

APPROVALS:

CITY OF JACKSONVILLE PLANNING

Palmer
DIRECTOR
10/12/00
DATE

EXAMINED AND APPROVED THIS 12TH DAY OF October, 2000.

Roger Roberts
COUNTY SURVEYOR

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 16 DAY OF October, 2000 AT 4:10 O'CLOCK, P.M.

AND RECORDED AS PARTITION PLAT NO. P-60-2000 OF "RECORD OF PARTITION PLATS"

IN JACKSON COUNTY, OREGON. (INDEX VOLUME 11 PAGE 49.)

Kathleen Beckel
COUNTY CLERK

Christy Walsh
DEPUTY CLERK

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 16671

PARTITION PLAT NO. P-60-2000

Located in:

in the Northeast 1/4 of Section 32,
Township 37 South, Range 2 West, W.M.,
City of Jacksonville Jackson County, Oregon

For:

Randy and Jennifer Cooper
645 E. California St.
Jacksonville, Oregon

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 REGULATIONS FOR LAND PARTITIONS, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

COMMENCING AT THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 37 IN TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 89°59'10" WEST 162.52 FEET TO A 5/8" IRON PIN MARKING THE BEGINNING OF THAT CERTAIN BOUNDARY LINE AGREEMENT DESCRIBED IN DOCUMENT NO. 85-00965, OFFICIAL RECORDS OF SAID JACKSON COUNTY FOR THE INITIAL POINT OF BEGINNING; THENCE, ALONG SAID AGREEMENT LINE, SOUTH 00°21'20" WEST (RECORD SOUTH 00°26'07" WEST) TO A 5/8" IRON PIN; THENCE CONTINUE SOUTH 00°21'20" WEST 1.04 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF CALIFORNIA STREET; THENCE, ALONG SAID NORTHEASTERLY LINE, NORTH 61°22'20" WEST 278.29 FEET; THENCE NORTH 67°22'20" WEST 1.57 FEET TO A STONE WITH "X" MARKING THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 98-34929, SAID OFFICIAL RECORDS; THENCE, ALONG THE WESTERLY LINE OF SAID TRACT, NORTH 22°42'50" EAST (RECORD NORTH 22°30' EAST) 81.50 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE SOUTH 84°00'40" EAST 215.12 FEET; THENCE SOUTH 16.72 FEET; THENCE SOUTH 89°59'10" EAST 1.36 FEET TO THE POINT OF BEGINNING.

David M. Minnici
SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, RANDALL HOWARD COOPER AND JENNIFER L. COOPER, 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 THAT EASEMENT LABELED AS A PUBLIC UTILITY EASEMENT.

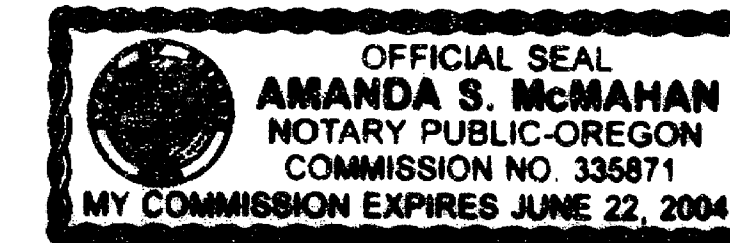
IN WITNESS WHEREOF, SIGNED THIS 10 DAY OF October, 2000.

STATE OF OREGON }
COUNTY OF JACKSON } SS.

Randall Howard Cooper
RANDALL HOWARD COOPER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10TH DAY OF October, 2000, BY RANDALL HOWARD COOPER, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

BEFORE ME:



Amanda S. McMaham
NOTARY

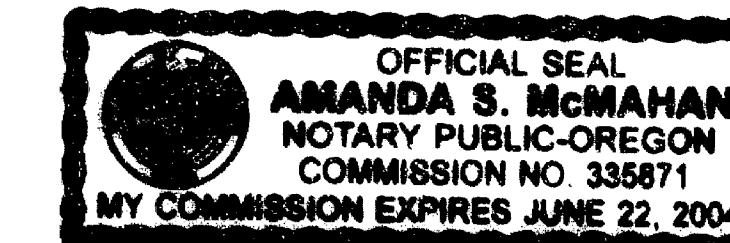
IN WITNESS WHEREOF, SIGNED THIS 10 DAY OF October, 2000.

STATE OF OREGON }
COUNTY OF JACKSON } SS.

Jennifer L. Cooper
JENNIFER L. COOPER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10TH DAY OF October, 2000, BY JENNIFER L. COOPER, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HER VOLUNTARY ACT AND DEED.

BEFORE ME:



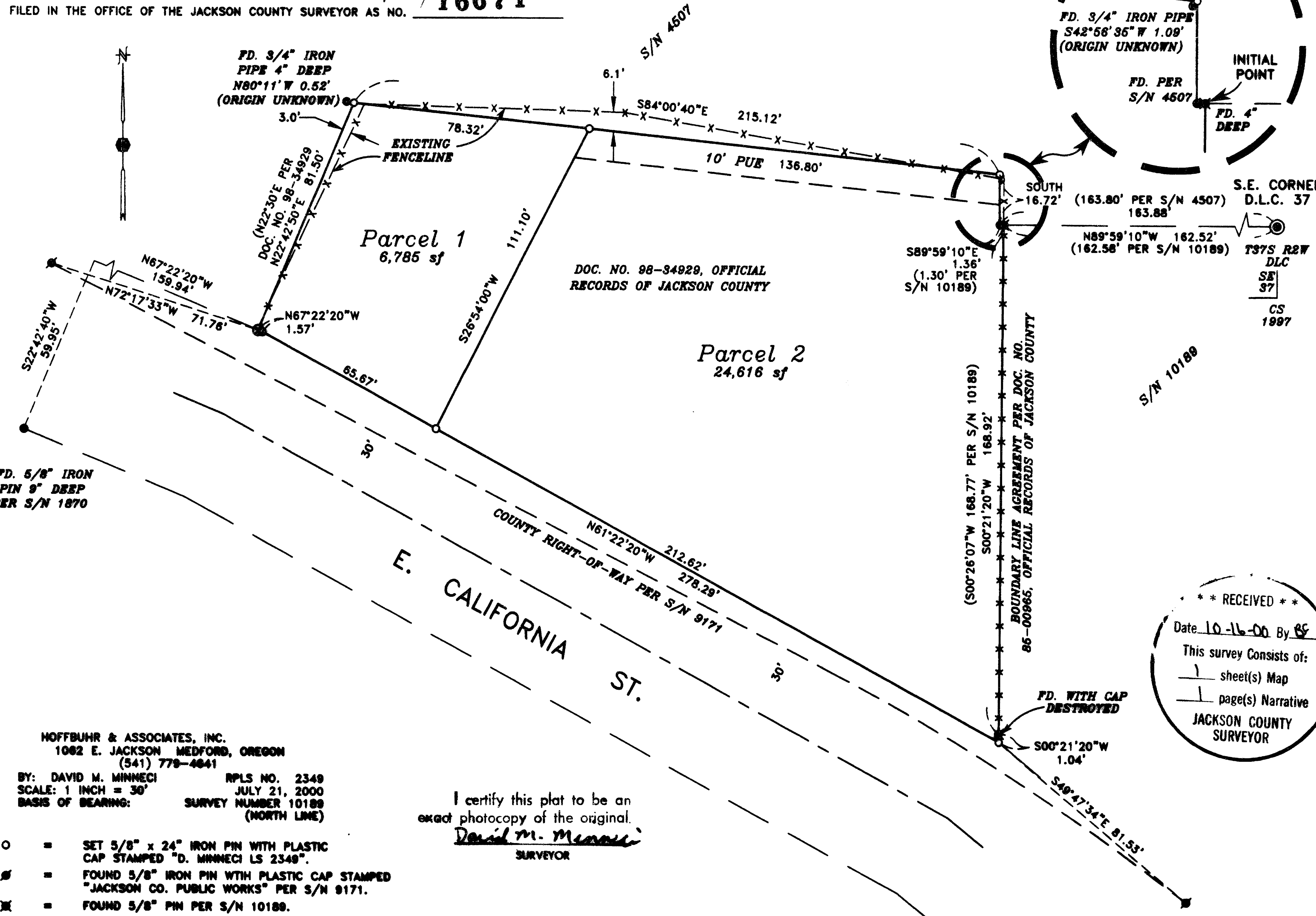
Amanda S. McMaham
NOTARY

WE, CHASE MORTGAGE COMPANY-WEST, F/K/A MELLON MORTGAGE COMPANY, A COLORADO CORPORATION, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED DATED JULY 17, 1998 AND RECORDED JULY 29, 1998 AS DOCUMENT 98-34930, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY DEDICATED TO THE PUBLIC FOR PUBLIC USE.

SEE AFFIDAVIT OF CONSENT DATED THE 8TH DAY OF SEPTEMBER, 2000, AND RECORDED AS DOCUMENT NO. 00-40940 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

WE, WELLS FARGO BANK N.A., THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED DATED MAY 14, 1999 AND RECORDED JUNE 4, 1999 AS DOCUMENT NO. 99-30287, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY DEDICATED TO THE PUBLIC FOR PUBLIC USE.

SEE AFFIDAVIT OF CONSENT DATED THE 4TH DAY OF OCTOBER, 2000, AND RECORDED AS DOCUMENT NO. 00-40941 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.



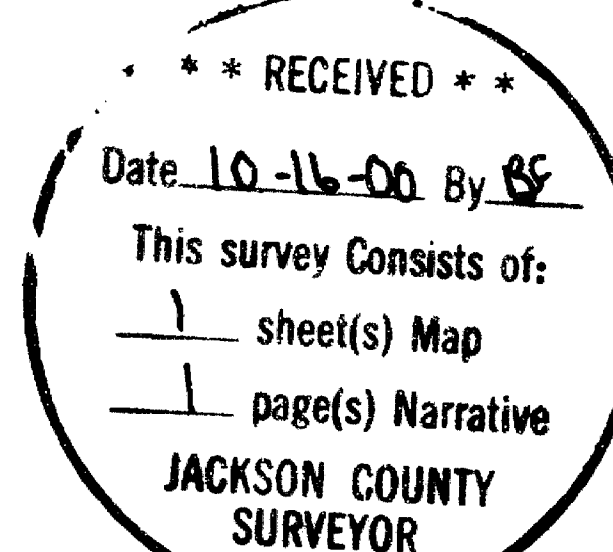
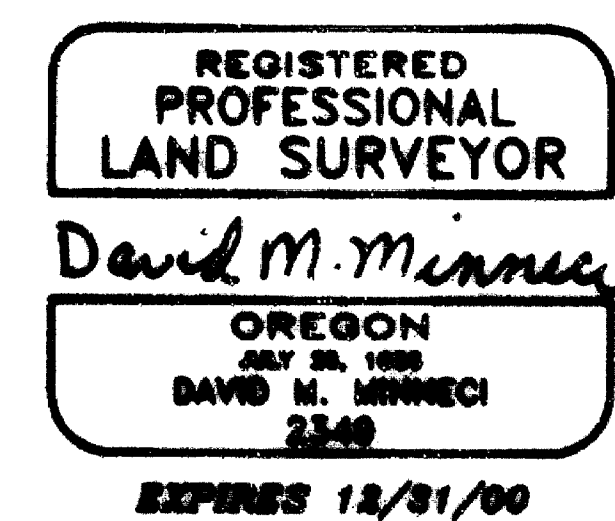
HOFFBUHR & ASSOCIATES, INC.
1082 E. JACKSON MEDFORD, OREGON
(541) 779-4841
BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 30' JULY 21, 2000
BASIS OF BEARING: SURVEY NUMBER 10189
(NORTH LINE)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- ⊕ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "JACKSON CO. PUBLIC WORKS" PER S/N 9171.
- ⊗ = FOUND 5/8" PIN PER S/N 10189.
- = FOUND 5/8" PIN AS NOTED.
- ⊙ = FOUND STONE WITH "X" PER S/N 4507.
- ⊕ = FOUND 2 1/2" BRASS DISC IN CONCRETE 0.8' DEEP MARKED AS NOTED.
- S/N = SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.

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

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.085 HAVE BEEN PAID AS OF THIS 16TH DAY OF October, 2000.

Ron Bailey ASSESSOR 10-16-2000 DATE
Lynnda Roberts, Deputy TAX COLLECTOR 10-16-2000 DATE



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

Survey for: Randy & Jennifer Cooper
645 E. California St.
Jacksonville, Oregon 97530

Location: The Northeast one-quarter (1/4) of Section 32, Township 37 South,
Range 2 West, Willamette Meridian, Jackson County, Oregon.

Purpose: To survey, monument and record a Partition Plat in accordance
with State and City of Jacksonville regulations per Doc. No. 98-
34929, Official Records of Jackson County, Oregon.

Procedure: The Northerly and Westerly lines of this Survey are a re-creation of
Survey No. 4507 done in February of 1971 by Ed McGinty. Re-
searching old Deeds and records of Mr. McGinty's produced a
myriad of changes and conflicts over the years. It was decided that
even though the fences do not coincide with the monumented lines
on these two sides, a situation that existed at the time of Survey
No. 4507, perpetuating the status quo was the best course of ac-
tion. The client was advised to pursue Lot Line Adjustments to pre-
vent potential conflicts.

The Easterly line of the property was established by Boundary Line
Agreement per Document No. 85-00965 and monumented as
shown on Survey No. 10189 by Verlyn Thomas. The described line
begins at a 5/8" iron pin, then proceeds bearing and distance to
another 5/8" iron pin, then continues the same bearing "10.0 feet,
more or less, to intersect the northeasterly line of the Jacksonville-
Phoenix Highway (California Street) and the point of terminus." The
problem was the northeasterly right-of-way line as established and
monumented by the Jackson County Department of Public Works
on Survey No. 9171 is in conflict with the northeasterly right-of-way
line of California Street as established by Mr. McGinty on several
Surveys done previously. I presented this apparent conflict to Dale
Petrasek of the Jackson County Road Department. His research
concluded that in this area, the County Road Survey was most
likely based on the location of the existing roadway and that Mr.
McGinty's alignment was a more accurate representation of the
1910 Road Survey. Therefore, I used Mr. McGinty's record bear-
ings and distances for the alignment of California Street.

Basis of
Bearing: The North line of Survey Number 10189.

Date: July 21, 2000.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David M. Minneci

OREGON
JULY 26, 1988
DAVID M. MINNECI
2349

* * RECEIVED * *
Date 10-16-00 By DS
This survey Consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/98
1062 E. Jackson Street
Medford, Oregon 97504