

SURVEY FOR:
Simon Kechloian
1504 Jackson Road
Ashland, OR 97520

SURVEY BY:
L.J. Friar & Associates, P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, Oregon 97501
Phone: (503) 772-2782

PARTITION PLAT NO. P-8-1995

MAJOR LAND PARTITION

In the S.E. 1/4 of Sec. 23, T.38 S., R.1 W., W.M.
City of Talent, Jackson County, Oregon

LEGEND:

- - Found 5/8" iron pin w/ plastic cap mkd. L.J.FRIAR & ASSOC. per RS12988 & OAK VALLEY SUBDIVISION.
- - Set 5/8" x 24" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
- ORJCO - Official Records of Jackson County, Oregon. CI - See course data table.
- PUE - Public Utility Easement, including electric, gas, water, phone, cable TV, sanitary & storm sewer.

BASIS OF BEARINGS: Survey No. 12988.
DATE: June 15, 1994

UNIT OF MEASUREMENT: FEET
SCALE: 1" = 50'

EASEMENTS OF RECORD
Ingress-Egress easement per Dec. 92-19570. ORJCO is not appurtenant to this tract of land.

SURVEYOR'S CERTIFICATE

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND CONFORMS WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:
Parcel No. 2 per Partition Plat No. P-60-1992, according to the official plat thereof, now of record, in Volume 3, Page 60 of "Record of Partition Plats" of Jackson County, Oregon.

James E. Hibbs
SURVEYOR

RECORDER'S CERTIFICATE

Filed for record this 26 day of January, 1995, at 4:04 o'clock P.M., and recorded as Partition Plat No. P-8-1995 of "Record of Partition Plats" of Jackson County, Oregon.
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Kathleen S. Bockert *Cheryl Augeris*
County Clerk Deputy
County Surveyor File No. 14375

WATER RIGHTS STATEMENT
There are no water rights appurtenant to this Partition according to information from the Jackson County Watermaster's Office.

DECLARATION
Know all men by these presents that AVERY PROPERTIES, INC., an Oregon Corporation, L. SCOTT CRENSHAW and CRAIG A. JACKSON, dba as O.M.T. Properties are the owners in fee simple of the land shown on this Partition Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be partitioned into the parcels as shown hereon, and that we hereby dedicate to the public for public use that portion shown hereon labeled as Public Utility Easement (PUE). We also hereby grant those easements shown hereon labeled as Ingress-Egress Easement and Private Storm Sewer Easement.

Gordon Avery *L. Scott Crenshaw* *Craig A. Jackson*
Gordon Avery Pres. L. Scott Crenshaw Craig A. Jackson
Avery Properties, Inc.

STATE OF OREGON)
COUNTY OF JACKSON)
PERSONALLY appeared the above named Gordon Avery, and acknowledged the foregoing instrument to be his voluntary act and deed. Gordon Avery further acknowledges that the foregoing instrument was signed on behalf of Avery Properties, Inc.

Dated this 26 day of January, 1995

Before me: Notary Public of Oregon.

STATE OF OREGON)
COUNTY OF JACKSON)

PERSONALLY appeared the above named L. Scott Crenshaw and Craig A. Jackson and acknowledged the foregoing instrument to be their voluntary act and deed. L. Scott Crenshaw and Craig A. Jackson further acknowledge that the foregoing instrument was signed on behalf of O.M.T. Properties.

Dated this 26 day of January, 1995

Before me: Notary Public of Oregon.

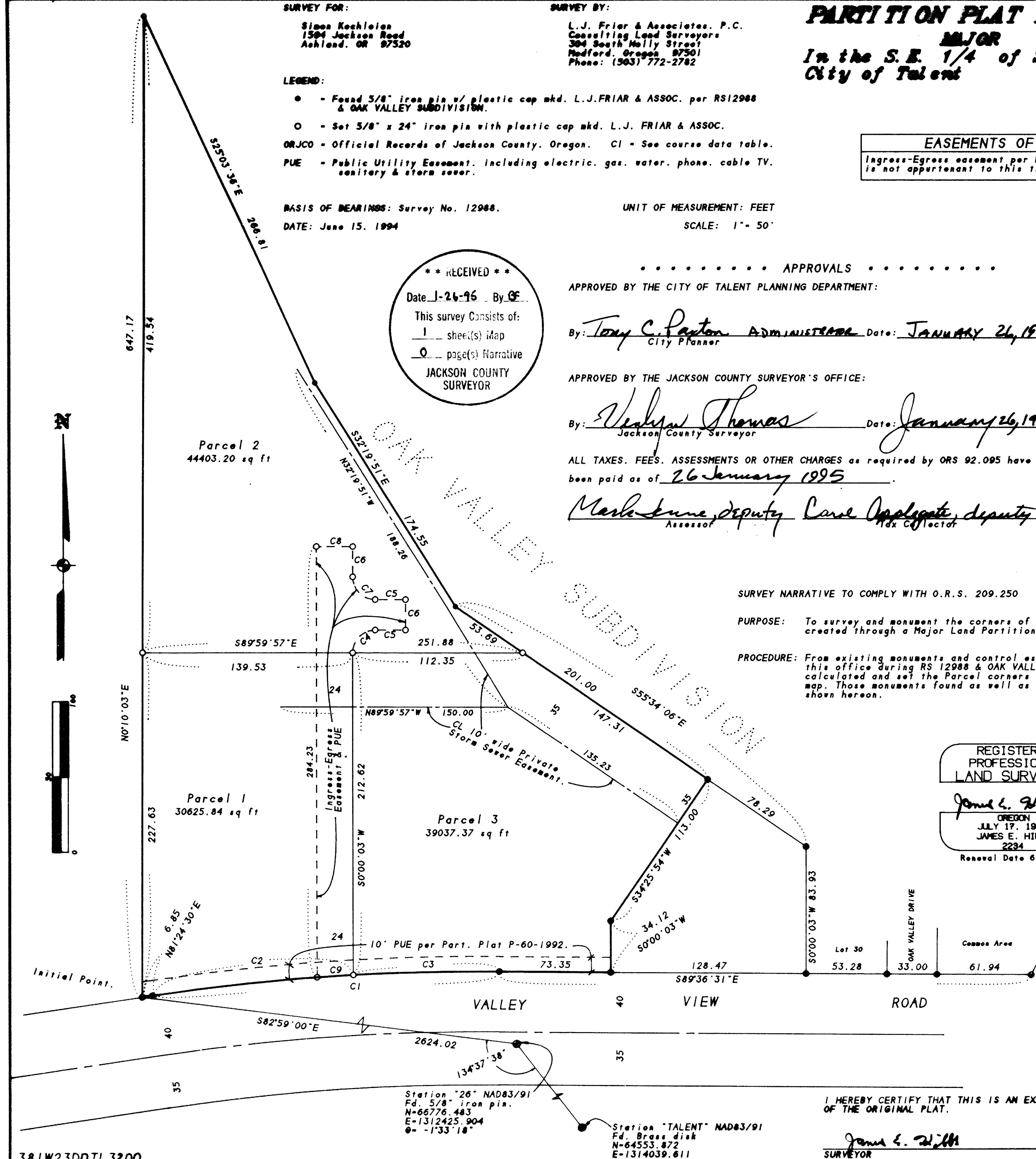
AFFIDAVITS OF CONSENT
From LAUREN YOUNG TIRE CENTER, INC., PROFIT SHARING TRUST recorded as Dec. 95-02294 . ORJCO.
From SIMON KECHLOIAN and PETER M. TIERSMA, recorded as Decs. 95-02295 & 95-02296 . ORJCO.

No.	Radius	Delta	Length	Long Chord or Course
C1	1472.40	8°59'00"	230.86	S85°33'59"W 230.62
C2	1472.40	5°13'19"	134.20	S84°01'09"W 134.15
C3	1472.40	3°45'41"	96.66	S88°30'39"W 96.64
C4	15.00	90°00'00"	23.56	N45°00'03"E 21.21
C5				S89°59'57"E 20.00
C6				N00°00'03"E 20.00
C7	15.00	90°00'00"	23.56	N44°59'57"W 21.21
C8				N89°59'57"W 24.00
C9	1472.40	0°56'10"	24.05	N86°09'43"E 24.05

Sheet 1 of 1

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

James E. Hibbs
SURVEYOR



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