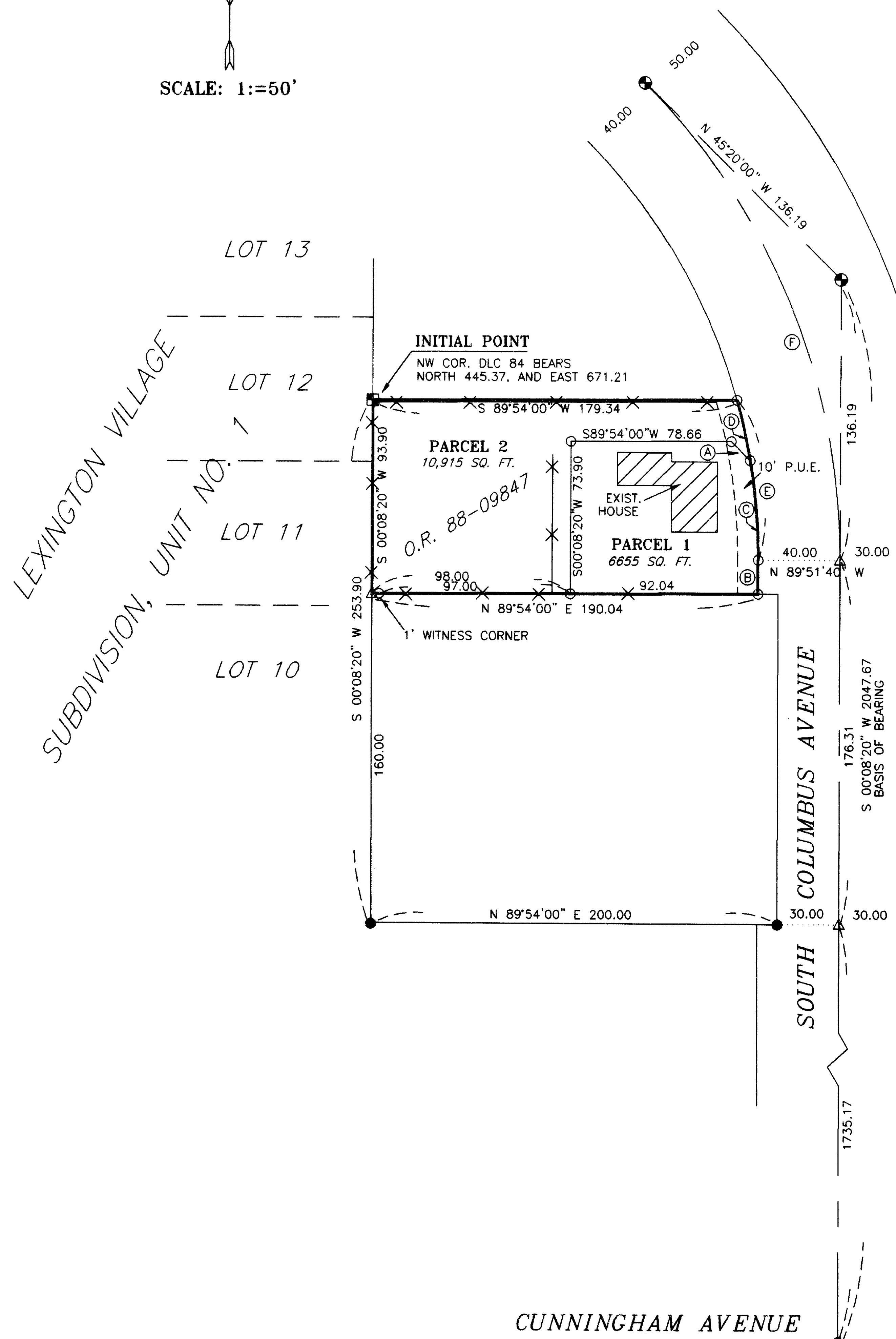
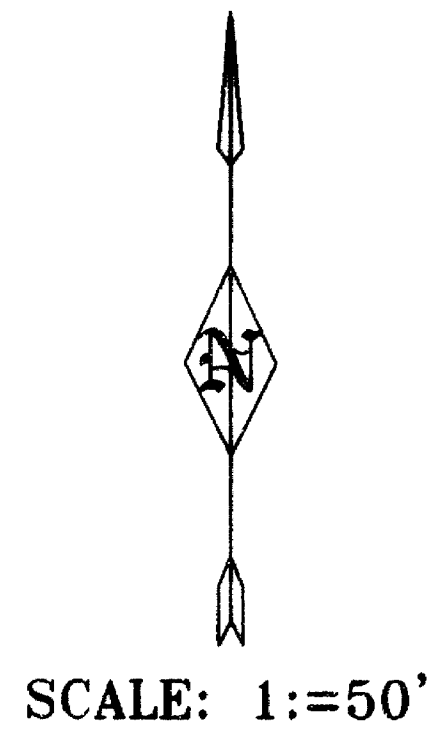


Partition Plat No. P-52-2000

Land Partition (LDP-95-22)



SURVEY NARRATIVE

PURPOSE:

To prepare a two Parcel Land Partition plat.

PROCEDURE:

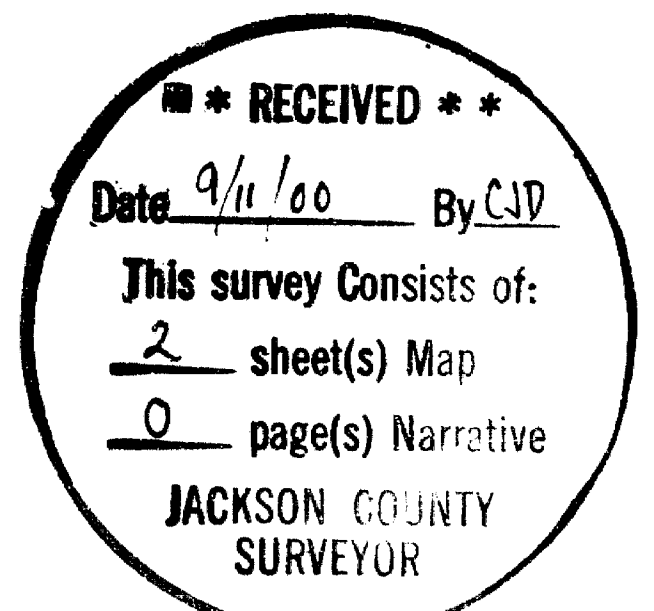
Utilizing found monuments per FS 15116, FS 8322, Lexington Village Subdivision, Unit No. 1, City of Medford centerline monuments, and Deed Record O.R. 88-09847 (Jackson County Deed Records), I computed record corner locations and set monuments at said locations as well as along the newly created Partition line.

LEGEND

- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "TEMPLIN LS2359"
 - ⊙ FD. 3/4 IRON ROD PER FS 496
 - FD. 5/8" IRON ROD WITH PLASTIC CAP MARKED "MCMAHAN LS1913" PER LEXINGTON VILLAGE SUBDIVISION, UNIT NO. 1
 - ⊙ FD. 2 1/2" BRASS CAP MONUMENT PER FS 15116
 - FD. 5/8" IRON ROD PER FS 8322
 - △ INDICATES CALCULATED POSITION
 - FS INDICATES FILED SURVEY
 - P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION AND CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, WATER LINES & ELECTRIC
- BASIS OF BEARING: CENTERLINE OF SOUTH COLUMBUS AVENUE
PER LEXINGTON VILLAGE SUBDIVISION, UNIT NO. 1

CURVE & LINE DATA

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC
A				S 45°00'00" E	13.11
B				N 00°08'20" E	16.44
C	285.00	09°42'34"	48.39	N 04°42'57" W	48.33
D	285.00	06°02'02"	30.01	N 12°35'49" W	30.00
E	285.00	15°45'43"	78.40	N 07°43'58" W	78.16
F	325.00	45°28'18"	257.93	N 22°35'50" W	251.21



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

Richard G. Templin
RICHARD G. TEMPLIN L.S. 2359

FILE: "GRACEPART5B.DWG"

REGISTERED PROFESSIONAL LAND SURVEYOR <i>Richard G. Templin</i> OREGON JULY 26, 1988 RICHARD G. TEMPLIN 2359 MY CERTIFICATE EXPIRES JUNE 30, 2002	<p style="text-align: center;">RICHARD TEMPLIN LAND SURVEYING</p> <p style="text-align: center;">P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON</p> <p style="text-align: center;">MINOR LAND PARTITION</p> <p style="text-align: center;">LOCATED IN BLOCK 3, ORCHARD HOME ASSOCIATION SE 1/4 OF THE NW 1/4 OF SECTION 36, T.37S., R.2W., W.M. CITY OF MEDFORD, JACKSON COUNTY, OREGON</p> <p>For: Janice Grace 1288 South Columbus Medford, Or. 97501</p> <p style="text-align: right;">DATE: AUGUST 4, 2000</p>
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Partition Plat No. P-52-2000

Land Partition (LDP-95-22)

LOCATED IN
BLOCK 3, ORCHARD HOME ASSOCIATION
SE 1/4 OF THE NW 1/4 OF SECTION 36, T.37S., R.2W., W.M.
CITY OF MEDFORD, JACKSON COUNTY, OREGON

SURVEYOR'S CERTIFICATE

I, Richard G. Templin, a duly registered 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 hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

Beginning at the INITIAL POINT, a 5/8" iron rod, from which the Northwest corner of Donation Land Claim number 84, located in Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon bears North, 445.37 feet and East, 671.21 feet; thence South 00°08'20" West, along the East line of "LEXINGTON VILLAGE SUBDIVISION, UNIT NO. 1" according to the official plat thereof, now of record, 93.90 feet; thence leaving said East line, North 89°54'00" East, 190.04 feet to a 5/8" iron rod on the Westerly right of way line of Columbus Avenue; thence North 00°08'20" East, along said Westerly line, 16.44 feet to a 5/8" iron rod; thence along a 285.00 foot radius curve to the left (the long chord of which bears North 07°43'58" West, 78.16 feet), 78.40 feet to a 5/8" iron rod; thence South 89°54'00" West, 179.34 feet to the true point of beginning.

Richard G. Templin

Richard G. Templin LS 2359

TRUST STATEMENT

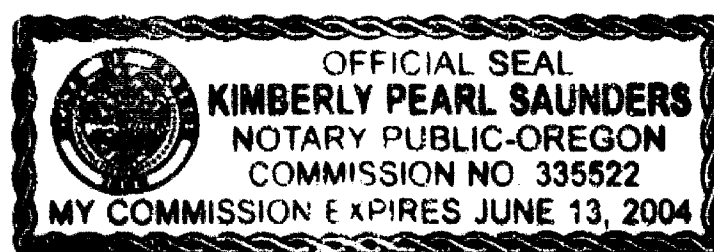
We, Rogue Federal Credit Union, the undersigned beneficiaries of a certain Trust Deed recorded March 9, 1992, as Document No. 92-06855, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed, all property shown hereon as dedicated to the public for public use.

Janine L. Weick
Title: Mortgage Loan Manager

STATE OF Oregon
COUNTY OF Jackson)SS.

This certifies that on this 21st day of August 2000 before me a Notary Public, personally appeared Janine L. Weick, and acknowledged the foregoing instrument to be their Voluntary act and deed.

Before me: *Kimberly Pearl Saunders*
Notary Public



DECLARATION

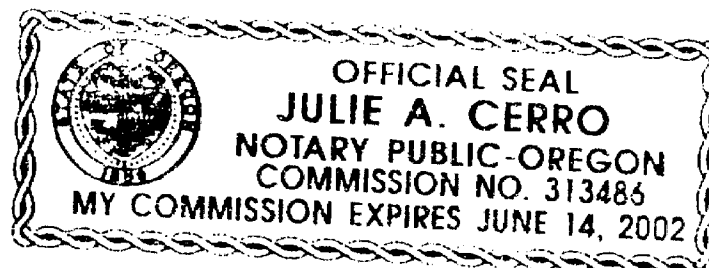
KNOW ALL MEN BY THESE PRESENTS, that I, Janice B. Grace, am the owner in fee simple of the land shown hereon and that I have caused the same to be divided into parcels as shown hereon. I do hereby dedicate to the public, for public use, those easements labeled as public utility easements.

Janice B. Grace
Janice B. Grace

STATE OF OREGON
COUNTY OF JACKSON)SS.

This certifies that on this 16th day of August, 2000, before me a Notary Public, personally appeared Janice B. Grace, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: *Julie Cerro*
Notary Public



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

Richard G. Templin
RICHARD G. TEMPLIN L.S. 2359

RECORDER'S CERTIFICATE

Filed for record this 11 day of September, 2000 at 11:40 o'clock A.M. and recorded as Partition Plat No. P-52-2000 of " RECORD OF PARTITION PLATS " in Jackson County, Oregon.
(Index Volume 11, Page 52)

Kathleen S. Beckett
County Clerk

Kathy LeBacon
Deputy

Jackson County Survey File No. 16632

APPROVALS

Approved this 7th day of September, 2000.

Paul O. Dent
City of Medford Planning

Approved this 31 day of AUGUST, 2000.

Paul Dent
City of Medford Surveyor

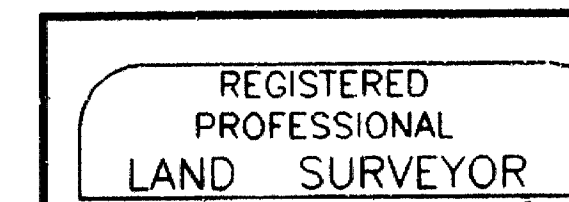
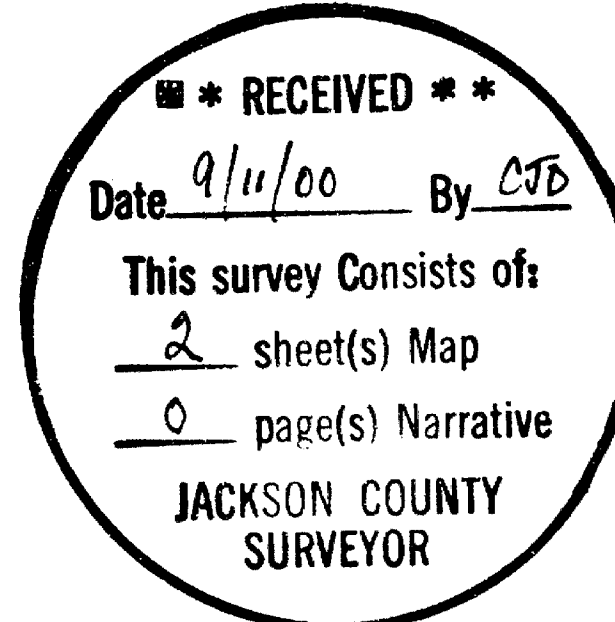
All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid, as of SEPT. 11, 2000.

Willie Johnson
ASSESSOR

9-11-2000
DATE

Janice Clark
TAX COLLECTOR

9-11-2000
DATE



OREGON
JULY 28, 1998
RICHARD G. TEMPLIN
2359
My Certificate Expires
June 30, 2002

FILE: "GRACEPART2A.DWG"
RICHARD TEMPLIN LAND SURVEYING
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON

MINOR LAND PARTITION
LOCATED IN
BLOCK 3, ORCHARD HOME ASSOCIATION
SE 1/4 OF THE NW 1/4 OF SECTION 36, T.37S., R.2W., W.M.
CITY OF MEDFORD, JACKSON COUNTY, OREGON
For: Janice Grace
1288 South Columbus
Medford, Or. 97501
DATE: JUNE 27, 2000