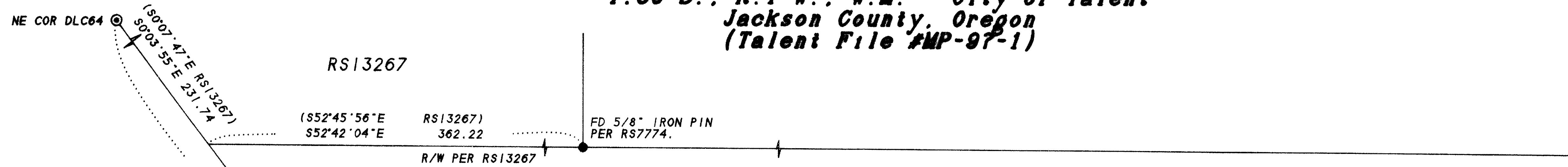
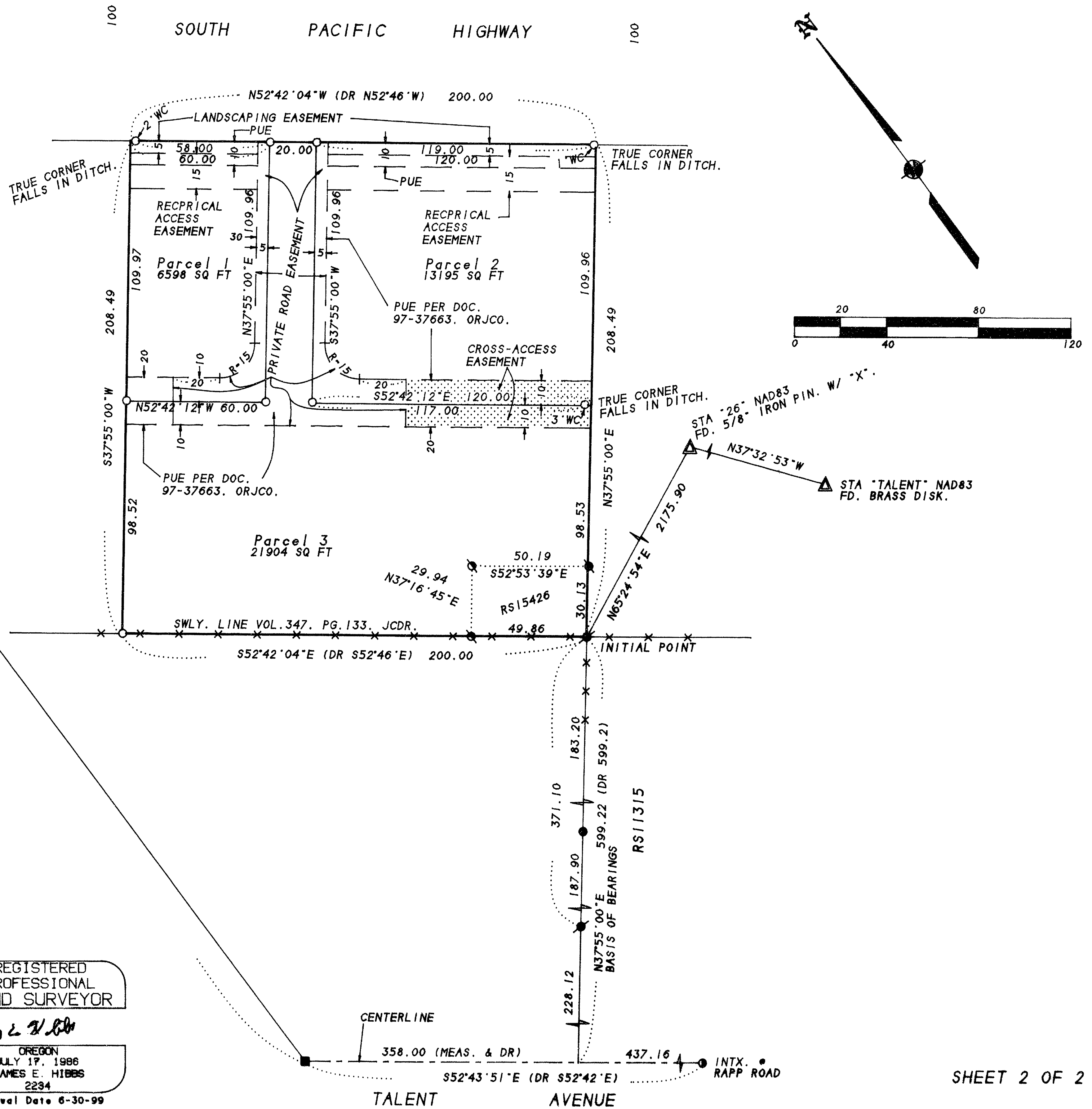


PARTITION PLAT NO. P-15-1998

Located in the N.E. 1/4 of Section 26,
T.38 S., R.1 W., W.M. City of Talent
Jackson County, Oregon
(Talent File #MP-97-1)



*** NOTE ***
ACCESS TO SOUTH PACIFIC HIGHWAY
FOR ALL PARCELS IS LIMITED TO
THE PRIVATE ROAD EASEMENT SHOWN
HEREON.



SURVEY FOR:

KEN L. NICHOLS
2060 ANDOVER WAY
MEDFORD, OR 97501

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

LEGEND:

- ⊙ - FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT & ACCESSORIES.
- - FD. 2" IRON BOLT POSSIBLY SET BY C. HURST.
- - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. KAUBLE PLS1822 PER RS11315.
- - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. DA EDWARDS RPLS2339 PER RS11624.
- ⊗ - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. LS1111 PER RS15426.
- △ - FD GEODETIC STATION AS SHOWN.
- - FD. MONUMENT MKD. LS2339 PER RS13555.
- - SET 5/8" x 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- DR - DEED RECORD. ORJCO - OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- () - RECORD DATA AS SHOWN. JCDR - JACKSON COUNTY DEED RECORDS.
- RS - RECORDED SURVEY #. WC - WITNESS CORNER.
- PUE - PUBLIC UTILITY EASEMENT. -X-X- - FENCE LINE.

BASIS OF BEARINGS: SURVEY NO. 11315 AS SHOWN HEREON.

DATE: FEBRUARY 25, 1998 UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'

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

James E. Hibbs
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
Renewal Date 6-30-99

APPROVALS

PARTITION PLAT NO. P-15-1998

Located in the N.E. 1/4 of Section 26, T.38 S., R.1 W., W.M. City of Talent Jackson County, Oregon (Talent File #MP-97-1)

RECORDING

APPROVED by the CITY OF TALENT PLANNING DEPARTMENT:

BY: Nancy Kincaid CITY PLANNER FILE MP-97-1. DATE: 3-10-98

APPROVED BY THE JACKSON COUNTY SURVEYOR'S OFFICE:

BY: Robert Roberts JACKSON COUNTY SURVEYOR DATE: March 13 '98

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF March 13TH 1998.

Ron Lundberg Deputy Assessor 3-13-1998 Linda Abbott Deputy Tax Collector 3/13/98

Filed for record this 13 day of March 1998 at 2:18 o'clock P.m. and recorded as Partition Plat No. P-15-1998 in Record of Partition Plats of Jackson County, Oregon.

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Kathleen S. Beckett County Clerk Cheryl Rogers Deputy

County Surveyor File No. 15681

SURVEYORS 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 COMPLIES WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 64, TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE ALONG THE EAST LINE OF SAID CLAIM, SOUTH 0°04'41" EAST, 1374.21 FEET (RECORD SOUTH, 1368.0 FEET, MORE OR LESS) TO A 2 INCH IRON BOLT IN THE CENTERLINE OF TALENT AVENUE; THENCE ALONG SAID CENTERLINE, SOUTH 52°43'51" EAST (RECORD SOUTH 52°42' EAST), 358.00 FEET; THENCE NORTH 37°55'00" EAST, 599.22 FEET (RECORD 599.2 FEET) TO A 5/8 INCH IRON PIN ON THE SOUTHWESTERLY LINE OF THAT TRACT DESCRIBED IN VOLUME 347, PAGE 133, JACKSON COUNTY DEED RECORDS AND THE INITIAL POINT OF BEGINNING; THENCE CONTINUE NORTH 37°55'00" EAST, 208.49 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SOUTH PACIFIC HIGHWAY NO. 99; THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 52°42'04" WEST (RECORD NORTH 52°46' WEST), 200.00 FEET; THENCE SOUTH 37°55'00" WEST, 208.49 FEET TO THE SOUTHWESTERLY LINE OF THAT TRACT DESCRIBED IN VOLUME 347, PAGE 133, SAID DEED RECORDS; THENCE ALONG SAID LINE, SOUTH 52°42'04" EAST (RECORD SOUTH 52°46' EAST), 200.00 FEET TO THE INITIAL POINT OF BEGINNING.

James E. Hibbs SURVEYOR

DECLARATION

Know all men by these presents that ENTREPRENEURIAL TRUST, is the owner in fee of the lands 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 does hereby dedicate to the public the area shown hereon labeled as Public Utility Easement (PUE) and does hereby establish (A) the Private Road Easement for the purpose of providing physical access to South Pacific Highway No. 99 for Parcels 1, 2 and 3; (B) the Landscaping Easement along the Highway No. 99 frontage as shown hereon, and (C) the Reciprocal Access Easements shown hereon for the use by all Parcels. Public Emergency Vehicles shall have the right of ingress and egress at all times and as required over the Private Road Easement and Reciprocal Access Easements.

K.L. NICHOLS, Trustee

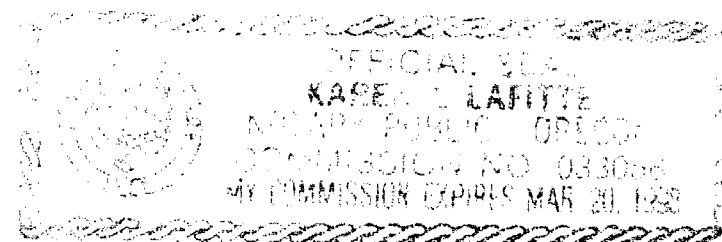
AVIS R. NICHOLS, Trustee

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named K.L. Nichols and Avis R. Nichols, and acknowledged the foregoing instrument to be their voluntary act and deed and further acknowledged the foregoing instrument was signed on behalf of Entrepreneurial Trust.

Dated this 3rd day of March 1998.

Before me: Karen L. Lapsue Notary Public of Oregon



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

PURPOSE: To survey and monument three Parcels created by a Land Partition. See Talent File No. MP-97-1.

PROCEDURE: Made ties to monuments per various Surveys in the area as shown. Held the found pin per RS11315 as the INITIAL POINT of this Partition. The R/W of South Pacific Highway was held per control established by this office during RS13267. Deed record distance was held along the frontage of Highway No. 99. The NWly. line was held parallel to the SEly. line, & the SWly. line was held parallel to the NEly. line per Deed. Calculated the corners of the Parcels per the Tentative Plat and set same. Those monuments found as well as those set are as shown hereon.

SURVEY FOR:

KEN L. NICHOLS 2060 ANDOVER WAY MEDFORD, OR 97501

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET MEDFORD, OREGON 97501 PHONE: (541) 772-2782

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs OREGON JULY 17, 1986 JAMES E. HIBBS 2234

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

James E. Hibbs SURVEYOR

