

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that we, KEY WEST PROPERTIES, a partnership, are the owners 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.

KEY WEST PROPERTIES:

IN WITNESS WHEREOF, signed this 8th day of January, 1997.

STATE OF OREGON } ss. COUNTY OF JACKSON

The foregoing instrument was acknowledged before me this 8th day of January, 1997, by John G. Schielning, known to me as the person who executed the within instrument on behalf of LARVAN INC., a New Jersey Corporation.

Before me:

Stephanie D. Swy



IN WITNESS WHEREOF, signed this 8th day of January, 1997.

STATE OF OREGON } ss. COUNTY OF JACKSON

The foregoing instrument was acknowledged before me this 8th day of January, 1997, by Critchel A. Galpin, known to me as the person who executed the within instrument on behalf of GALPIN L.L.C.

Before me:

Stephanie D. Swy



Found brass cap in sleeve per 1994 Jackson County re-establishments

S.E. CORNER D.L.C. NO. 59

PARTITION PLAT NO. P-2-1997 LAND PARTITION (LDP-95-46)

LOCATED IN:

the Northwest 1/4 of Section 34 & the Southwest 1/4 of Section 27, Township 37 South, Range 1 West, W.M., City of Medford Jackson County, Oregon

FOR: KEY WEST PROPERTIES

P.O. Box 8271 Medford, Oregon

APPROVALS:

CITY OF MEDFORD PLANNING Director James McEwen January 15, 1997 Date

Examined and approved this 9 day of JANUARY, 1997.

Paul D. Luvio City Surveyor

RECORDER'S CERTIFICATE: FILED FOR RECORD THIS 15 DAY OF January 1997, AT 2:56 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-2-1997 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 8 PAGE 2.)

Nathaniel S. Beckett County Clerk Geraldine Cutting Deputy

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 15247

SURVEYOR'S CERTIFICATE

I, David M. Minnecci, 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 Minor Land Partitions and the following is an accurate description of the parcel tract of land as set forth hereon:

Beginning at the Northeast corner of RIDGEVIEW SUBDIVISION, located in the Southwest one-quarter of Section 27, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, according to the Official Plat thereof, now of record in said Jackson County, said point being on the Southerly right-of-way line of Barnett Road; thence South 89°58'00" East, along said Southerly line, 370.14 feet; thence, along the arc of a 50.00 foot radius curve to the right (the long chord to which bears South 38°14'25" East 78.51 feet), an arc distance of 90.28 feet to the Westerly right-of-way line of North Phoenix Road; thence along said Westerly line the following courses: South 13°29'10" West 1246.82 feet; thence, along the arc of a 1477.40 foot radius curve to the left (the long chord to which bears South 11°40'03" West 93.77 feet), an arc distance of 93.78 feet; thence, along the arc of a 40.00 foot radius curve to the right (the long chord to which bears South 49°56'48" West 51.53 feet), an arc distance of 55.99 feet to the Northerly right-of-way line of Creek View Drive; thence, along said Northerly line, North 89°57'20" West 195.99 feet; thence South 89°30'43" West 34.64 feet to the Southwest corner of that tract described in Document No. 94-02266, Official Records of Jackson County; thence, along the Westerly line of said tract, the following course: North 09°27'50" East 215.18 feet; thence North 00°02'00" East 410.83 feet; thence North 45°02'00" East 33.45 feet to the most Southerly, Southeast corner of the aforesaid RIDGEVIEW SUBDIVISION; thence, along the Easterly line of said Subdivision, North 28°33'13" East 72.64 feet; thence North 28°34'32" East 93.16 feet; thence North 13°31'08" East 90.23 feet; thence North 00°02'00" East 520.00 feet to the Point of Beginning.

David M. Minnecci Surveyor

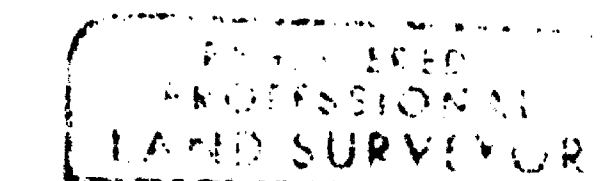
All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of this 15th day of January, 1997.

Mildred M. Mathews Assessor 1-15-97 Date

Colleen Starnford Tax Collector 1-15-97 Date

HOFFBUHR & ASSOCIATES, INC. 1062 E. JACKSON MEDFORD, OREGON (541) 779-4641 By: David M. Minnecci RPLS No. 2349 Scale: 1 inch = 100' December 18, 1996 Basis of Bearing: (Centerline North Phoenix Road) Survey Number 14180

- = Set 5/8" x 24" Iron pin with plastic cap stamped "D. MINNECCI LS 2349".
⊗ = Set 5/8" x 30" Iron pin with plastic cap stamped "D. MINNECCI LS 2349".
● = Found 5/8" Iron pin with plastic cap stamped "D. MINNECCI LS 2349" per Survey No. 14202.
⊗ = Found 5/8" Iron pin with plastic cap stamped "D. MINNECCI LS 2349" per Survey No. 14180.
⊙ = Found brass cap monument.
S/N = Survey number

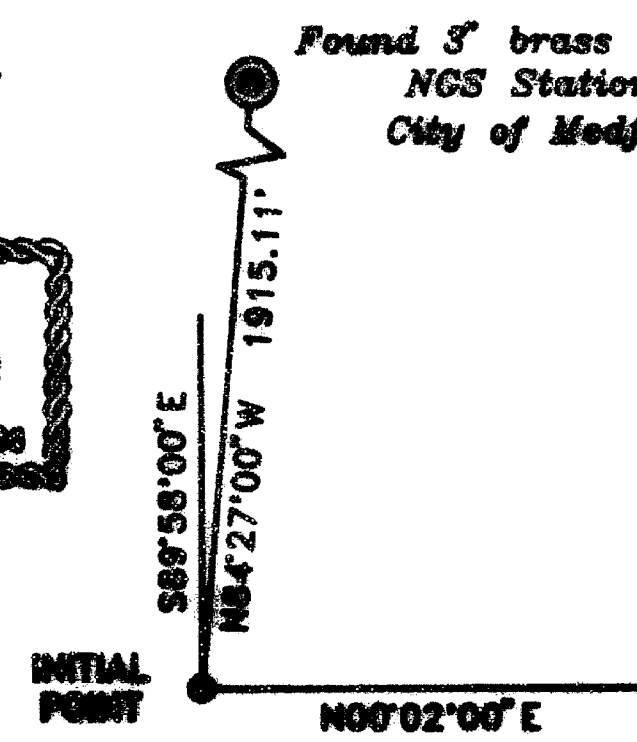


David M. Minnecci OREGON Surveyor

Expires 12-31-98

GEODETIC TIE

Found 3" brass disc in concrete NGS Station "PUMICE" City of Medford - 1971



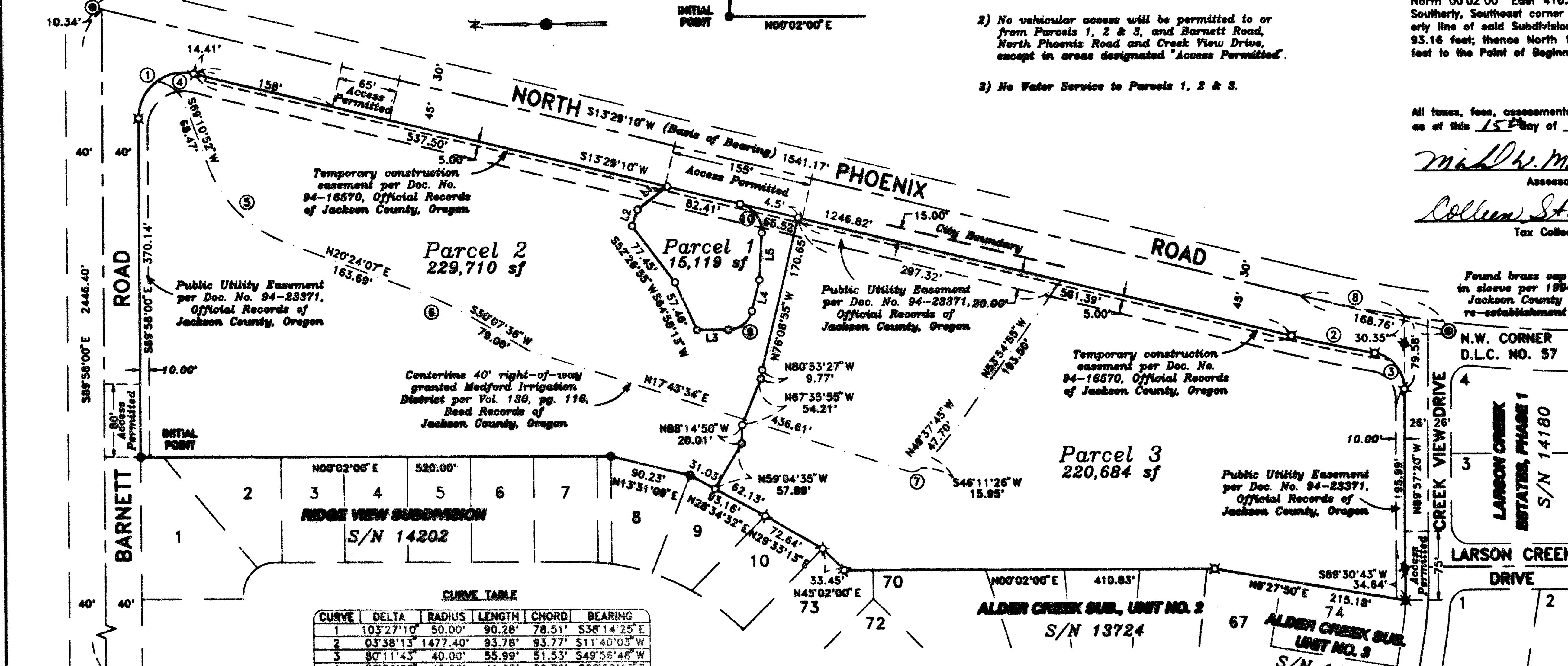
LINE TABLE with columns: LINE, DIRECTION, DISTANCE. Rows L1 to L5.

NOTE:

- 1) Unable to determine location of easements described in Volume 386, page 22, Volume 393, page 88, and Volume 409, page 261, Dead Records of Jackson County.
2) No vehicular access will be permitted to or from Parcels 1, 2 & 3, and Barnett Road, North Phoenix Road and Creek View Drive, except in areas designated "Access Permitted".
3) No Water Service to Parcels 1, 2 & 3.

Found brass cap in sleeve per 1994 Jackson County re-establishments

S.E. CORNER D.L.C. NO. 59



CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, BEARING. Rows 1 to 10.

I certify this plat to be an exact photocopy of the original. David M. Minnecci SURVEYOR

SURVEY NO. 15247

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

Survey for: KEY WEST PROPERTIES
P.O. Box 8271
Medford, Oregon 97504

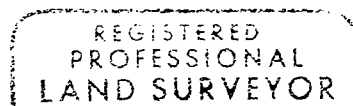
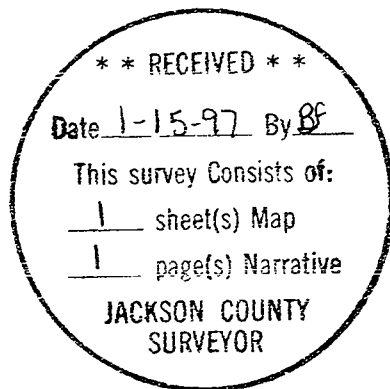
Location: The Northwest One-Quarter (1/4) of Section 34 & the Southwest
1/4 of Section 27, Township 37 South, Range 1 West, Willamette
Meridian, City of Medford, Jackson County, Oregon

Purpose: To survey and monument a Partition Plat (City of Medford File No.
LDP-95-46), and to record said Plat thus creating three new
parcels.

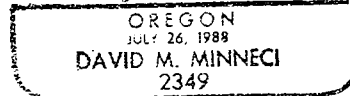
Procedure: Utilizing control and found monumentation from Surveys No.
13724, 14178, 14180 and 14202, I established and monumented the
boundary of the parent tract. I then set monuments on the bound-
ary of the partitioned parcels as per clients request.

Basis of
Bearing: Centerline of North Phoenix Road per Survey No. 14180

Date: December 18, 1996



David M. Minneci



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/98
1062 E. Jackson Street
Medford, Oregon 97504