

LAND PARTITION SURVEY

PARTITION PLAT No. P-106-1993

Land Partition being a portion of Tract 191 of ROGUELANDS IRRIGATED ORCHARD TRACTS (Recorded) in the Northwest Quarter of the Southeast Quarter of Section 15, Twp. 36S., R.1W., W.M., Jackson County, Oregon

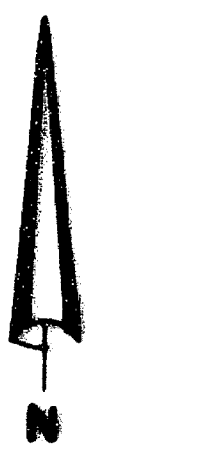
Survey for First Equity Corporation P.O. Box 687 Medford, Oregon 97501

Survey by Boyden Surveyors 108 Mistletoe Street Medford, Oregon 97501

Date December 3, 1993

Basis of Bearings Filed Survey No. 169 (Bigham - Brown Road)

RECEIVED stamp: Date 12-10-93 By [Signature]



Scale: 1" = 100'

REGISTERED PROFESSIONAL LAND SURVEYOR stamp for Mark E. Boyden, No. 281, expires 12/31/95.

Legend

- Found Railroad spike in concrete in monument case Ref. F.S. No. 6343
Found 3/8" Iron Pipe R.P. 1945 County Road Survey for Dutton Road
Found monument as indicated
Set 5/8" x 24" Rebar/red plastic cap marked "BOYDEN RLS 281"
Set 5/8" x 30" Rebar/red plastic cap marked "BOYDEN RLS 281"

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT

[Signature] SURVEYOR

SURVEYOR'S CERTIFICATE:

I, Mark E. Boyden, a registered Professional Land Surveyor in the State of Oregon, do hereby certify to the best of my professional knowledge, information and belief that the hereinafter described tract has been correctly surveyed and marked with proper monuments, as provided by law and that this plat is a correct representation of said survey and the following is an overall boundary description of the parcels:

Commencing at a lead plug set in concrete found at the Northeast corner of Lot 5, Block 20 of AGATE SUBDIVISION EXTENSION NO. 4, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being also the Southeast corner of tract described in Volume 452, Deeds, Page 374, County Records; thence along the North boundary of said lot North 89° 45' 32" West (Record = North 89° 48' West), 414.00 feet to a 5/8" X 30" rebar with red plastic cap set for the INITIAL POINT OF BEGINNING; thence continue North 89° 45' 32" West, 414.14 feet (Record = North 89° 48' West, 414.00 feet) to a 1/2" iron pin found at the "L" corner of Lot 1, Block 21 of said subdivision; thence along the North 0° 06' West, 526.12 feet (Record = North 0° 07' 50" West, 526.00 feet) to the North-Northeast corner of said Lot 1; thence along the Southerly right-of-way line of Avenue "H", South 89° 45' 25" East, 828.29 feet (Record = South 89° 48' East, 828.00 feet) to intersect the West right-of-way line of Bigham-Brown road; thence along said road line, South 0° 05' East, 526.09 feet (Record = South 0° 07' 50" East, 526.00 feet) to said lead plug found for the Northeast corner of Lot 5, Block 20, said subdivision; thence North 89° 45' 32" West, 414.00 feet to the INITIAL POINT OF BEGINNING.

DECLARATION:

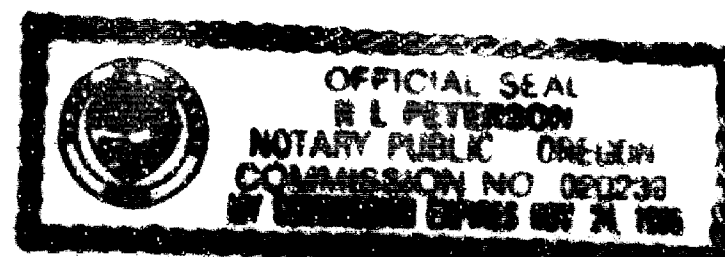
KNOW ALL MEN BY THESE PRESENTS that 1st Equity Corp. an Oregon Corporation is the fee simple owner of the lands thereon described, and that we have partitioned the same into parcels as shown hereon and size of the parcels and lengths of all lines are plainly set forth, and that this plat is a correct representation of the Partition.

1st Equity Corp. by J. M. Breitbarth, Sec. - Treas.

STATE OF OREGON)
County of Jackson)

Personally appeared the above named J. M. Breitbarth, to me personally known, who being duly sworn, did say that he, J. M. Breitbarth is Secretary - Treasurer of 1st Equity Corp. the within named corporation, and that the said instrument was signed on behalf of said corporation by authority of its Board of Directors, and J. M. Breitbarth acknowledges said instrument to be the free act and deed of said corporation.

Before me [Signature] My Commission expires 11-24-96

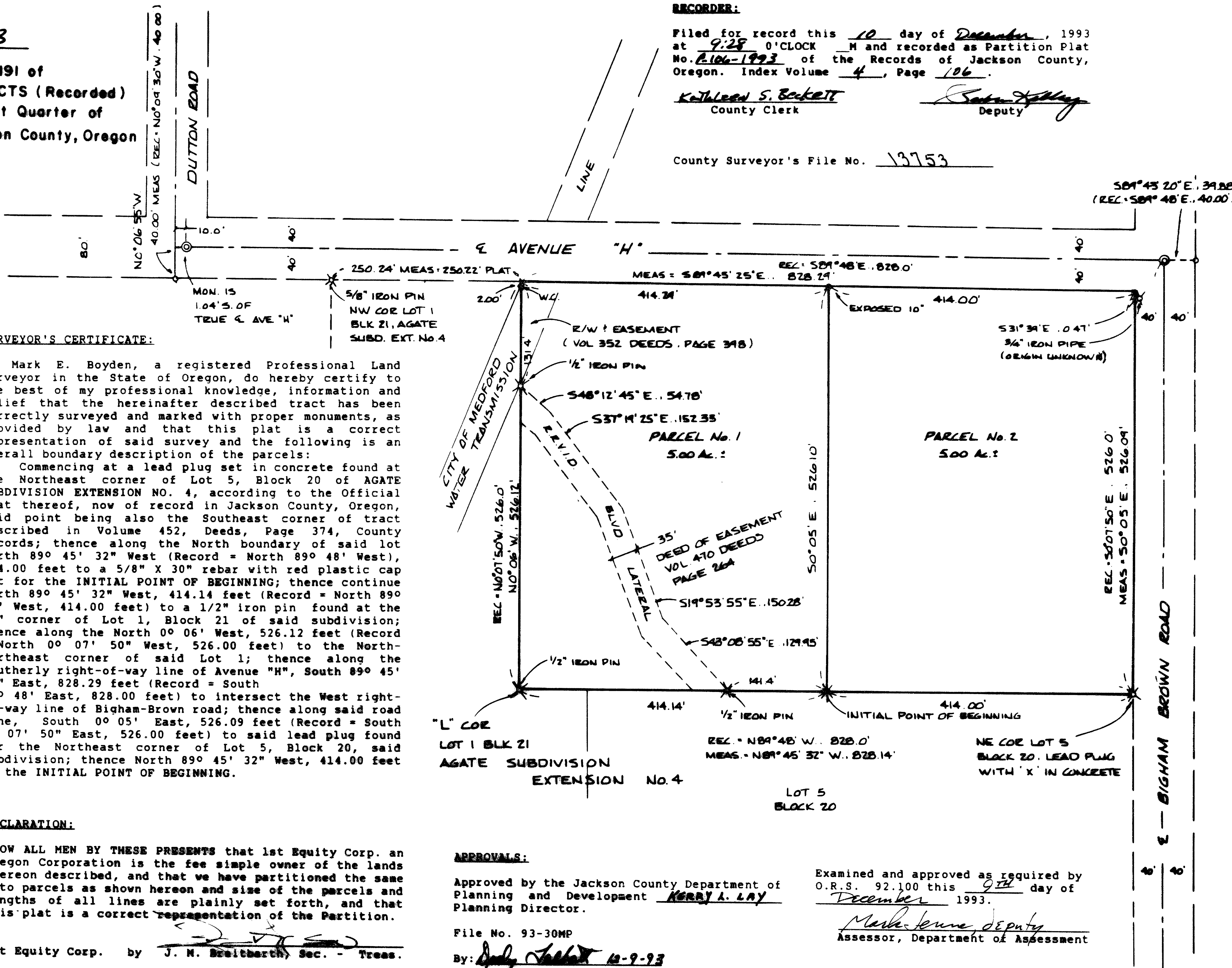


RECORDER:

Filed for record this 10 day of December, 1993 at 9:28 O'CLOCK AM and recorded as Partition Plat No. P-106-1993 of the Records of Jackson County, Oregon. Index Volume 4, Page 106.

Kathleen S. Beckett County Clerk [Signature] Deputy

County Surveyor's File No. 13753



APPROVALS:

Approved by the Jackson County Department of Planning and Development KERRY A. LAY Planning Director.

File No. 93-30MP By: [Signature] 12-9-93

Examined and approved as required by O.R.S. 92.100 this 9th day of December 1993. Mark Henne, Deputy Assessor, Department of Assessment

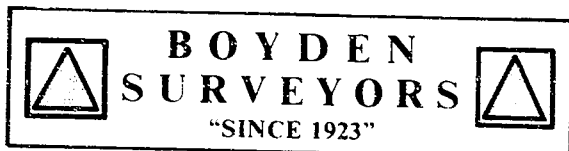
Examined and approved by the Jackson County Surveyor this 9th day of December, 1993.

[Signature] County Surveyor

All taxes, fees assessments or other charges as required by O.R.S. 92.095 have been paid, as of 12/9/93. [Signature] Tax Collector

WATER RIGHTS STATEMENT

There are no water rights appurtenant to the property.



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

SURVEY NO. 13753

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

SURVEY FOR: 1st EQUITY CORP.
P. O. BOX 687
MEDFORD, OREGON 97501

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

LOCATION: Portion of Tract #191, ROGUELANDS
IRRIGATED ORCHARD TRACTS (Recorded) in the NW
¼ of the SE ¼ of Section 15, Township 36
South, Range 1 West, W.M., Jackson County,
Oregon.

BASIS OF BEARINGS: Bigham Road per Filed Survey No. 159

DATE: December 3, 1993.

- PURPOSE:
1. To prepare a Partition Plat to divide the property described in Volume 452, Deeds, Page 374 in two parcels.
 2. Verify or monument the parcel corners.
 3. Re-describe the overall outside boundary.

PROCEDURE: A retracement of Avenue "H" as monumented on Filed Survey No. 6343 discovered an error in positioning the intersection of the centerline of Avenue "H" with the centerline of Dutton Road. Monuments found set on AGATE SUBDIVISION EXTENSION NO. 4 and the 3/8" reference pipes set on the original 1945 County Survey of Dutton Road are as shown. Discussions with County road survey personnell verified that the original 1945 road survey should control these road boundaries. The official plat of AGATE SUBDIVISION EXTENSION NO. 4, shows the subject property as "not part of subd.". The bearings and distances shown are identical with the deed and the subdivision monuments found are considered the best evidence of the subject property boundaries. From E.D.M. traverses and closures, monumented the desired tract as shown on the plat to accompany this report.

Regarding the irrigation canal data, monuments set on said subdivision were located and a coordinate proportioning was utilized to develop the bearings and distances shown.

