

LAND PARTITION SURVEY PARTITION PLAT NO. P-34-1998

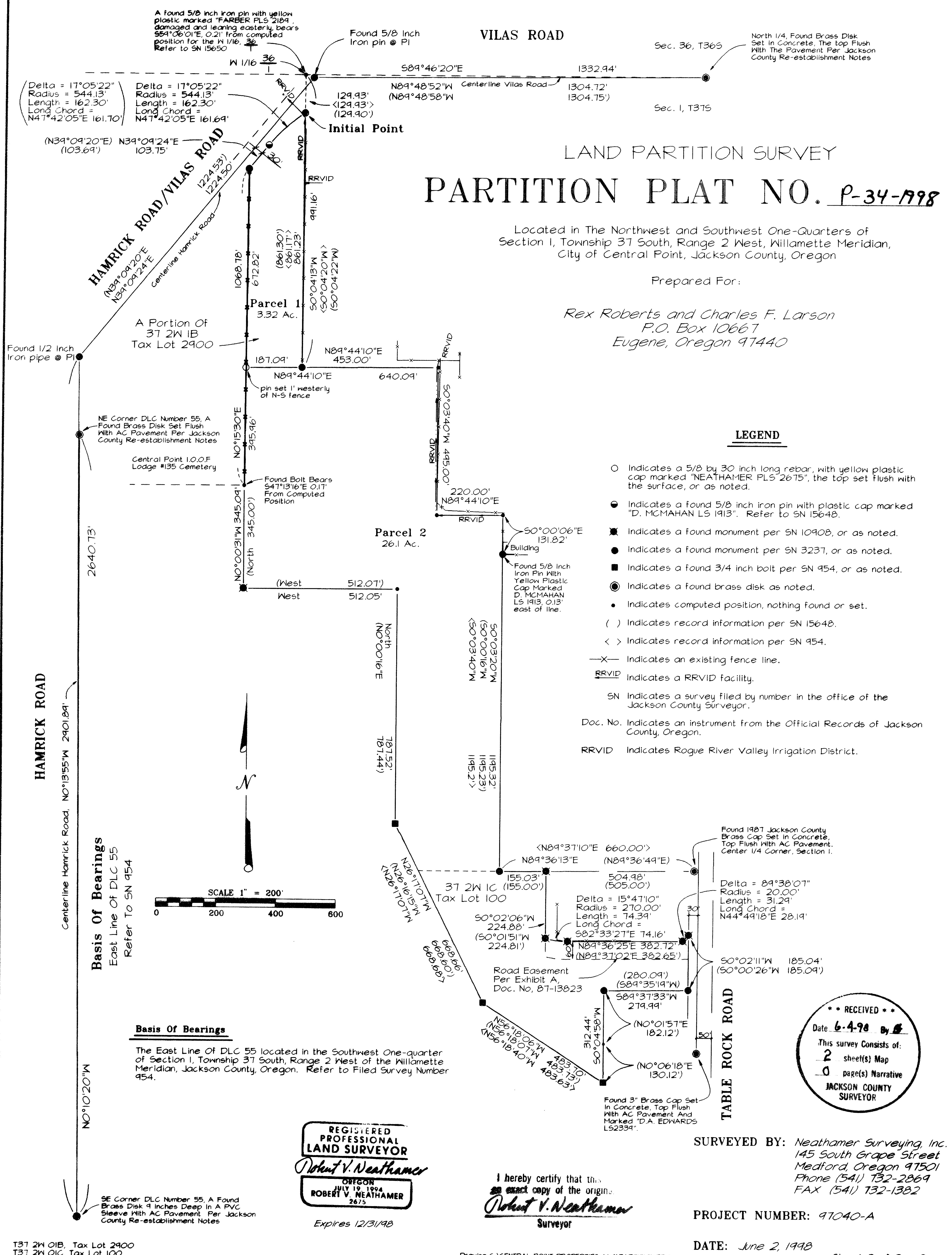
Located in The Northwest and Southwest One-Quarters of
Section 1, Township 37 South, Range 2 West, Willamette Meridian,
City of Central Point, Jackson County, Oregon

Prepared For:

Rex Roberts and Charles F. Larson
P.O. Box 10667
Eugene, Oregon 97440

LEGEND

- Indicates a 5/8 by 30 inch long rebar, with yellow plastic cap marked "NEATHAMER PLS 2675", the top set flush with the surface, or as noted.
- Indicates a found 5/8 inch iron pin with plastic cap marked "D. MCMAHAN LS 1913". Refer to SN 15648.
- Indicates a found monument per SN 10908, or as noted.
- Indicates a found monument per SN 3237, or as noted.
- Indicates a found 3/4 inch bolt per SN 954, or as noted.
- ⊙ Indicates a found brass disk as noted.
- Indicates computed position, nothing found or set.
- () Indicates record information per SN 15648.
- < > Indicates record information per SN 954.
- X- Indicates an existing fence line.
- RRVID Indicates a RRVID facility.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- Doc. No. Indicates an instrument from the Official Records of Jackson County, Oregon.
- RRVID Indicates Rogue River Valley Irrigation District.



Basis of Bearings

The East Line of DLC 55 located in the Southwest One-quarter of Section 1, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon. Refer to Filed Survey Number 954.

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
 OREGON
 JULY 19, 1994
 ROBERT V. NEATHAMER
 2675

Expires 12/31/98

I hereby certify that this
 is an exact copy of the original.
Robert V. Neathamer
 Surveyor

RECEIVED
 Date 6-4-98 By [Signature]
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

SURVEYED BY: Neathamer Surveying, Inc.
 145 South Grape Street
 Medford, Oregon 97501
 Phone (541) 732-2869
 FAX (541) 732-1382

PROJECT NUMBER: 97040-A

DATE: June 2, 1998

T37 2W 01B, Tax Lot 2900
T37 2W 01C, Tax Lot 100

LAND PARTITION SURVEY PARTITION PLAT NO. P-34-1998

Located in The Northwest and Southwest One-Quarters of
Section 1, Township 37 South, Range 2 West, Willamette Meridian,
City of Central Point, Jackson County, Oregon

APPROVAL:

[Signature]
CENTRAL POINT PLANNING DEPARTMENT June 3, 1998
DATE

Prepared For:

Rex R. Roberts and Charles F. Larson
P.O. Box 10667
Eugene, Oregon 97440

RECORDING

FILED FOR RECORD THIS THE 4 DAY OF June, 1998 AT 1:59 O'CLOCK
P.M. AND RECORDED AS PARTITION PLAT NO. P-34-1998 OF THE RECORDS
OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 9
PAGE 34

Kathleen S. Beckett Glenda E. Bartlett
County Clerk Deputy

APPROVAL:

Examined and approved this 3rd day of June, 1998.

[Signature]
Jackson County Surveyor

COUNTY SURVEYOR FILE NO. 15762

SURVEYOR'S CERTIFICATE

I, Robert V. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law, the tract of land shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines.

TAX STATEMENT APPROVAL

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of May 22nd, 1998.

Ron Audrey Saput [Signature]
Assessor Date Deputy Date

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

Purpose: Perform a boundary survey, prepare and file a Partition Plat pursuant to Client's instructions and the Tentative Plan conditionally approved by the City of Central Point Planning Commission on March 3, 1998.

Procedure: Utilizing a Nikon DTM-420 and a Husky FS-2 with TDS software, all found monuments were tied in a closed traverse. The boundaries of Parcels 1 and 2 were computed and monumented pursuant to the conditionally approved tentative plan and as depicted hereon.

NOTES:

25 foot right of way easement as contained in Volume 59, Page 83 of the Deed Records of Jackson County, Oregon, is not definable, being located somewhere in the Northwest One-quarter of Section 1, Township 37 North, Range 2 East of the Willamette Meridian.

Easements for the Rogue River Valley Irrigation District are blanket in nature along existing facilities and depicted hereon as RRVID.

The property depicted hereon is subject to a Restrictive Covenant as contained in Document Number 87-13507 of the Official Records of Jackson County, Oregon, binding the subject property as follows:

"The record owners and their heirs, legal representatives, assigns, and lessees, also hereby acknowledge by the placement of this covenant, or the acceptance and recording of this instrument, that the property herein described is within the Airport Concern Overlay District of the Jackson County Airport, and will be subjected to high noise levels during air traffic activity periods. Jackson County shall be a party to this declaration, which cannot be removed or modified without written consent of the County."

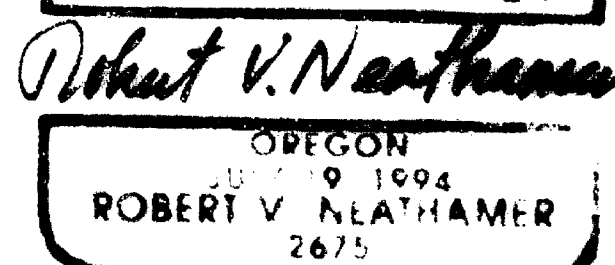
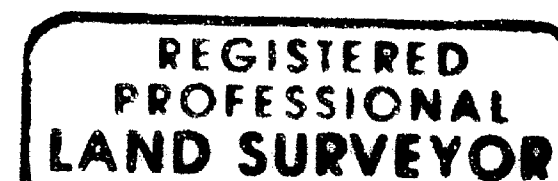
Electric Power easement as contained in Document Number 87-18522 of the Official Records of Jackson County, Oregon, is located on Jackson County Assessor's Map Number 37 2W 1B, Tax Lot 102, and is not within the boundaries of this project.

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

[Signature]
Surveyor

Commencing at the north one-quarter corner of Section 1, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon; thence North 89°46'20" West, along the north line of said Section 1, a distance of 1332.94 feet to west one-sixteenth corner on the north line of said Section 1; thence South 0°04'13" West, along the west line of the Northeast Quarter of the Northwest Quarter of said Section 1, a distance of 129.93 feet to a 5/8 inch iron pin on the southerly right-of-way line of Hamrick / Vilas (County) Road and the Initial Point Of Beginning; thence continue South 0°04'13" West, along said quarter-quarter line a distance of 861.23 to a 5/8 inch iron pin; thence North 89°44'10" East a distance of 453.00 feet; thence South 0°03'40" West a distance of 495.00 feet; thence North 89°44'10" East a distance of 220.00 feet; thence South 0°03'20" West a distance of 1195.32 feet to a 5/8 inch iron pin; thence North 89°36'13" East a distance of 155.03 feet to a 5/8 inch iron pin; thence South 0°02'06" West a distance of 224.88 feet to a 5/8 inch iron pin; thence along the arc of 270.00 foot radius curve to the left (the long chord to which bears South 82°33'27" East a distance of 74.16 feet) an arc length of 74.39 feet to a 5/8 inch iron pin; thence North 89°36'25" East a distance of 382.72 feet to a 5/8 inch iron pin; thence along the arc of 20.00 foot radius curve to the left (the long chord to which bears North 44°49'18" East a distance of 28.19 feet) an arc length of 31.29 feet to a 5/8 inch iron pin on the westerly right-of-way line of Table Rock Road; thence South 0°02'11" West, along said westerly right-of-way line, a distance of 185.04 feet to a 5/8 inch iron pin; thence leaving said right-of-way line, South 89°37'33" West a distance of 279.99 feet to a 5/8 inch iron pin; thence South 0°04'58" West a distance of 312.44 to a 3/4 inch iron bolt; thence North 56°18'06" West a distance of 483.70 feet to a 3/4 inch iron bolt; thence North 26°17'07" West a distance of 668.66 feet to a 3/4 inch iron bolt; thence North a distance of 787.52 feet; thence West a distance of 512.05 feet to a 5/8 inch iron pin; thence North 0°00'31" West a distance of 345.09 feet to the southeasterly boundary corner of the Central Point I.O.O.F. Lodge #135 Cemetery; thence North 0°15'30" East, along the east line of said cemetery, a distance of 395.96 feet to 5/8 inch iron pin; thence continuing along last said east line, North 0°15'30" East a distance of 672.82 feet to a 5/8 inch iron pin on the southerly right-of-way line of Hamrick / Vilas (County) Road; thence along said right-of-way line the following: North 39°09'24" East a distance of 103.75 feet to a 5/8 inch iron pin; thence along the arc of a 544.13 foot radius curve to the right (the long chord to which bears North 47°42'05" East a distance 161.69 feet) an arc distance 162.30 feet to the Initial Point Of Beginning.

[Signature]
Surveyor



Expires 12/31/98

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, we, Rex R. Roberts and Charles F. Larson, are the owners in fee simple of the lands described hereon in the "Surveyor's Certificate" and that we have caused the same to be partitioned into Parcel 1 and 2 as shown hereon.

[Signature]
Donald E. Grove, Agent

STATE OF OREGON }
County of Jackson } SS

Personally appeared Donald E. Grove known to me to be the party having Authorization to sign for Rex R. Roberts and Charles F. Larson, a co-partnership, being an Oregon General Partnership, and acknowledged the foregoing instrument, pursuant to authorization contained in Document Number 98-24849, recorded June 2, 1998, Official records of Jackson County, Oregon, by the partners of said partnership, to be his voluntary act and deed.

WITNESS my hand and seal this 3rd day of June, 1998

Before me:

[Signature]
Notary Public - Oregon

My commission expires 8-7-98

SURVEYED BY: Neathamer Surveying, Inc.
145 South Grape Street
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PROJECT NUMBER: 97040-A

DATE: June 2, 1998 Sheet 1 of 2 © RVN