

PARTITION PLAT NO. P-53-2000

Located in Lot 17, Block 1, Rogue Valley Heights, in the Southeast One-quarter of Section 18, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon.

PREPARED FOR:
Dean Cates & Robert Decker
1702 Louise Avenue
Medford, Oregon 97501

RECORDING
FILED FOR RECORD THIS THE 12 DAY OF September, 2000 AT 3:37 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-53-2000 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 11 PAGE 53
Kathleen S. Beckett COUNTY CLERK
Harvey Walker DEPUTY
COUNTY SURVEYOR FILE NO. 16641

DECLARATION
KNOW ALL PERSONS BY THESE PRESENTS, that we, Dean Cates and Robert A. Decker, as tenants in common, as to an undivided interest, are the owners in fee simple of the lands as described in the Surveyor's Certificate herewith, and that we have caused the same to be partitioned into Parcels 1 and 2, as shown hereon, and hereby dedicate to the City of Medford for public use, a 2.50 foot wide strip of land for street purposes and 10.00' public utility easement.
Dean Cates 8-24-00 DATE
Robert A. Decker 8-24-00 DATE

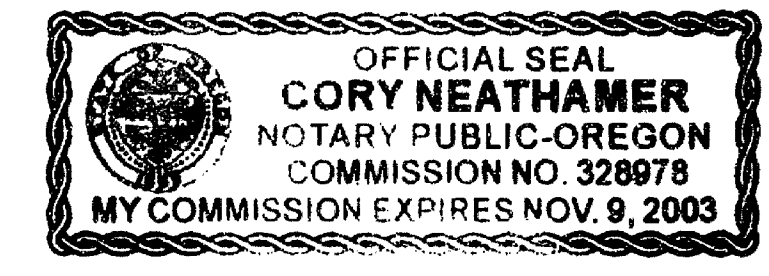
TAX STATEMENT APPROVAL
ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 42.095 HAVE BEEN PAID AS OF SEP 12, 2000.
William J. Decker ASSESSOR DATE 9-12-2000
John S. Sorensen DEPUTY DATE 9-12-2000

APPROVAL:
Richard O. Lott 11 September 2000 DATE
City of Medford Planning Department
File Number: LPD-00-80

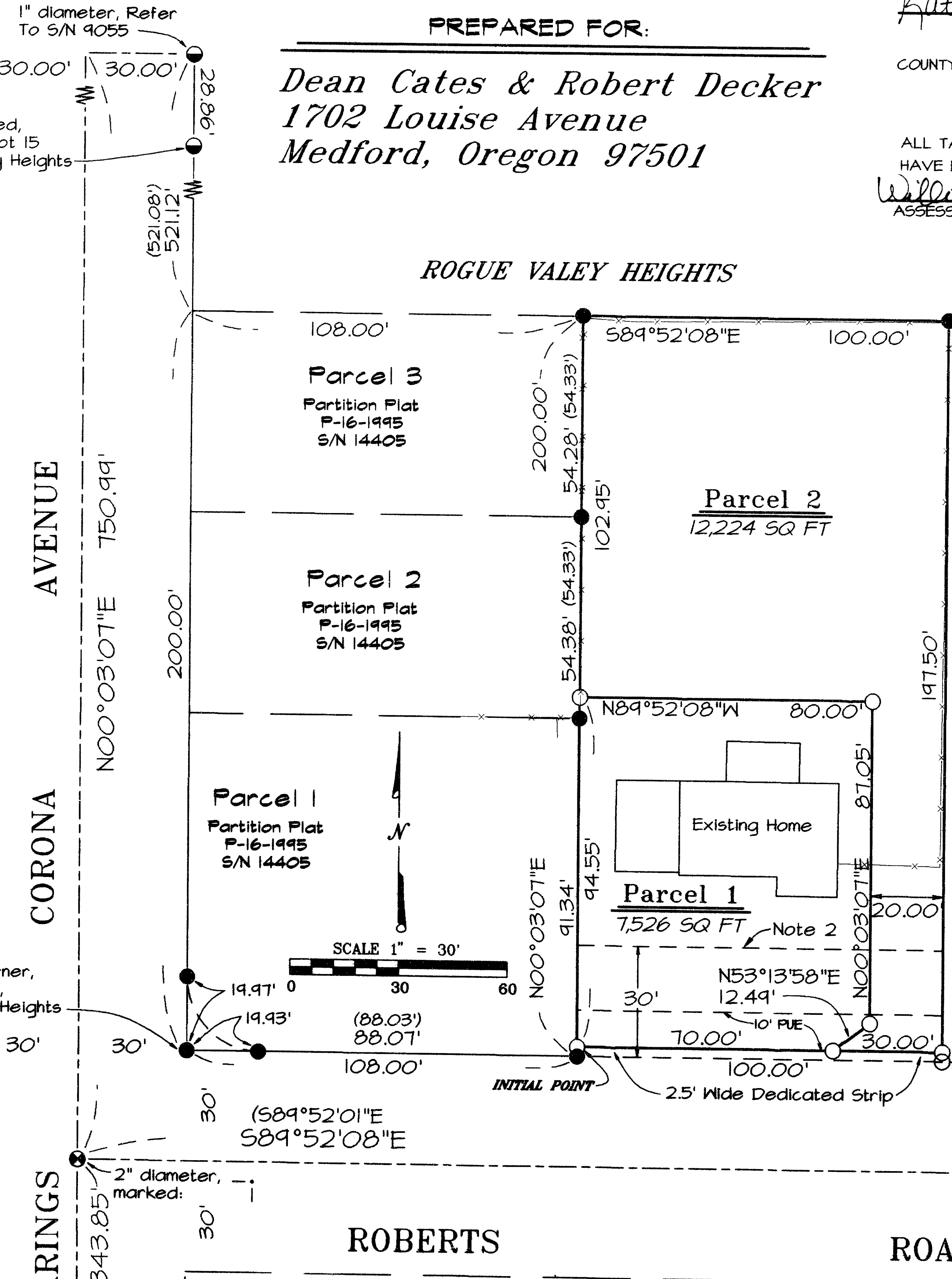
APPROVAL:
Examined and approved this 31 day of August, 2000.
Paul D. Linn City Surveyor

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 of the parent tract of land as set forth hereon:
Commencing at the Southwest corner of Lot 17, Block 1 of ROGUE VALLEY HEIGHTS, on the northerly right-of-way of Roberts Road, in Jackson County, Oregon; thence South 89°52'08" East, along said right-of-way, 108.00 feet to the Initial Point of Beginning; thence continuing South 89°52'08" East, along said right-of-way, 100.00 feet; thence leaving said right-of-way, North 00°03'07" East, 200.00 feet; thence North 89°52'08" West, 100.00 feet, more or less, to a point that bears North 0°03'07" East, from the point of beginning; thence South 00°03'07" West, 200.00 feet to the Initial Point of Beginning.

Robert V. Neathamer Surveyor
NOTES
Parcels 1 and 2 depicted hereon are subject to the following apparent encumbrances, which includes "blanket encumbrances" as defined by ORS 42.305 (1) and also easements, restrictive covenants and rights of way, pursuant to that certain Subdivision Guarantee prepared by AmeriTitle, Medford office, Order Number T34288-SUB, dated April 27, 2000 and conditional approvals contained LPD-00-80.
(1) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Medford Irrigation District. (Not currently assessed).
(2) Building line shown on the Plat and Dedication of record in Volume 6, Page 42 of the Plat Records of Jackson County, Oregon.
(3) Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion, familial status, national origin and mental or physical handicap, imposed by instrument, including the terms and provisions thereof, Recorded: May 11, 1944 Volume 317, Page 260.
(4) Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion, familial status, national origin and mental or physical handicap, imposed by instrument, including the terms and provisions thereof, Recorded: May 27, 1944 Volume 318, Page 174.
(5) A Deferred Improvement Agreement with the City of Medford for improvements to Roberts Road, a city street.
(6) An Avigational Easement Agreement with the Jackson County Airport Authority.
FUE Indicates a public utility easement.

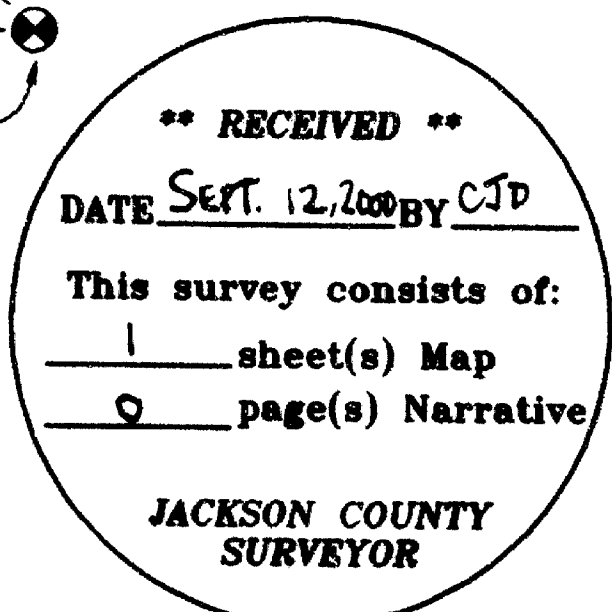


LEGEND
○ Indicates a set 5/8 inch diameter by 30 inch long iron pin, with yellow plastic cap marked "NEATHAMER L5 2675", the top set flush with the surface, or as noted.
● Indicates a found 5/8 inch diameter iron pin with yellow plastic cap marked "FARBER PL5 2184", flush with the surface, or as noted.
○ Indicates a found iron pipe, diameter as noted, flush with the surface, or as noted.
● Indicates a found centerline monument, a brass cap in monument well, marked as noted.
() Indicates record information as per S/N 14405.
--- Indicates an existing fence line.
S/N Indicates a survey filed by number in the office of the Jackson County Surveyor.



NARRATIVE:
Purpose: To survey and monument Client's property pursuant to the conditionally approved Tentative Partition Plat, File Number LPD-00-80, as approved by the City of Medford Planning Commission on June 15, 2000.
Procedure: Utilizing a Nikon DTM-520 Total Station, and a Husky FS-2 Data Collector with TDS software, all found monuments, as depicted hereon, were tied in a closed loop traverse.
Based on said traverse, Surveys Numbered 1020, 4055 and 14405, on file in the Jackson County Surveyor's Office, Document Number 99-57931, Official Records of Jackson County, Oregon, and the approved Tentative Partition Plat, the resultant boundaries were computed and monumented as depicted hereon.

BASIS OF BEARINGS:
The centerline of Corona Avenue, between the Southeast corner of Donation Land Claim Number 38 and the centerline intersection with Roberts Road, as depicted on Partition Plat Number P-16-1995, recorded February 22, 1995 in the Partition Plat Records of Jackson County, Oregon and filed as Survey Number 14405 in the office of the Jackson County Surveyor.
I hereby certify that this is an exact copy of the original.
Robert V. Neathamer Surveyor



REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
OREGON JULY 19, 1994
ROBERT V. NEATHAMER 2675
Renewal Date 12/31/00

PREPARED BY: **Neathamer Surveying, Inc.**
304 South Central Avenue
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382
PROJECT NUMBER: 00007 DATE: August 24, 2000
Sheet 1 of 1 © RVN

1" diameter, Refer To S/N 9055
3/4", Disturbed, SW Corner Lot 15 Rogue Valley Heights
3" diameter, marked: CITY OF MEDFORD
S.E. COR. D.L.C. 34 DO NOT DISTURB
T37 1W 18DB, Tax Lot 6400
Drawing S:\PROJECTS\CATES&DECKER\PARTITIONPLAT.PRO