

SURVEY NO 17492

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

Survey for: Ruth Coen
P.O. Box 238
Jacksonville, Oregon 97530

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

Purpose: To survey, monument and record a Partition Plat per clients re-
quest.

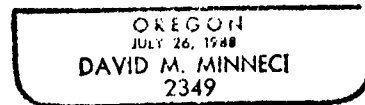
Procedure: Utilizing found monuments per Surveys No. 3920 and 10515 and
Document No. 94-07741, Official Records of Jackson County, Ore-
gon, I set monuments as shown on the accompanying Partition
Plat.

Basis of
Bearing: South line per Survey No. 3920.

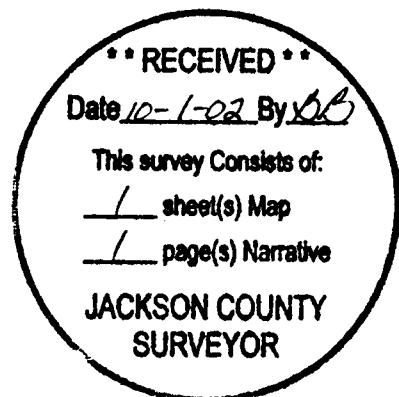
Date: September 4, 2002.



David M. Minneci



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/02
1062 E. Jackson Street
Medford, Oregon 97504



APPROVALS:

PARTITION PLAT NO. P-59-2002

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

For:
Ruth Coen
940 S. 3rd Street
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 A 5/8" IRON PIN (RECORD 3/4" IRON PIPE PER DOC. NO. 94-07741, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON), FROM WHICH THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON BEARS SOUTH 1113.93 FEET AND WEST 448.50 FEET (RECORD SOUTH 1113.51 FEET AND WEST 448.38 FEET); THENCE SOUTH 00°24'30" EAST 40.00 FEET; THENCE SOUTH 80°50'30" WEST 85.88 FEET (RECORD 86.0 FEET) TO THE INITIAL POINT OF BEGINNING, BEING THE NORTH-EAST CORNER OF THE AFORESAID TRACT DESCRIBED IN DOCUMENT NO. 94-07741; THENCE, ALONG THE BOUNDARY OF SAID TRACT AS FOLLOWS: SOUTH 42°24'30" WEST 48.87 FEET; THENCE SOUTH 00°24'30" EAST 124.11 FEET; (RECORD 124.0 FEET), TO A 1/2" IRON PIN; THENCE SOUTH 44°48'15" WEST 71.02 FEET (RECORD SOUTH 44°41'40" WEST 70.92 FEET) TO A 1/2" IRON PIN; THENCE SOUTH 89°28'00" WEST 208.15 FEET TO A 1/2" IRON PIN; THENCE NORTH 00°03'10" EAST (RECORD NORTH) 140.40 FEET TO A 5/8" IRON PIN; THENCE NORTH 43°27'47" EAST 99.38 FEET (RECORD NORTH 43°18'30" EAST 98.99 FEET) TO A 5/8" IRON PIN; THENCE SOUTH 88°50'30" EAST 223.28 FEET (RECORD 223.72 FEET) TO THE POINT OF BEGINNING.

David M. Minnici
SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT I, RUTH MARIE COEN, 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.

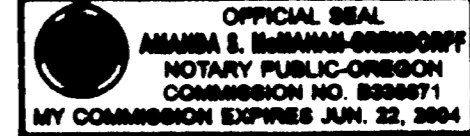
IN WITNESS WHEREOF, SIGNED THIS 25 DAY OF September, 2002.

STATE OF OREGON }
COUNTY OF JACKSON }

Ruth Marie Coen
RUTH MARIE COEN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 25th DAY OF September, 2002, BY RUTH MARIE COEN, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HER VOLUNTARY ACT AND DEED.

BEFORE ME:



Geraldine Cuthbert
NOTARY

NOTES

- 1.) UNABLE TO LOCATE RIGHT(S) OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED PACIFICORP PER VOLUME 287, PAGE 188 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- 2.) UNABLE TO LOCATE RIGHT(S) OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED PACIFICORP PER DOCUMENT NO. 70-06897, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 3.) UNABLE TO LOCATE EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES GRANTED COOKS CABLEVISION PER DOCUMENT NO. 88-20482, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 1st DAY OF OCTOBER, 2002.

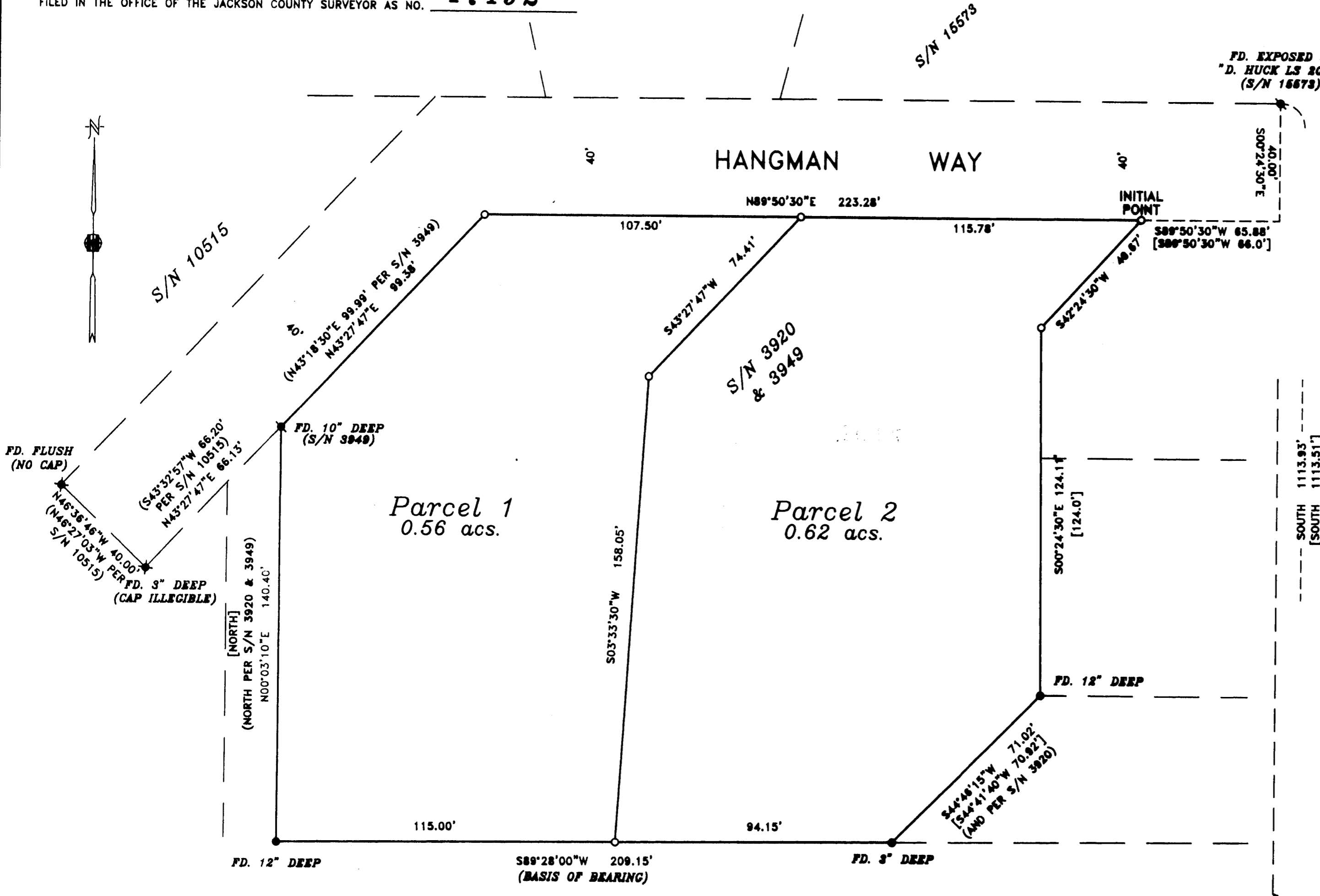
Jeffrey Dyer
ASSESSOR
Patty Budson, Deputy
TAX COLLECTOR

OCTOBER 1st 2002
DATE
October 1st 2002
DATE

HOFFBAHR & ASSOCIATES, INC.
3155 ALAMEDA ST., STE 201 MEDFORD, OREGON
(541) 778-4841
BY: DAVID M. MINNECI RPLS NO. 2348
SCALE: 1 INCH = 30' SEPTEMBER 4, 2002
BASIS OF BEARING: SURVEY NUMBER 3890 (SOUTH LINE)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2348".
- = FOUND 1/2" IRON PIN PER S/N 3890.
- ⊕ = FOUND 5/8" PIN AS NOTED.
- ⊗ = FOUND 5/8" IRON PIN PER S/N 10515.
- ⊙ = FOUND BRASS CAP MONUMENT AS NOTED
- S/N = SURVEY NUMBER
- [] = RECORD PER DOCUMENT NO. 94-07741, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

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, 1992
DAVID M. MINNECI
2348
EXPIRES 12/31/08

RECEIVED
Date 10-1-02 By DL
This survey consists of:
1 sheet(s) Map
100 page(s) Narrative
JACKSON COUNTY SURVEYOR

FOUND 2 1/2" BRASS CAP PER 1986 JACKSON COUNTY RE-ESTABLISHMENT
WEST 448.50'
[WEST 448.38']