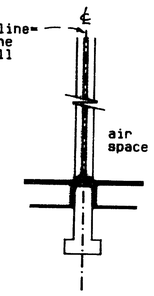
Partition Plat No. P-68-1996

Located in Lots 153, 154 and 177, Forest Glen, Phase V as recorded in Volume 20, Page 43 of the Plat Records of Jackson County, Oregon, in the northwest Quarter of Section 12, Township 37 South, Range 2 West of the Willamette Meridian, City of Central Point, Oregon.
for

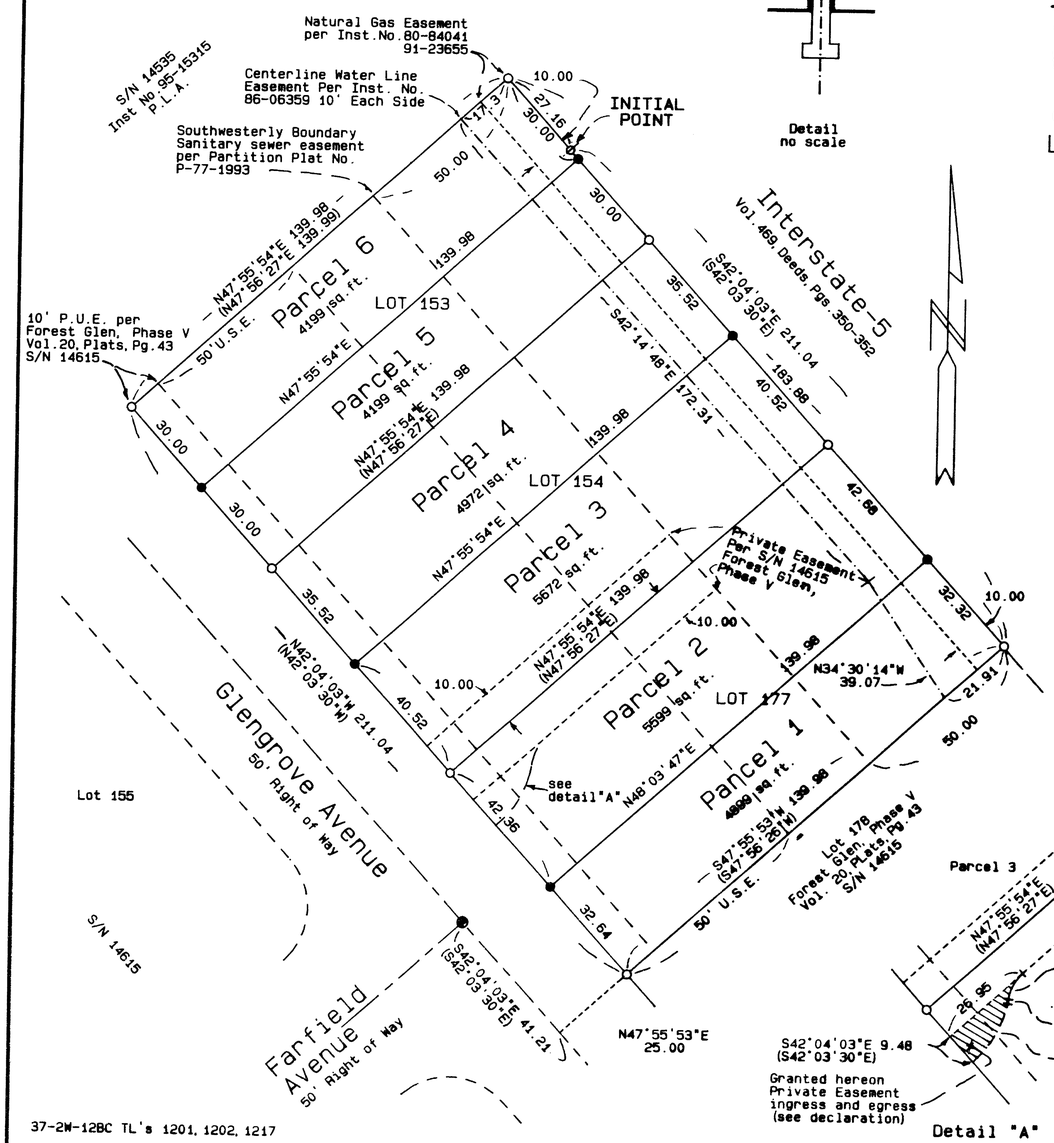
CROWN WEST DEVELOPMENTS

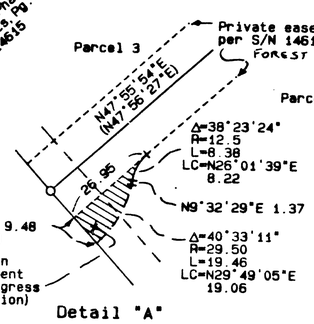
908 East Jackson
Medford, Oregon 97504

NOTE: If the partition line as monumented is in conflict with the location of the common wall, then the location of the partition line shall be in reference to the common wall as shown hereon and the partition line outside the wall shall be determined by the monumentation shown hereon.



Detail
no scale





Detail "A"

Approvals:

Examined and approved by the City of Central Point this 2nd day of August 1996

J H Bennett — Planning Director
Sandy Lemmel — Secretary

Examined and approved by the Jackson County Surveyor this 2nd day of August 1996

Roger R Roberts — County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of _____

Carol Applegate, Deputy — Tax Collector — 8-14-96 Date

Assessor — 8-14-96 Date

Recorder:

Filed for record this 14 day of August, 1996 at 3:40 o'clock P.M. and recorded as Partition Plat No. P-68-1996 of the Records of Jackson County, Oregon. Index Volume 7, Page 68

Kathleen S. Beckett — County Clerk
Kirby L. Baron — Deputy

County Surveyor's File No. 15069

Legend:

Basis of Bearing is NAD-83 True North, based on global positioning satellite observations.

S/N indicates survey number on file at the Jackson County Surveyor's Office, Oregon.
P.U.E. is public utility easement for sanitary sewer, storm drain, natural gas, electric, television and telephone cables.
Inst.No. is Instrument Number of the Official Record of Jackson County, Oregon.
Vol., Pg. is Volume and Page of the Records of Jackson County, Oregon as indicated.
( ) indicates record data per S/N 14615.
● found brass disk set in concrete per S/N 14615, FOREST GLEN, PHS. V
found 5/8 inch iron pin per S/N 13653.
○ found 5/8 inch iron pin per S/N 14615, FOREST GLEN, PHS V
● set 5/8 by 24 inch iron pin with yellow plastic cap marked "FARBER PLS 2189".

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

Purpose: To survey and monument the Partition Plat as approved by the City of Central Point, under the expedited land division per O.R.S. 197.195.007-11, 15.

Procedure: Utilizing control established by this office in the performance of several other survey projects in the area, the property was located and the partition lines monumented as shown hereon.

USE Note:

U.S.E. Indicates a Utility Service Easement for the exclusive use of the parcels as shown hereon to provide for electric, gas, water, sanitary sewer, telephone and cable television services; LESS AND EXCEPTING the areas occupied or to be occupied by dwellings.

I hereby certify that this is an exact copy of the original.
Herbert A. Farber

* * RECEIVED * *
Date 8-14-96 By BF
This survey consists of:
1 map
0 narrative
[illegible]

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 24, 1995
HERBERT A. FARBER

Surveyor's Certificate:

State of Oregon)
County of Jackson) ss

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Lots 153, 154 and 177 of Forest Glen, Phase V, recorded in Volume 20, Page 43 of the Plat Records of Jackson County, Oregon, located in the northwest quarter of Section 12, Township 37 South, Range 2 West of the Willamette Meridian, City of Central Point, Jackson County, Oregon, more particularly described as follows:

BEGINNING AT the Initial Point, being a 5/8 by 30 inch iron pin monumenting the northeast corner of Parcel 3 of Partition Plat No. P-77-1993 of the Records of Jackson County, Oregon, Index Volume 4, Page 77, County Surveyor's File Number 13653, located in the northwest quarter of Section 12, Township 37 South, Range 2 West of the Willamette Meridian, City of Central Point, Jackson County, Oregon; thence South 42°04'03" East, along the northeasterly line of said Parcel 3, 183.88 feet, to a 5/8 inch iron pin monumenting the most easterly corner of Lot 177 of Forest Glen, Phase V, recorded in Volume 20, Page 43 of the Plat Records of Jackson County, Oregon; thence South 47°55'53" West, along the southeasterly line of said Lot 177, 139.98 feet, to a 5/8 inch iron pin monumenting the most southerly corner of said Lot 177; thence North 42°04'03" West, along the southwesterly line of said Lot 177 and the northwesterly extension thereof, 211.04 feet, to the most westerly corner of Lot 153 of said Forest Glen, Phase V; thence North 47°55'54" East, along the northwesterly line of said Lot 153, 139.98 feet, to a 5/8 inch iron pin monumenting the most northerly corner of said Lot 153; thence South 42°04'03" East, along the northeasterly line of said Lot 153, 27.16 feet, to the Initial POINT OF BEGINNING.

Herbert A. Farber
Herbert A. Farber, PLS 2189

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Crown West Developments, a partnership consisting of Pacific Crest Properties, Inc., The Desert Pump Co. & Kennedy Fuel Co. Profit Sharing Trust #93-6258864, James K. Johnson, DMD PC Pension & Profit Sharing Trust, and Rex C. Johnson and Diana K. Johnson are owners of the lands hereon described, and that we have partitioned the same into parcels as shown hereon and size of the parcels and the lengths of all lines are plainly set forth, and that this plat is a correct representation of the Partition, and do hereby create the Utility Service Easement as shown hereon, and we do hereby grant to the City of Central Point, W.P. Natural Gas Company, a division of the Washington Water Power Company, City of Medford, by and through its Board of Water Commissioners, Bear Creek Valley Sanitary Authority, an easement for ingress and egress over that area designated hereon as a private easement.

Gary T. Whittle, Pres.
Gary T. Whittle, President
Pacific Crest Properties, Inc.

Barry M. Bloomberg, Trustee
Barry M. Bloomberg, Trustee
The Desert Pump Co. & Kennedy Fuel Co.
Profit Sharing Trust #93-6258864

James K. Johnson, Trustee
James K. Johnson, Trustee
James K. Johnson, DMD PC Pension & Profit Sharing Trust

Rex C. Johnson — Rex C. Johnson
Diana K. Johnson — Diana K. Johnson

State of Oregon)
County of Jackson) ss

Personally appeared the above named, The Desert Pump Co. & Kennedy Fuel Co. Profit Sharing Trust #93-6258864, Barry M. Bloomberg, Trustee, James K. Johnson, DMD PC Pension & Profit Sharing Trust, James K. Johnson, Trustee, Pacific Crest Properties, Inc. an Oregon Corporation, Gary T. Whittle, President, on behalf of Crown West Developments, and Rex C. Johnson and Diana K. Johnson, and acknowledged the foregoing to be their voluntary act and deed.

Date: Aug. 6, 1996

Before me: Lyndall M. Sellens
Notary Public, State of Oregon

OFFICIAL SEAL
LYNDALL M SELLENS
NOTARY PUBLIC - OREGON
COMMISSION NO. 052911
MY COMMISSION EXPIRES APR 12, 2000

SURVEYED BY: FARBER & SONS, INC.
FARBER SURVEYING
P.O. BOX 5286
CENTRAL POINT, OREGON 97502

OFFICE:
908 EAST JACKSON
MEDFORD, OREGON 97504
PHONE: (503) 776-0846

COMPUTED BY: FAF
SCALE: 1 inch : 30 feet
DATE: 30 JUL 1996

ROTATION: 0°
ORIGIN: 10763.000 N 11873.000 E
JOB No.: 0226-91J