

PARTITION PLAT No. P-40-2000

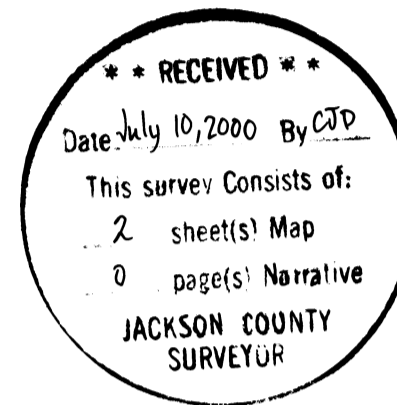
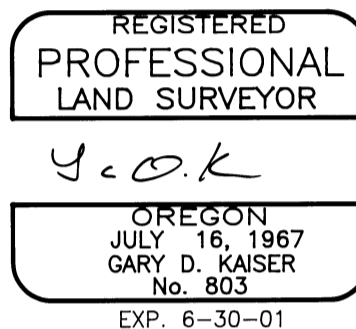
Located in the S.W. 1/4 of Section 20, T.36S.,R.1W., W.M., Jackson County, Oregon

SURVEY FOR: Timothy Baker and James L. Bennett c/o James L. Bennett 502 Maaike Drive Medford, OR. 97504
DATE: April 11, 2000
SURVEY BY: Kaiser Surveying 19440 Highway 62 Eagle Point, OR. 97524

*** SURVEYORS CERTIFICATE ***

I, Gary D. Kaiser a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the attached partition plat, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at the quarter corner common to Sections 19 and 20, Township 36 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the centerline of vacated Avenue "A", South 89° 47' 40" East, (record = South 89° 48' East) 56.00 feet; thence South 0° 17' 42" East, 40.00 feet to a 5/8" rebar with plastic cap set for THE INITIAL POINT OF BEGINNING; thence along the Southerly boundary of said vacated Avenue "A"; South 89° 47' 40" East (record = South 89° 48' East), 225.27 feet to an iron bolt found set for the North-Northeast corner of tract described in Instrument No. 77-00056 of the Official Records of said County; thence South 0° 12' 20" West, 284.98 feet (record = South 0° 12' West, 285.00 feet) to an iron bolt found set for the ELL corner on the Northerly boundary of said tract; thence South 89° 47' 40" East, 400.568 feet (record = South 89° 48' East, 400.29 feet) to a 5/8" rebar with plastic cap set for the East-Northeast corner of said tract; thence South 0° 12' 20" West, 477.85 feet (record = South 0° 12' West, 477.62 feet) to a 5/8" rebar with plastic cap set for the Southeast corner of said tract; thence North 87° 42' 52" West, 625.78 feet (record = North 87° 41' West, 625.79 feet) to a 5/8" iron pin found set for the Southwest corner of said tract; thence along the Easterly right-of-way line of Agate Road, North 0° 17' 42" West, 740.144 feet (record = North 0° 16' West, 740.00 feet) to the Northwest corner of said tract; thence along the Southerly boundary of said vacated Avenue "A", South 89° 47' 40" East (record = South 89° 48' East), 6.00 feet to THE INITIAL POINT OF BEGINNING.



Y. O. K.
SURVEYOR

*** DECLARATION ***

Known all men by these presents, that JAMES L. BENNETT, TRUSTEE, JAMES L. BENNETT PENSION PLAN TRUST as to an undivided 75% interest and DAVID M. ALEX and MARILYN J. ALEX, as to an undivided 25% interest, all as tenants in common an estate fee simple, are the owners of the lands represented on this Partition Plat and more particularly described in Surveyor's Certificate, and have caused the same to be partitioned into parcels as shown on the Partition Plat.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 18th DAY OF May, 2000.

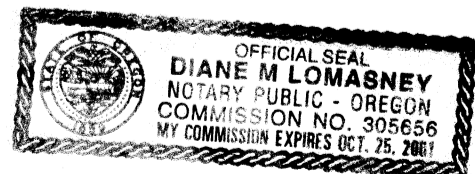
James L. Bennett
JAMES L. BENNETT (T)

David M. Alex
DAVID M. ALEX (T)
Marilyn J. Alex
MARILYN J. ALEX (T)

STATE OF OREGON)
COUNTY OF JACKSON)ss

Personally appeared the above named JAMES L. BENNETT, DAVID M. ALEX and MARILYN J. ALEX and acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 25 day of May, 2000.
Diane M. Lomasney
NOTARY PUBLIC FOR THE STATE OF OREGON



*** APPROVALS ***

Approved by the Jackson County Department of Planning and Development (File No. 1999-13 MP).

BY: Raul Weern DATE: 6/6/2000

Examined and approved this 6th day of June, 2000.

Roger Robert
COUNTY SURVEYOR

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

Willie Johnson Deputy
ASSESSOR

7-10-2000
DATE

Gerry Dough Deputy
TAX COLLECTOR

7-10-2000
DATE

*** RECORDERS CERTIFICATE ***

Filed for record this 10 day of July, 2000 at 1:53 O'CLOCK, P M, and Recorded as Partition Plat No. P-40-2000 of the Records of Jackson County, Oregon. Index Volume 11, Page 40.

Mathew S. Beckett
COUNTY CLERK

Amanda E. Bartlett
DEPUTY

COUNTY SURVEYOR FILE NO. 16564

CONSENT AFFIDAVIT:

For Partition Plat Consent Affidavit for Timothy E. Baker, Trustee of the Timothy E. Baker Trust, UTD 09-21-94, see Inst. No. 00-28509 of the Official Records of Jackson County, Oregon.

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT
Y. O. K.
SURVEYOR

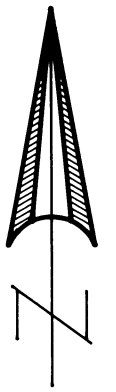
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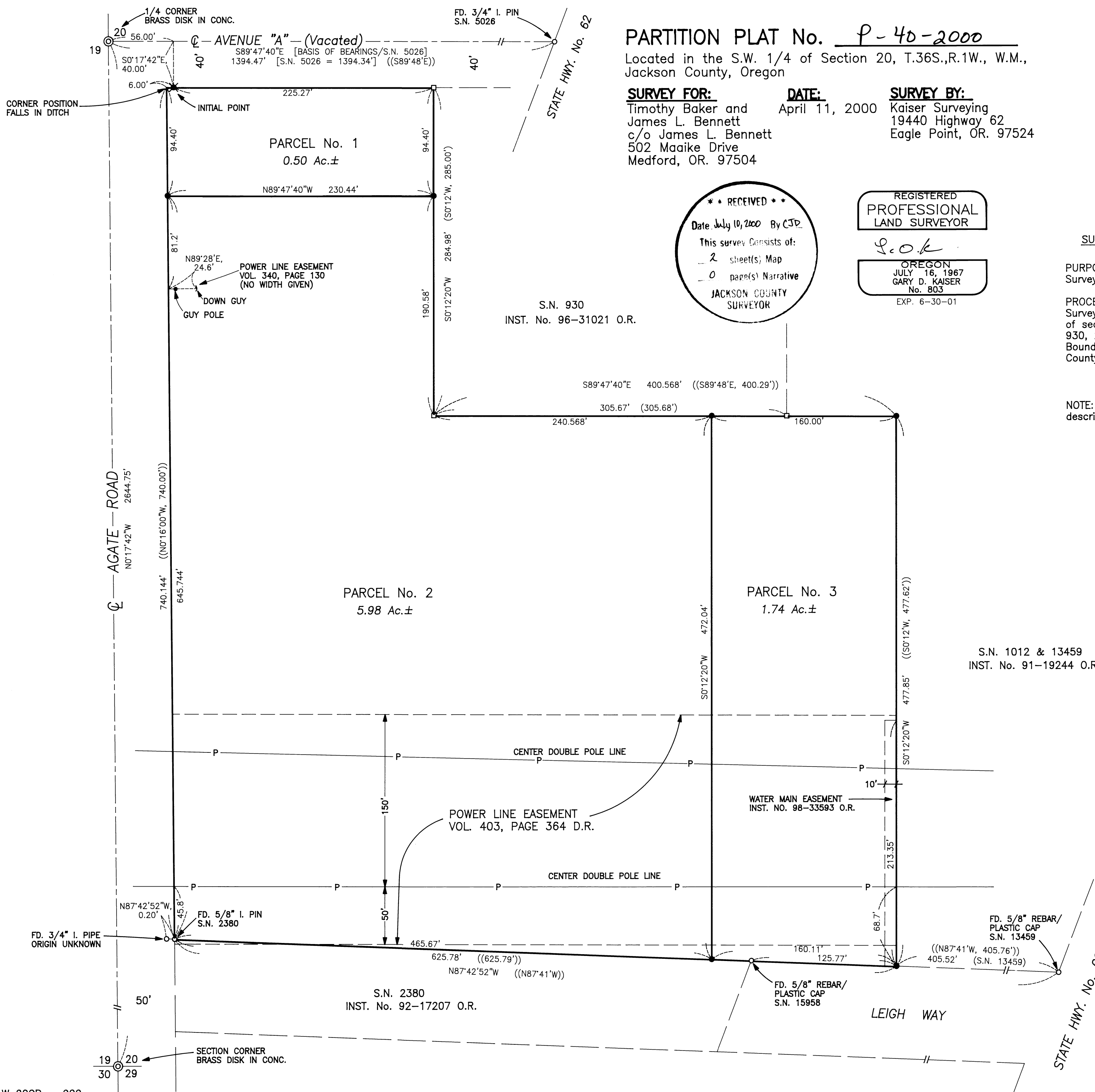
SURVEY FOR:
Timothy Baker and
James L. Bennett
c/o James L. Bennett
502 Maaik Drive
Medford, OR. 97504

DATE:
April 11, 2000

SURVEY BY:
Kaiser Surveying
19440 Highway 62
Eagle Point, OR. 97524



SCALE: 1" = 60'



•• RECEIVED ••
 Date July 10, 2000 By CJD
 This survey consists of:
 - 2 sheets; Map
 - 0 page(s) Narrative
 JACSON COUNTY
 SURVEYOR

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 JULY 16, 1967
 GARY D. KAISER
 No. 803
 EXP. 6-30-01

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

PURPOSE: Partition Survey of Tract "A" is surveyed on Filed Survey No. 1012 and described in Inst. No. 77-00056 O.R.

PROCEDURE: The outside boundary was located using the County Surveyor Re-established west quarter corner and S.W. corner of section 20 and found monuments set on Filed Survey Nos. 930, 2380, 5026, and 13459 for control. The new Partition Boundaries were located per the clients direction and the County approval.

NOTE: Power line easement indicated on a Current title report described in Inst. No. 78-07492 O.R. could not be located.

LEGEND

- = Found Monument as Indicated
- = Found Iron Bolt S.N. 930
- = Set 5/8" x 24" Rebar with Plastic Cap marked "KAISER RLS 803"
- ✕ = Set 5/8" x 30" Rebar with Plastic Cap marked "KAISER RLS 803"
- S.N. = Filed Survey Number County Surveyors Office
- () = Record/S.N. 930
- (()) = Record/S.N. 1012 and Inst. No. 77-00056 O.R.
- P— = Overhead Power Lines

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 PHOTOCOPY OF THE ORIGINAL PLAT
 G.D.K.
 SURVEYOR