

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT C. A. GALPIN AND FIVE STAR PROPERTIES WEST, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, AND ROBERT F. KINCAID, MARY A. KINCAID, AND SHIRLEY K. McDONALD, TRUSTEE OF THE SHIRLEY K. McDONALD TRUST, DATED MAY 13, 1997, ARONDA WEBSTER, TRUSTEE OF THE JEAN KORNER LOVING TRUST, DATED APRIL 28, 1997 AND TIMBERLINE COMMUNITY BANK ARE THE OWNERS IN FEE SIMPLE OR OTHER PARTIES IN INTEREST OF THE LANDS HEREON DESCRIBED, AND SAID OWNERS AND OTHER PARTIES HAVE PARTITIONED THE SAME INTO LOTS AS SHOWN HEREON, AND THE NUMBER AND SIZE OF LOTS AND THE LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAID PARTITION AND DO HEREBY DEDICATE TO THE PUBLIC FOR ROADWAY PURPOSES THAT PORTION OF FREEMAN ROAD, (A 60' ROADWAY EASEMENT ESTABLISHED BY PETITION IN ROAD RECORDS, VOLUME 1, PAGE 160-162.) SHOWN HEREON AS PARCEL 'A', AND AS SHOWN ON THE PLAT DO HEREBY CREATE A COMMON ACCESS EASEMENT FOR THE BENEFIT OF PARCELS 1, 2, AND 3.

C. A. GALPIN

ROBERT F. KINCAID

SHIRLEY K. McDONALD TRUSTEE OF THE SHIRLEY K. McDONALD TRUST, DATED MAY 13, 1997

J. TOMPKINS, ASST. VICE PRESIDENT TIMBERLINE COMMUNITY BANK

LYLE McLOUGHLIN FOR FIVE STAR PROPERTIES WEST, LLC

MARY A. KINCAID

ARONDA WEBSTER, TRUSTEE OF THE JEAN KORNER LOVING TRUST DATED APRIL 28, 1997

PARTITION PLAT NO. P-54-1998 MAP OF SURVEY LAND PARTITION

LOCATED IN:

DLC No 56 & THE S.E. 1/4 OF SECTION 2, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

I CERTIFY THAT THIS SURVEY WAS PREPARED WITH ARCHIVAL QUALITY MATERIALS AS REQUIRED BY ORS 209.250. SPECIFIC PRODUCTS USED ARE HEWLETT PACKARD INK # 51645A ON HEWLETT PACKARD MYLAR #51642B.

RICHARD F. ALSPACH, PLS 2653

THIS IS TO CERTIFY THAT THIS IS A CADD GENERATED COPY OF THE ORIGINAL DRAWING

RICHARD F. ALSPACH, PLS 2653

RECORDING:

FILED FOR RECORD THIS 21 DAY OF August, 1998, AT 11:38 O'CLOCK, A.M.

AND RECORDED AS PARTITION PLAT NO. P-54-1998 OF THE RECORDS OF JACKSON

COUNTY, OREGON.

INDEX VOLUME 9 PAGE 54

Kathleen S. Buckett COUNTY CLERK Geraldine Cuthery DEPUTY

TAX STATEMENT:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 8-21-98

Michael M. Matts Deputy ASSESSOR

Care Aspligade, Deputy TAX COLLECTOR

COUNTY SURVEYOR FILE NO. 15855

EXAMINED AND APPROVED THIS 12th DAY OF August, 1998

Richard F. Alspach COUNTY SURVEYOR

CITY OF CENTRAL POINT FILE NO. 98033

CITY OF CENTRAL POINT PLANNING DEPARTMENT APPROVAL

BY: Planning Director DATE 8-12-98

SURVEYOR'S CERTIFICATE

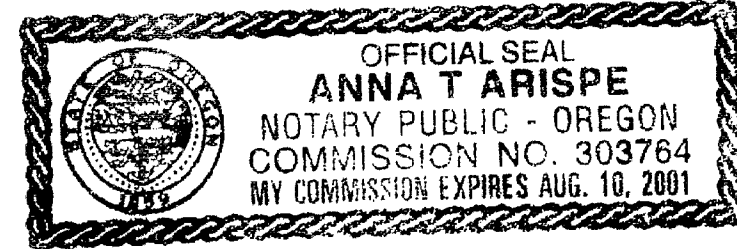
I, RICHARD F. ALSPACH, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 2653, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

COMMENCING AT THE NORTHWEST CORNER OF DONATION LAND CLAIM NO. 56 IN TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE ALONG THE WEST LINE OF SAID CLAIM, SOUTH 00°03'11" WEST (RECORD IS SOUTH 00°02'30" WEST), 582.85 FEET; THENCE PARALLEL WITH THE NORTH LINE OF SAID CLAIM, NORTH 89°55'19" EAST (RECORD IS NORTH 89°54'40" EAST), 30.00 FEET TO A 3/4" IRON BOLT WITH A SQUARE HEAD LOCATED ON THE EAST LINE OF FREEMAN ROAD, BEING THE POINT OF BEGINNING AND INITIAL POINT; THENCE SOUTH 89°55'19" WEST, 30.00 FEET TO THE WEST LINE OF SAID CLAIM; THENCE ALONG THE WEST LINE OF SAID CLAIM, SOUTH 00°03'11" WEST, 578.21 FEET; THENCE LEAVING SAID WEST LINE NORTH 89°58'51" EAST, 30.00 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "MARQUESS & ASSOC."; THENCE NORTH 89°58'51" EAST, 1545.62 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 5; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES; THENCE NORTH 42°03'53" WEST, 477.24 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "DA EDWARDS RPLS 2339"; THENCE ALONG A SPIRAL CURVE LEFT, HAVING AN (alpha) VALUE OF 0.1, A CENTRAL ANGLE (S) OF 0°12' AND THE LONG CHORD OF WHICH BEARS NORTH 42°06'18" WEST, 200.01 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "DA EDWARDS RPLS 2339"; THENCE 103.70 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 28,497.89 FEET, A CENTRAL ANGLE OF 00°12'31", AND A LONG CHORD OF 103.70 FEET WHICH BEARS NORTH 42°19'51" WEST TO A 5/8" REBAR WITH PLASTIC CAP MARKED "DA EDWARDS RPLS 2339"; THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 89°54'32" WEST, 304.88 FEET TO A 3/4" BOLT WITH SQUARE HEAD; THENCE NORTH 00°03'11" EAST, 114.69 FEET TO THE SOUTHERLY LINE OF VOLUME 474, PAGE 228, DEED RECORDS, JACKSON COUNTY, OREGON; THENCE ALONG SAID SOUTHERLY LINE, NORTH 77°01'00" WEST, 529.98 FEET TO THE SOUTH LINE OF TRACT DESCRIBED IN VOLUME 435, PAGE 471, DEED RECORDS, JACKSON COUNTY, OREGON; THENCE SOUTH 00°03'11" WEST, 35.80 FEET; THENCE SOUTH 89°49'12" WEST, 200.00 FEET TO A 3/4" IRON PIPE ON SAID EASTERLY LINE OF FREEMAN ROAD; THENCE ALONG SAID EASTERLY LINE, SOUTH 00°03'11" WEST, 198.47 FEET TO THE POINT OF BEGINNING.

STATE OF OREGON ) COUNTY OF JACKSON ) S.S.

ON THIS, THE 13th DAY OF Aug, 1998, BEFORE ME APPEARED C. A. GALPIN TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HIS FREE ACT AND DEED.

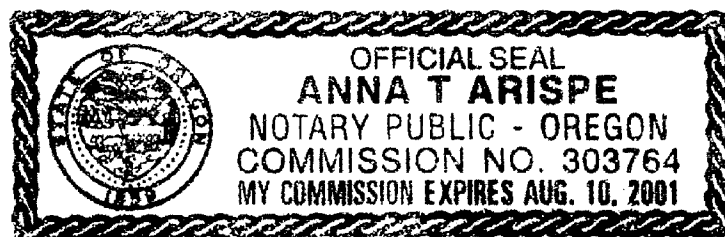
BEFORE ME: Anna T. Arispe



STATE OF OREGON ) COUNTY OF JACKSON ) S.S.

ON THIS, THE 14th DAY OF Aug, 1998, BEFORE ME APPEARED LYLE McLOUGHLIN, TO ME PERSONALLY KNOWN, WHO HAVING LEGAL AUTHORITY TO SIGN FOR FIVE STAR PROPERTIES WEST, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HIS FREE ACT AND DEED.

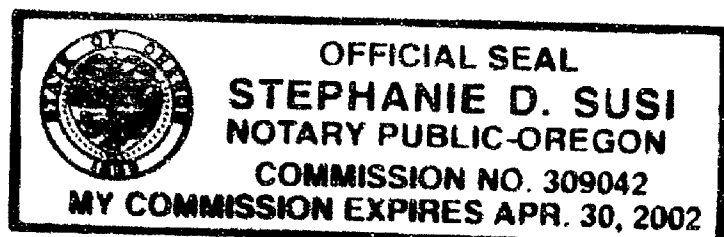
BEFORE ME: Anna T. Arispe



STATE OF OREGON ) COUNTY OF JACKSON ) S.S.

ON THIS, THE 17th DAY OF Aug, 1998, BEFORE ME APPEARED ROBERT F. KINCAID & MARY A. KINCAID TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE THEIR FREE ACT AND DEED.

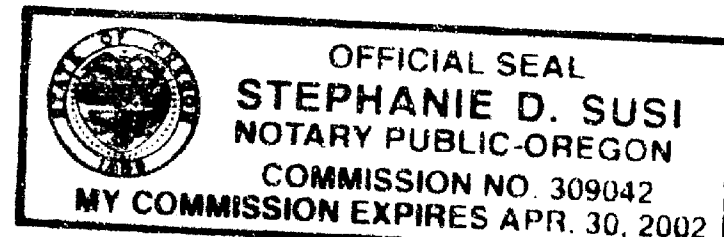
BEFORE ME: Stephen D. Siri



STATE OF OREGON ) COUNTY OF JACKSON ) S.S.

ON THIS, THE 19th DAY OF Aug, 1998, BEFORE ME APPEARED SHIRLEY K. McDONALD, TRUSTEE OF THE SHIRLEY K. McDONALD TRUST DATED MAY 13, 1997, TO ME PERSONALLY KNOWN, BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HER FREE ACT AND DEED.

BEFORE ME: Stephen D. Siri



STATE OF OREGON ) COUNTY OF JACKSON ) S.S.

ON THIS, THE 19th DAY OF Aug, 1998, BEFORE ME APPEARED ARONDA WEBSTER, TRUSTEE OF THE JEAN KORNER LOVING TRUST, DATED APRIL 28, 1997, BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HER FREE ACT AND DEED.

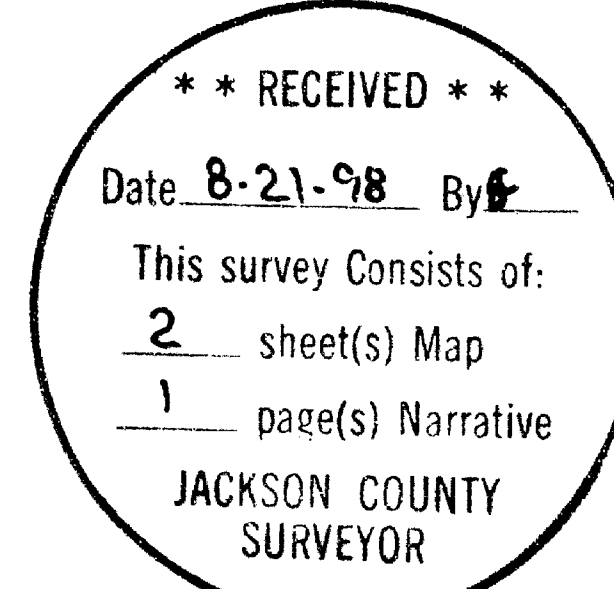
BEFORE ME: Stephen D. Siri



STATE OF OREGON ) COUNTY OF JACKSON ) S.S.

ON THIS, THE 13th DAY OF Aug, 1998, BEFORE ME APPEARED J. TOMPKINS, TO ME PERSONALLY KNOWN, WHO HAVING AUTHORITY TO SIGN AS ASSISTANT VICE PRESIDENT OF THE TIMBERLINE COMMUNITY BANK, BEING DULY SWORN, DID SAY THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE HIS FREE ACT AND DEED.

BEFORE ME: Anna T. Arispe



MARQUESS & ASSOCIATES, INC.

1120 EAST JACKSON MEDFORD, OREGON 97504 (541) 772-7115

MAI JOB NO. 42-16.5\MLPCOVER.DWG

REGISTERED PROFESSIONAL LAND SURVEYOR

Richard F. Alspach

OREGON EXPIRES 12-31-99 RICHARD F. ALSPACH NO. 2653

Richard F. Alspach 8-12-98 RICHARD F. ALSPACH PLS 2653

PARTITION PLAT NO. P-54-1998

# MAP OF SURVEY

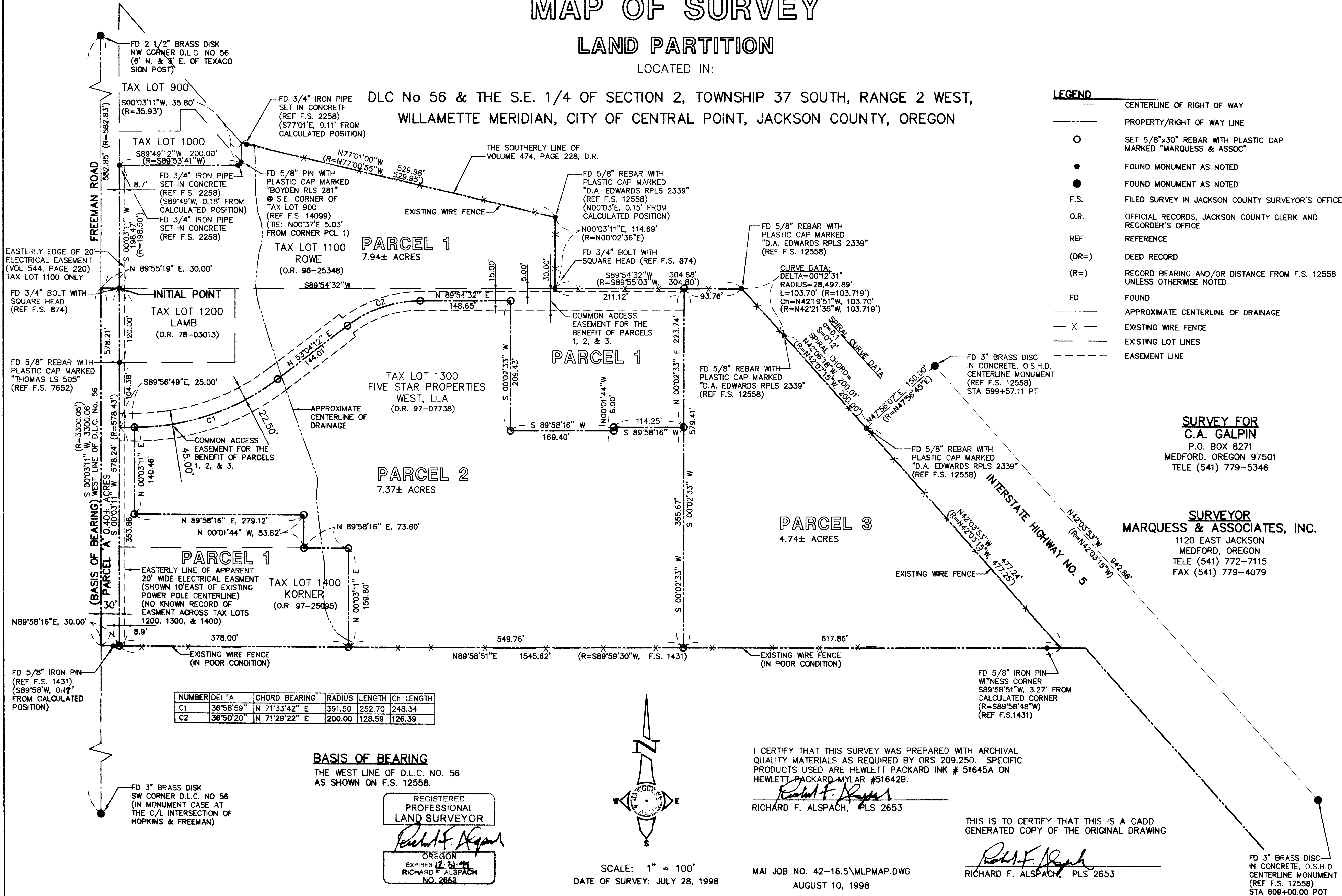
## LAND PARTITION

LOCATED IN:

DLC No 56 & THE S.E. 1/4 OF SECTION 2, TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN, CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

**LEGEND**

- CENTERLINE OF RIGHT OF WAY
- PROPERTY/RIGHT OF WAY LINE
- SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "MARQUESS & ASSOC"
- FOUND MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- F.S. FILED SURVEY IN JACKSON COUNTY SURVEYOR'S OFFICE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY CLERK AND RECORDER'S OFFICE
- REF REFERENCE
- (DR=) DEED RECORD
- (R=) RECORD BEARING AND/OR DISTANCE FROM F.S. 12558 UNLESS OTHERWISE NOTED
- FD FOUND
- APPROXIMATE CENTERLINE OF DRAINAGE
- X- EXISTING WIRE FENCE
- EXISTING LOT LINES
- - - EASEMENT LINE



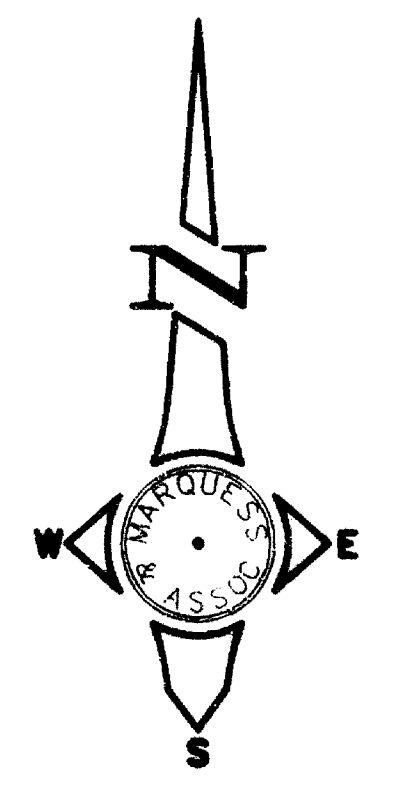
**SURVEY FOR**  
**C.A. GALPIN**  
P.O. BOX 8271  
MEDFORD, OREGON 97501  
TELE (541) 779-5346

**SURVEYOR**  
**MARQUESS & ASSOCIATES, INC.**  
1120 EAST JACKSON  
MEDFORD, OREGON  
TELE (541) 772-7115  
FAX (541) 779-4079

NUMBER	DELTA	CHORD BEARING	RADIUS	LENGTH	Ch LENGTH
C1	36°58'59"	N 71°33'42" E	391.50	252.70	248.34
C2	36°50'20"	N 71°29'22" E	200.00	128.59	126.39

**BASIS OF BEARING**  
THE WEST LINE OF D.L.C. NO. 56  
AS SHOWN ON F.S. 12558.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Richard F. Alspach*  
OREGON  
EXPIRES 12-31-99  
RICHARD F. ALSPACH  
NO. 2653



SCALE: 1" = 100'  
DATE OF SURVEY: JULY 28, 1998

I CERTIFY THAT THIS SURVEY WAS PREPARED WITH ARCHIVAL  
QUALITY MATERIALS AS REQUIRED BY ORS 209.250. SPECIFIC  
PRODUCTS USED ARE HEWLETT PACKARD INK # 51645A ON  
HEWLETT PACKARD MYLAR #51642B.  
*Richard F. Alspach*  
RICHARD F. ALSPACH, PLS 2653

THIS IS TO CERTIFY THAT THIS IS A CADD  
GENERATED COPY OF THE ORIGINAL DRAWING  
*Richard F. Alspach*  
RICHARD F. ALSPACH, PLS 2653

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

**SURVEY FOR:** C. A. Galpin  
P. O. Box 8271  
Medford, OR 97504

**LOCATION:** D.L.C. No. 56 and the S.E. 1/4 of Section 2, Township 37 South,  
Range 2 West, Willamette Meridian, City of Central Point, Jackson  
County, Oregon.

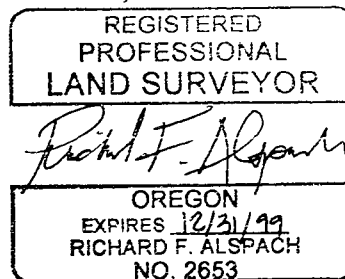
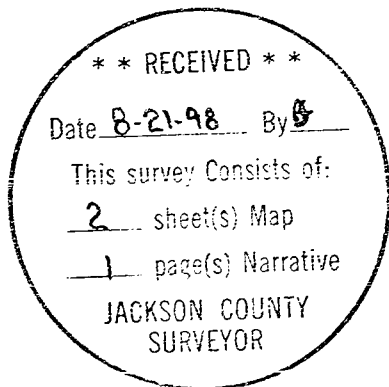
**PURPOSE:** To partition four existing lots into three parcels as shown on the  
Amended Tentative Plat for a Minor Land Partition dated July 2,  
1998 by Hoffbuhr and Associates.

**PROCEDURE:** The outer boundary of these four tax lots was established using  
monuments and calls from Filed Survey Nos. 12558, 7652, 1431,  
and 874. The following is an account of the methods used. At the  
northwest corner of Parcel 1, three 3/4" iron pipes were found.  
The two Southerly pipes were held for the East/West line with the  
deed record distance of 200.00 feet from Freeman Road used to  
establish the North/South line. The Deed Record bearing along the  
Southerly boundary of Vol. 474, Page 228, Deed Records was  
held, this did not fall on the pin which was set at the East end of  
that line during Survey No. 12558, but it matched the record  
distances shown on that survey. The South line of this Partition  
was monumented during Survey No. 1431. The pin at the  
Southwest corner is probably not at its original location. I used the  
proportioned distance from the Northwest Corner of D.L.C. No. 56  
as shown on that survey to establish the Southwest Corner, and the  
witness corner set near the Interstate Highway right-of-way to  
reestablish the South line. The right-of-way line for Interstate  
Highway No. 5 was established using existing centerline  
monuments and monuments set per F.S. 12558. Freeman Road, a  
60' roadway established by petition on file in Road Record Volume  
1, Page 160-162, exists as an easement across a portion of the  
subject property. Freeman Road was established using D.L.C.  
corners and monuments set at 30' along the sideline.

**BASIS OF BEARING:** The West line of Donation Land Claim No. 56 as shown on Filed  
Survey No. 12558.

**DATE:** July 29, 1998.

MARQUESS & ASSOCIATES, INC.  
1120 East Jackson Street  
P. O. Box 490  
Medford, OR 97501



Richard F. Alspach, PLS 2653