

PARTITION PLAT NO. P-89-1994
LAND PARTITION (LDP-84-42)

LOCATED IN:
The N.W. 1/4 and S.W. 1/4 of Section 18, T.37S., R.1W., W.M.
City of Medford, Jackson County, Oregon

FOR:
R. J. BATZER AND JOHN EDWARD BATZER

We, WESTERN BANK, are the undersigned beneficiary of a certain Trust Deed recorded September 12, 1986, as Document No. 88-18011, 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.

I certify this plat to be an exact photocopy of the original.

HOFFBAUER & ASSOCIATES, INC.
1682 E. JACKSON STREET MEDFORD, OREGON 97504
779-4841
BY: DOUGLAS C. McMAHAN August 22, 1994
SCALE: 1 inch = 50 feet
TOWN CENTRE PLAT (WESTERLY BOUNDARY)

**** RECEIVED ****
Date: 9-7-94 By: [Signature]
This survey consists of:
- 1 sheet(s) Map
- 1 page(s) Narrative
JACKSON COUNTY SURVEYOR

APPROVALS:

MEDFORD CITY PLANNING:
[Signature] Sept 2, 1994
Examiner and approved this 30 day of August, 1994.
[Signature]
City Surveyor

RECORDER'S CERTIFICATE:
FILED FOR RECORD THIS 7 DAY OF September, 1994, AT 9:21 O'CLOCK,
A.M. AND RECORDED AS PARTITION PLAT NO. P-89-1994 OF "RECORD OF
PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 5 PAGE 89.)
Ruthless S. Beckett Linda E. Bartlett
County Clerk Deputy

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR
AS NO. 14179.

WATER RIGHTS STATEMENT: There are no water rights pertinent to this property.

SURVEYOR'S CERTIFICATE:
I, Douglas C. McMahan, 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 the regulations for Land Partitions and the following is an accurate description of the parent tract of land as set forth herein:

BEGINNING at a point for S.W. Corner of Lot 6 of TOWN CENTRE, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being on the Northernly line of that tract as described in Instrument No. 83-08458 of the Deed Records of said Jackson County; thence North 89°57'01" East (Record North 89°57'50" East) along the Northernly line of said tract and the Southernly line of said Lot 6 of TOWN CENTRE, 116.32 feet to the Northeast Corner of said tract; thence South 00°03'19" East 155.77 feet (Record South 00°02'30" East 155.76 feet) along the Easternly line of said tract to a point on the Northernly boundary of Market Street; thence South 89°58'41" West (Record South 89°57'30" West) along said Northernly boundary 200.00 feet to the Southwest Corner of said tract thence North 00°03'19" West (Record North 00°02'30" West) along the Westernly line of said tract 155.79 feet to the Northwest Corner thereof; thence North 89°57'01" East (Record North 89°57'50" East) along the Northernly line of said tract 83.68 feet to the Initial Point of Beginning

Together with Lot 6 of TOWN CENTRE, according to the Official Plat thereof, now of record in Jackson County, Oregon.

Douglas C. McMahan
SURVEYOR

KNOW ALL MEN BY THESE PRESENTS that we, COMMERCE PLAZA INC., R.J. BATZER and JOHN EDWARD BATZER, are the owners of the parcel of real property situated in Jackson County, Oregon and have caused the same to be surveyed, mapped and platted as shown hereon. We hereby dedicate for public use all utility easements shown hereon.

R.J. Batzer
R.J. BATZER
[Signature]
JOHN EDWARD BATZER

STATE OF OREGON)
County of Jackson) 8/26, 1994

Personally appeared the above named R. J. Batzer and John Edward Batzer and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: [Signature]

OFFICIAL SEAL
ROBALIE A. CARSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 031191
MY COMMISSION EXPIRES JAN. 23, 1995

COMMERCE PLAZA, INC. [Signature]
Patrick G. Huycke, President

STATE OF OREGON)
County of Jackson)
On this, the 25 day of August, 1994, before me appeared Patrick G. Huycke, to me personally known, who being duly sworn, did say that he, the said Patrick G. Huycke, is the President of COMMERCE PLAZA, INC., the within named Corporation, and that the said instrument was signed on behalf of said Corporation by authority of the Board of Directors, and acknowledged said instrument to be the free act and deed of said Corporation.

Before me: [Signature]

OFFICIAL SEAL
YVONNE M. DeCARLO
NOTARY PUBLIC - OREGON
COMMISSION NO. 012246
MY COMMISSION EXPIRES JAN. 12, 1995

We, the Valley of the Rogue Bank, are the undersigned beneficiary of a certain Trust Deed recorded November 1, 1980, as Document No. 90-27709, 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.

Signed this 26 day of August, 1994.

[Signature]
Vice President

Before me: [Signature]

OFFICIAL SEAL
MARGUERITE LOUIERE
NOTARY PUBLIC - OREGON
COMMISSION NO. 010371
MY COMMISSION EXPIRES OCT. 23, 1995

Before me: [Signature]
OFFICIAL SEAL
DRETCHEW J. YORK
NOTARY PUBLIC - OREGON
COMMISSION NO. 024447
BY COMMISSION EXPIRES APR. 23, 1997

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas C. McMahan

OREGON
JAN. 8, 1990
DOUGLAS C. McMAHAN
No. 1913
Expires 12/31/94

TOWN CENTRE DRIVE

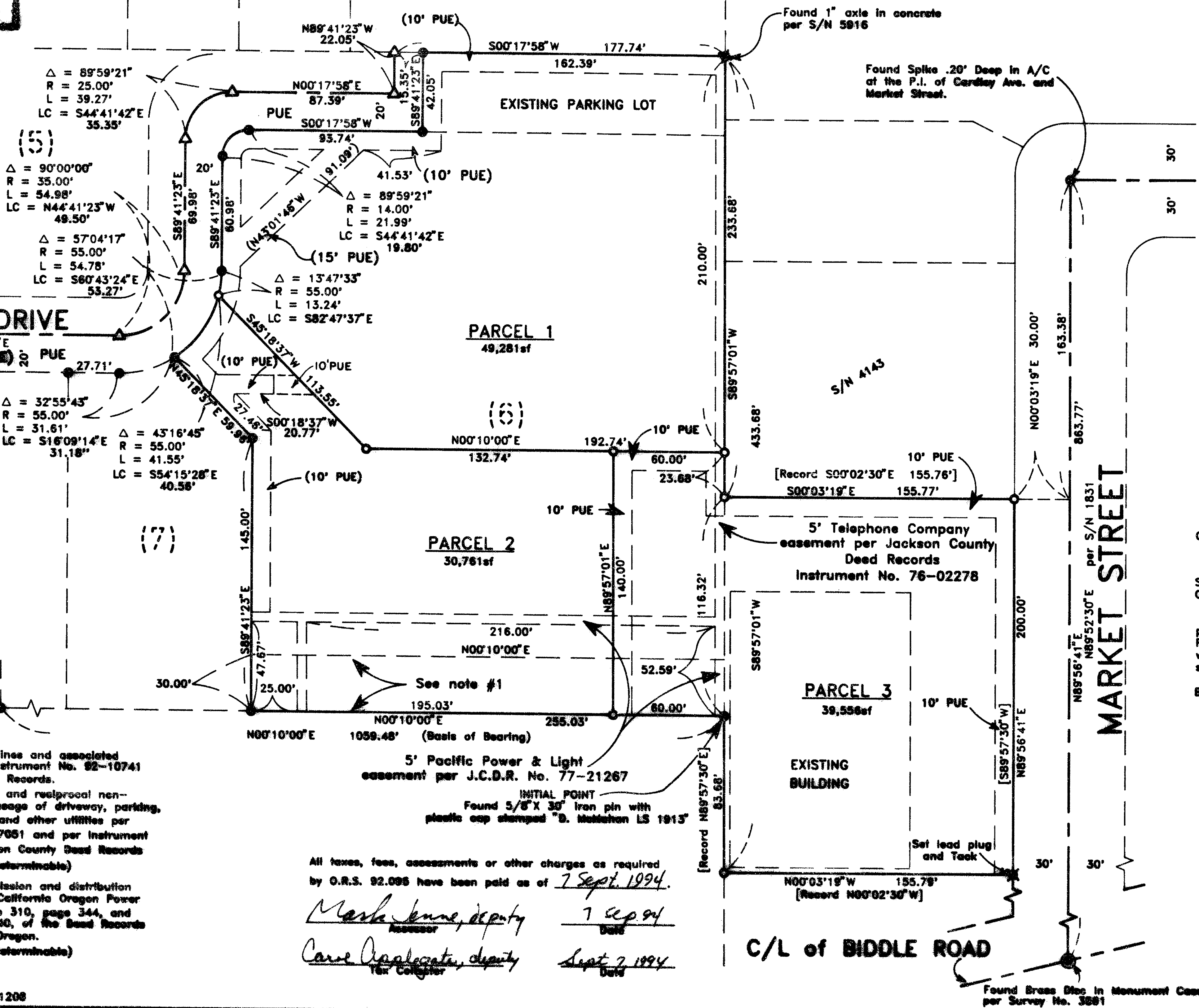
(PERMITS ACCESS DRIVE) PUE

(TOWN CENTRE)
(8)
(7)
(6)
(5)

N.W. CORNER of TOWN CENTRE

- 01. Easement for utility lines and associated appurtenances per Instrument No. 92-10741 Jackson County Deed Records.
- 02. Easement for mutual and reciprocal non-exclusive right and usage of driveway, parking, ingress and egress, and other utilities per Instrument No. 83-17051 and per Instrument No. 88-16458 Jackson County Deed Records (exact location not determinable)
- 03. Easement for transmission and distribution of electricity to the California Oregon Power Company, per volume 310, page 344, and volume 522, page 140, of the Deed Records of Jackson County, Oregon. (exact location not determinable)

(SHADOW COURT PROFESSIONAL PARK, UNIT 2)



All taxes, fees, assessments or other charges as required by O.R.S. 92.096 have been paid as of 7 Sept. 1994.
[Signature] 7 Sept 94
[Signature] Sept 7 1994

SURVEY NO. 14179

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

Survey for: R.J. Batzer and John Edward Batzer
P.O. Box 4460
Medford, Oregon 97501

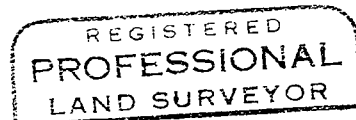
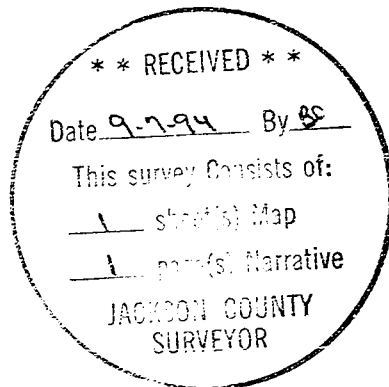
Location: Northwest one-quarter (1/4) and the Southwest one-quarter (1/4) of Section 19, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon

Purpose: To survey, monument and prepare final plat for a Land Partition (City of Medford File No. LDP-94-42) as requested by clients

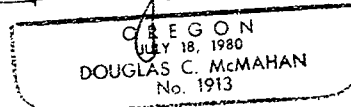
Procedure: Utilizing found monumentation per filed Surveys No. 1831, 3591. 5916 and Town Centre Plat for control, I established monumentation as shown on the accompanying map.

Basis of Bearing: Town Centre Plat (Westerly boundary)

Date: August 4, 1994



Douglas C. McMahan



Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/94
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504