

PARTITION PLAT NO. P-5-1999 (LAND PARTITION LDP-98-90)

Located in: in the Northwest 1/4 of Section 19, Township 37 South, Range 1 West, W.M., City of Medford Jackson County, Oregon

For: SMITH DEVELOPMENT L.L.C. 260 Mt. Echo Drive Medford, Oregon 97504

APPROVALS:

CITY OF MEDFORD PLANNING DIRECTOR James Minnecci FEBRUARY 1, 1999 DATE

EXAMINED AND APPROVED THIS DAY OF 1998 CITY SURVEYOR

RECORDER'S CERTIFICATE: FILED FOR RECORD THIS 5 DAY OF February 1999 AT 11:44 O'CLOCK, A.M. AND RECORDED AS PARTITION PLAT NO. P-5-1999 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 10 PAGE 5.) Kathleen S. Beckett COUNTY CLERK Cheryl Auger DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 16033

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 LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 3 OF PARTITION PLAT P-69-1995, FILED FOR RECORD SEPTEMBER 1, 1995 IN VOLUME 6, PAGE 69 OF THE "RECORDS OF PARTITION PLATS" IN JACKSON COUNTY, OREGON, AND FILED IN THE OFFICE OF THE COUNTY SURVEYOR AS SURVEY NUMBER 14650, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF BIDDLE ROAD; THENCE NORTH 13°42'45" WEST, ALONG SAID EASTERLY LINE, 243.83 FEET; THENCE, ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT, (THE LONG CHORD TO WHICH BEARS NORTH 38°30'47" EAST 31.62 FEET), AN ARC DISTANCE OF 36.46 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PROGRESS DRIVE; THENCE SOUTH 89°15'40" EAST, ALONG SAID SOUTHERLY LINE, 628.74 FEET TO THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 98-06203, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, SOUTH 00°49'22" WEST, ALONG THE EASTERLY LINE OF SAID TRACT, 261.05 FEET (RECORD 261.10 FEET) TO THE SOUTHEAST CORNER THEREOF, BEING THE NORTHERLY LINE OF THE ABOVE SAID PARCEL 3 OF PARTITION PLAT P-69-1995; THENCE NORTH 89°16'00" WEST, ALONG SAID NORTHERLY LINE, 586.87 FEET TO THE POINT OF BEGINNING.

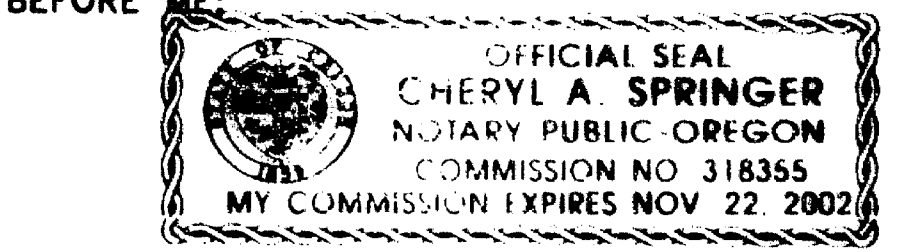
DECLARATION: I, David Minnecci, SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT WE, AMERICAN EXCHANGE SERVICES, INC. AND SMITH DEVELOPMENT, L.L.C. 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. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THOSE AREAS LABELED AS PUBLIC UTILITY EASEMENTS SHOWN HEREON, AND WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCEL 2, A PRIVATE SANITARY SEWER EASEMENT OVER AND ACROSS PARCEL 1. WE HEREBY GRANT, FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF THAT TRACT LYING SOUTHERLY OF PARCEL 2 AND BEING MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 98-42580, OFFICIAL RECORDS OF JACKSON COUNTY, THE USE OF THE 30 FOOT ACCESS AS AN EASEMENT FOR INGRESS AND EGRESS TO AND FROM SAID TRACT.

AMERICAN EXCHANGE SERVICES, INC. IN WITNESS HEREOF, SIGNED THIS 9th DAY OF December, 1998.

STATE OF OREGON } SS. BY: Cindy Poling, ASSISTANT SECRETARY AMERICAN EXCHANGE SERVICES, INC. COUNTY OF JACKSON }

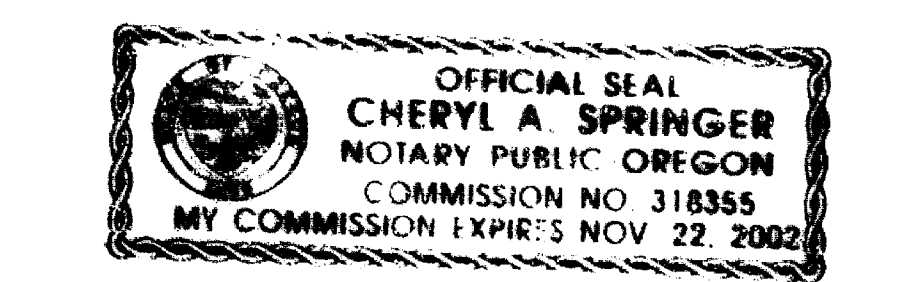
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 9th DAY OF December, 1998, BY CINDY POLING, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF AMERICAN EXCHANGE SERVICES, INC., AN OREGON CORPORATION.



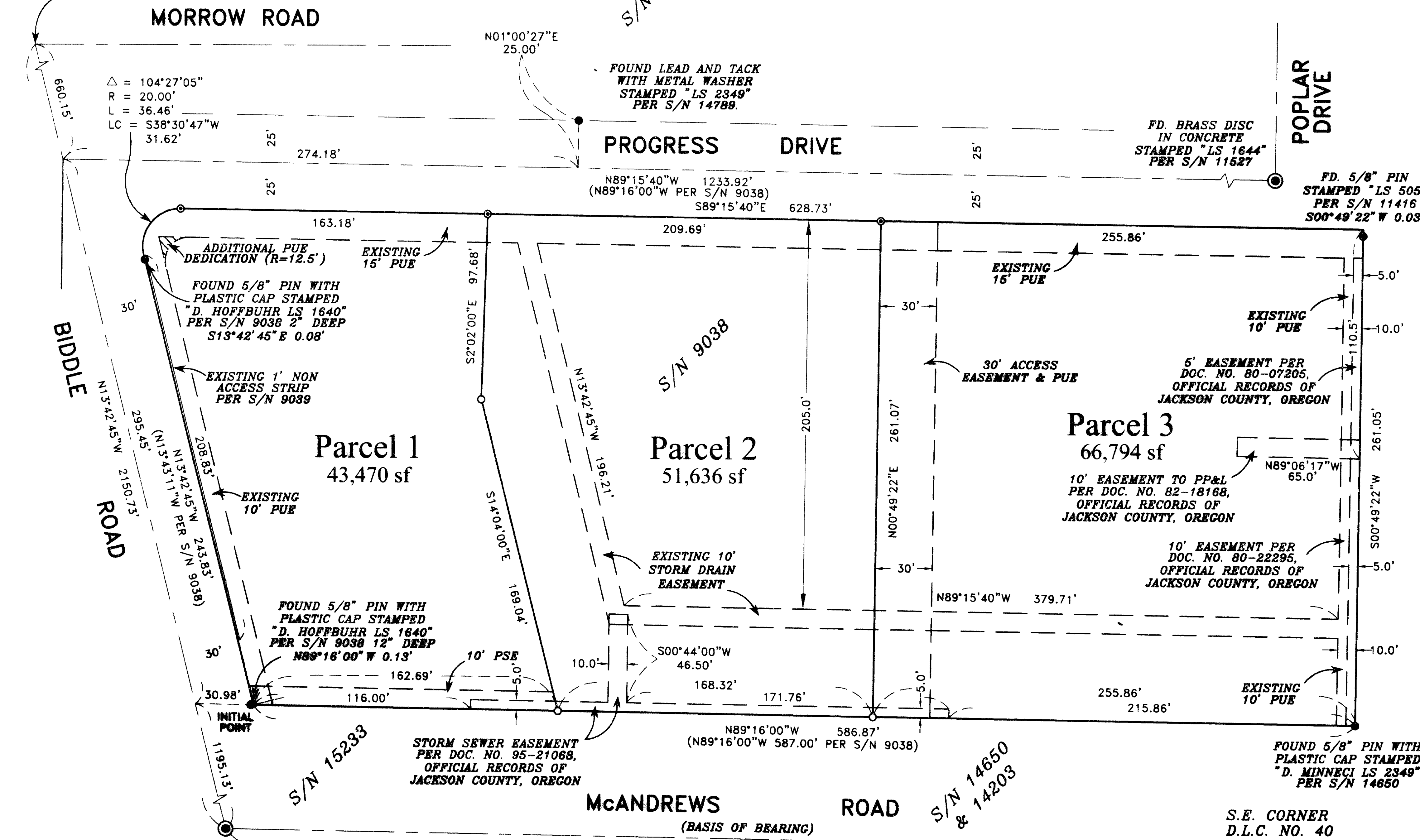
SMITH DEVELOPMENT, L.L.C. IN WITNESS HEREOF, SIGNED THIS 9th DAY OF December, 1998.

STATE OF OREGON } SS. BY: Randy M. Smith, MEMBER SMITH DEVELOPMENT, L.L.C. COUNTY OF JACKSON }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 9th DAY OF December, 1998, BY RANDY M. SMITH, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SMITH DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY.



(RECORD POSITION OF PREVIOUSLY FOUND BRASS DISC)



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

NOTE: 1.) AT THE TIME OF SITE PLAN AND ARCHITECTURAL REVIEW, CROSS-ACCESS AGREEMENTS BETWEEN PARCELS 1, 2 AND 3 SHALL BE CREATED.

HOFFBUHR & ASSOCIATES, INC. 1062 E. JACKSON MEDFORD, OREGON (541) 779-4641

BY: DAVID M. MINNECCI RPLS NO. 2349 SCALE: 1" = 50' OCTOBER 26, 1998 BASIS OF BEARING: SURVEY NUMBER 14203 (SOUTH LINE DLC NO. 40)

- = 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".
- = SET LEAD PLUG & TACK WITH METAL WASHER STAMPED "LS 2349" IN CONCRETE SIDEWALK.
- = FOUND MONUMENT AS NOTED.
- ⊙ = FOUND BRASS DISK MONUMENT AS NOTED.
- S/N = SURVEY NUMBER
- PSE = PRIVATE SANITARY SEWER EASEMENT
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE GAS, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 5th DAY OF FEBRUARY, 1999

Walter J. ... Deputy ASSESSOR 2-5-99 DATE Lynda Abbott, Deputy TAX COLLECTOR 2-5-99 DATE

EXPIRES 12/31/98

SURVEY NO 16033

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

Survey for: SMITH DEVELOPMENT, L.L.C.  
260 M Echo Drive  
Medford, Oregon 97504

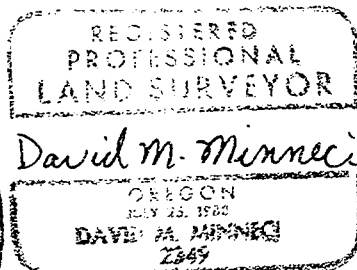
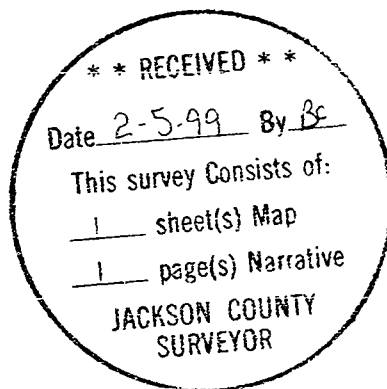
Location: The Northwest one-quarter (1/4) of Section 19, Township 37 South,  
Range 1 West, Willamette Meridian, City of Medford, Jackson  
County, Oregon.

Purpose: To survey, monument and record a Partition Plat (City of Medford  
File No. LDP-98-90) per clients request.

Procedure: Utilizing found monumentation from Surveys No. 9038, 11416,  
14650 and 14789, and control established in the performance of  
numerous Surveys done by this Office in the area, I set monuments  
as shown on the accompanying Partition Plat.

Basis of  
Bearing: South line of D.L.C. No. 40 per Survey No.14203.

Date: October 26, 1998.



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

PARTITION PLAT NO. P-5-1999  
(LAND PARTITION LDP-98-90)

Located in:

in the Northwest 1/4 of Section 19,  
Township 37 South, Range 1 West, W.M.,  
City of Medford Jackson County, Oregon  
Tax Lot 1504

For:

SMITH DEVELOPMENT L.L.C.  
260 Mt. Echo Drive  
Medford, Oregon 97504

DECLARATION:

WE, JOHN E. BATZER, TRUSTEE OF THE CHINOOK TRUST UNDER DECLARATION OF TRUST DATED FEBRUARY 3, 1997, HELEN C. HOFFBUHR, TRUSTEE OF THE FAMILY CREDIT SHELTER TRUST ESTABLISHED BY THE JACK A. HOFFBUHR LIVING TRUST DATED FEBRUARY 23, 1993, ROBERT H. HUTCHINS, FRANK J. PULVER III AND WILLIAM L. LEEVER ARE THE BENEFICIARIES OF A CERTAIN TRUST DEED DATED FEBRUARY 18, 1998 AND RECORDED FEBRUARY 25, 1998 AS DOCUMENT NO. 98-07017 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC.

THE CHINOOK TRUST

IN WITNESS HEREOF, SIGNED THIS 9<sup>th</sup> DAY OF December, 1998.

STATE OF OREGON }  
COUNTY OF JACKSON }

BY: [Signature]  
JOHN E. BATZER, TRUSTEE  
THE CHINOOK TRUST

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 9<sup>th</sup> DAY OF December, 1998, BY JOHN E. BATZER, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CHINOOK TRUST UNDER DECLARATION OF TRUST DATED FEBRUARY 3, 1997.  
BEFORE ME:



[Signature]

THE FAMILY CREDIT SHELTER TRUST

IN WITNESS HEREOF, SIGNED THIS 9<sup>th</sup> DAY OF December, 1998.

STATE OF OREGON }  
COUNTY OF JACKSON }

BY: [Signature]  
HELEN C. HOFFBUHR, TRUSTEE  
THE FAMILY CREDIT SHELTER TRUST

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 9<sup>th</sup> DAY OF December, 1998, BY HELEN C. HOFFBUHR, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE FAMILY CREDIT SHELTER TRUST ESTABLISHED BY THE JACK A. HOFFBUHR LIVING TRUST DATED FEBRUARY 23, 1993.  
BEFORE ME:



[Signature]

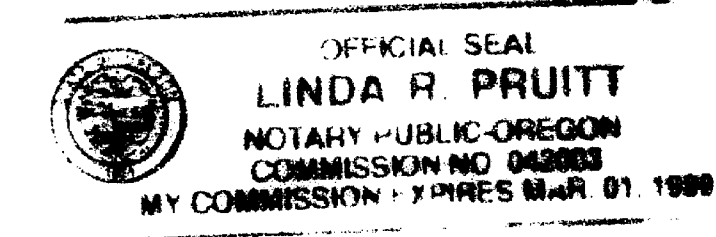
IN WITNESS HEREOF, SIGNED THIS 10 DAY OF December, 1998.

STATE OF OREGON }  
COUNTY OF JACKSON }

[Signature]  
ROBERT H. HUTCHINS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10 DAY OF December, 1998, BY ROBERT H. HUTCHINS, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

BEFORE ME:



[Signature]

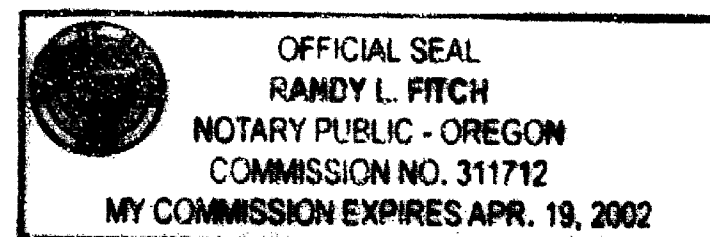
IN WITNESS HEREOF, SIGNED THIS 7<sup>th</sup> DAY OF December, 1998.

STATE OF OREGON }  
COUNTY OF JACKSON }

[Signature]  
FRANK J. PULLVER III

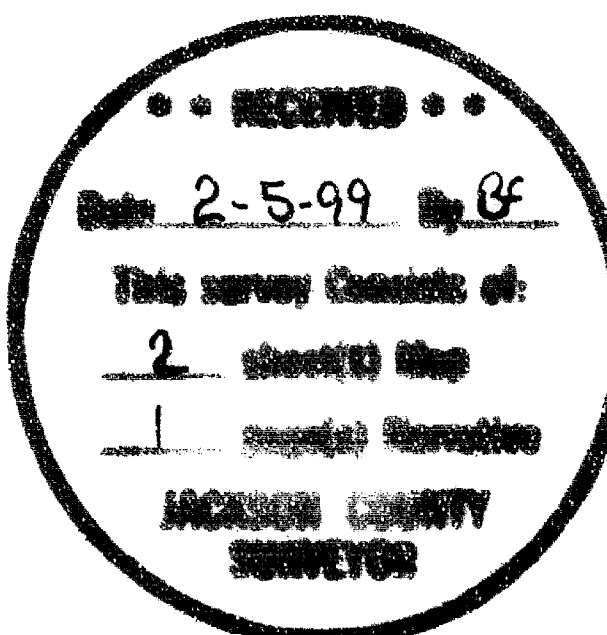
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 7<sup>th</sup> DAY OF December, 1998, BY FRANK J. PULLVER III, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

BEFORE ME:



[Signature]

I certify this plat to be an  
exact photocopy of the original.  
[Signature]  
SURVEYOR



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
[Signature]  
DAVID M. MINNEA

EXPIRES 12/31/98

IN WITNESS HEREOF, SIGNED THIS 8<sup>th</sup> DAY OF December, 1998.

STATE OF OREGON }  
COUNTY OF JACKSON }

[Signature]  
WILLIAM L. LEEVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 8<sup>th</sup> DAY OF December, 1998, BY WILLIAM L. LEEVER, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

BEFORE ME:



[Signature]