Public



I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

Richard G. Templin
RICHARD G. TEMPLIN L.S. 2359



FILE: 'edcolinsA MARCH23.dwg'

RICHARD TEMPLIN LAND SURVEYING
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON

MINOR LAND PARTITION
LOCATED IN
D.L.C. NO. 84 IN THE SE 1/4 OF SECTION 36
T.37S., R.2W., W.M.
CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR: MR. ED COLIN
1488 S. PEACH ST.
MEDFORD, OREGON
DATE: MARCH 23, 2000