

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE TAYLOR FAMILY LIMITED PARTNERSHIP, 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 ALL UTILITY EASEMENTS SHOWN HEREON, TOGETHER WITH THAT AREA DESIGNATED FOR STREET PURPOSES SHOWN HEREON. WE HEREBY CREATE FOR THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCELS 1 AND 2, A PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS PARCELS 1 AND 2 AS SHOWN HEREON.

THE TAYLOR FAMILY LIMITED PARTNERSHIP
IN WITNESS WHEREOF, SIGNED THIS 11th DAY OF October, 2000.

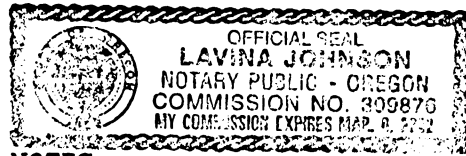
STATE OF OREGON }
COUNTY OF JACKSON } ss.

BY: O.P. Taylor
O.P. TAYLOR, GENERAL PARTNER
AND TRUSTEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 11th DAY OF October, 2000, BY O.P. TAYLOR, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE TAYLOR FAMILY LIMITED PARTNERSHIP.

BEFORE ME:

Lavina Johnson
NOTARY



NOTES:

- UNABLE TO LOCATE EASEMENT GRANTED PACIFIC POWER & LIGHT COMPANY PER VOLUME 550, PAGE 419, DEED RECORDS OF JACKSON COUNTY, OREGON.
- UNABLE TO LOCATE RIGHT-OF-WAY FOR IRRIGATION DITCH OR PIPE RESERVED IN VOL. 249, PG. 439, DEED RECORDS OF JACKSON COUNTY, OREGON.

(S/N 10094)

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

HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON - MEDFORD, OREGON
(541) 779-4641
BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 60' SEPTEMBER 15, 2000
BASIS OF BEARING: SURVEY NUMBER 10094
(NORTH LINE OF SECTION 8)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "TEMPLIN LS 2359" PER S/N 14905 OR 15175.
- ⊗ = FOUND 5/8" IRON PIN IN CONCRETE PER S/N 2075.
- ⊙ = FOUND BRASS CAP MONUMENT PER JACKSON COUNTY RE-ESTABLISHMENT
- S/N = SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- PDE = PRIVATE STORM DRAIN EASEMENT
- ▨ = AREA DEDICATED TO PUBLIC FOR STREET PURPOSES.

PARTITION PLAT NO. P-64-2000

(File No. LDP-00-41)

Located in:

in the Northwest 1/4 of Section 8,
Township 37 South, Range 1 West, W.M.,
City of Medford, Jackson County, Oregon

For:

TAYLOR FAMILY LIMITED PARTNERSHIP

725 Royal Avenue
Medford, Oregon 97504

* See Affidavit of
Correction #
2022-035252 12/14/2022

APPROVALS:

CITY OF MEDFORD PLANNING

Scott Scott
DIRECTOR

25 October 2000
DATE

EXAMINED AND APPROVED THIS 18 DAY OF October, 2000

Paul D. Lewis
CITY SURVEYOR

RECORDER'S CERTIFICATE:
FILED FOR RECORD THIS 27 DAY OF October, 2000, AT 11:30 O'CLOCK, A.M.
AND RECORDED AS PARTITION PLAT NO. P-64-2000 OF "RECORD OF PARTITION PLATS"
IN JACKSON COUNTY, OREGON. (INDEX VOLUME 11 PAGE 461)
Kathleen S. Beckel
COUNTY CLERK

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 16693

SURVEYOR'S CERTIFICATE

I, DAVID M. MINNECI, 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 A 5/8" IRON PIN IN CONCRETE MARKING THE NORTHEAST CORNER OF CANTERBURY PARK SUBDIVISION, PHASE 2, IN THE CITY OF MEDFORD, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON; THENCE NORTH 89°58'30" WEST (PLAT NORTH 89°57'55" WEST), ALONG THE NORTHERLY LINE OF SAID SUBDIVISION, 365.68 FEET TO THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 99-57932, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, LEAVING SAID NORTHERLY LINE AND ALONG THE WESTERLY BOUNDARY OF SAID TRACT, NORTH 00°04'30" WEST 575.54 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COKER BUTTE ROAD; THENCE NORTH 89°59'50" EAST, ALONG SAID SOUTHERLY LINE, 365.50 FEET TO THE NORTHWEST CORNER OF CANTERBURY PARK SUBDIVISION, PHASE 4, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW RECORD IN SAID JACKSON COUNTY; THENCE SOUTH 00°05'30" EAST (PLAT SOUTH 00°01'54" EAST), ALONG THE WESTERLY LINE OF SAID SUBDIVISION, 575.72 FEET (PLAT 575.69 FEET) TO THE POINT OF BEGINNING.

David M. Minnici
SURVEYOR

CHARLES J. ANDERSON AND MARY L. ANDERSON, THE UNDERSIGNED BENEFICIARIES OF A CERTAIN TRUST DEED DATED JANUARY 12, 1999 AND RECORDED JANUARY 13, 1999 AS DOCUMENT NO. 99-01601, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASES FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

IN WITNESS WHEREOF, SIGNED THIS 12 DAY OF October, 2000.

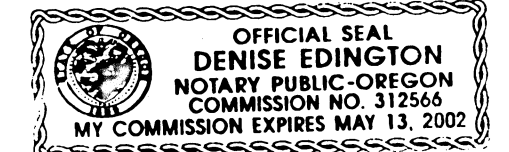
Charles J. Anderson
CHARLES J. ANDERSON

STATE OF Oregon }
COUNTY OF Jackson } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF October, 2000 BY CHARLES J. ANDERSON, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

Denise Edington
NOTARY



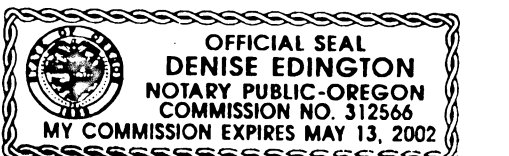
STATE OF Oregon }
COUNTY OF Jackson } ss.

Mary L. Anderson
MARY L. ANDERSON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF October, 2000 BY MARY L. ANDERSON, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS HER VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

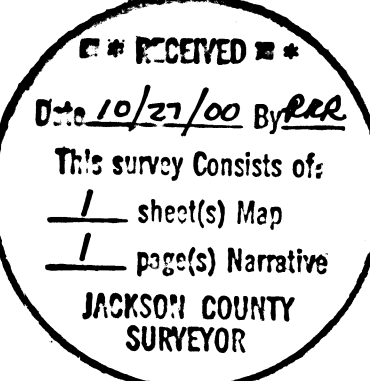
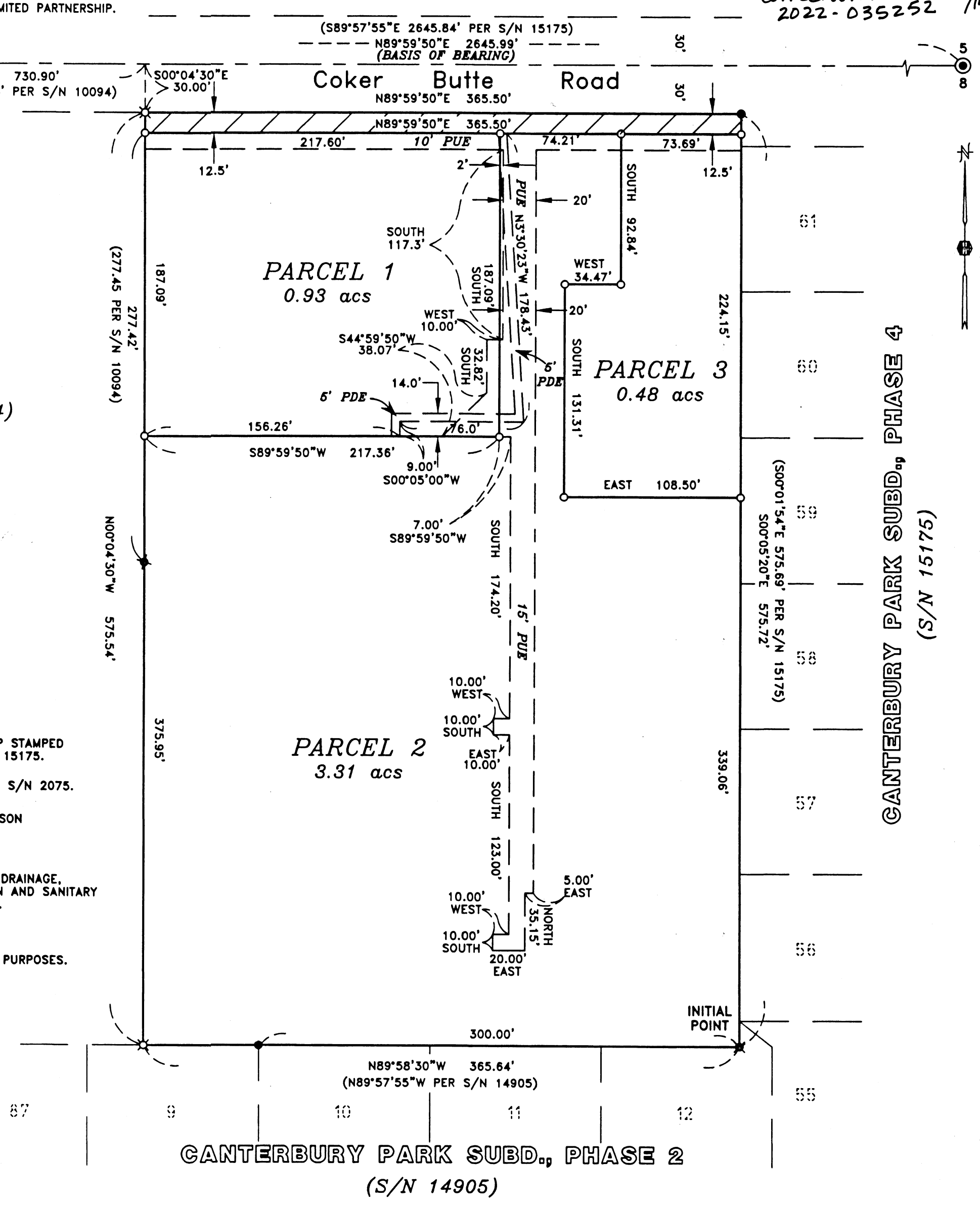
Denise Edington
NOTARY



ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 27 DAY OF October, 2000.

Tom Ambler
ASSESSOR
Lynnda Abbott, Deputy
TAX COLLECTOR

October 27, 2000
DATE
October 27, 2000
DATE



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

Survey for: TAYLOR FAMILY LIMITED PARTNERSHIP
725 Royal Avenue
Medford, Oregon 97501

Location: The Northwest ¼ of Section 8, Township 37 South, Range 1 West,
Willamette Meridian, City of Medford, Jackson County, Oregon.

Purpose: To survey, monument and record a Partition Plat for tract described
in Document No. 99-57932, Official Records of Jackson County,
Oregon.

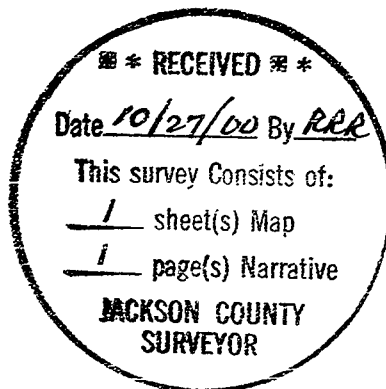
Procedure: The South and East lines of this tract were established by found
monuments marking the North line of CANTERBURY PARK SUB-
DIVISION, PHASE 2 and the West line of CANTERBURY PARK
SUBDIVISION, PHASE 4. The North line was established parallel
to the North line of Section 8. The West line was established hold-
ing a found iron pin and record bearing from Survey No. 10094.

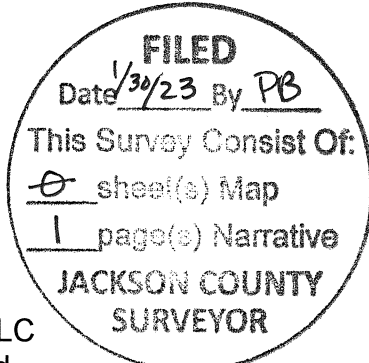
Basis of
Bearing: North line of Section 8 per Survey No. 10094.

Date: September 15, 2000



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/00
1062 E. Jackson Street
Medford, Oregon 97504





I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Christine Walker - County Clerk

Direct: David Minneci
880 Golf View Dr.
Medford

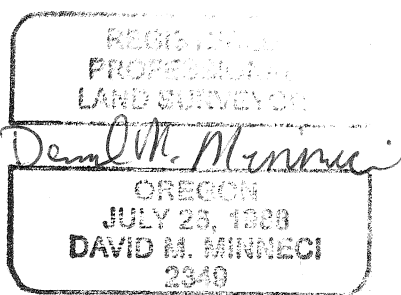
Indirect: Coker Butte Estates, LLC
1648 Coker Butte Road
Medford, Oregon 97504

16693

**AFFIDAVIT OF CORRECTION
pursuant to O.R.S. 209.255**

I, David M. Minneci, Registered Professional Land Surveyor of the State of Oregon, No. 2349, do hereby state that I have discovered a drafting error on my Partition Plat for Taylor Family Limited Partnership recorded the 27th day of October, 2000 as Partition Plat P-64-2000 of "records of Partition Plats" in Jackson County, Oregon (index volume 11, page 64) filed in the office of the Jackson County Surveyor as Survey Number 16693 and currently owned by Coker Butte Estates, LLC, an Oregon limited liability company.

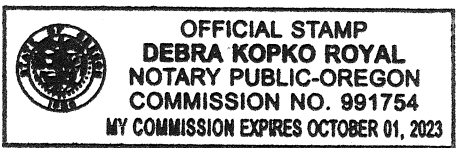
IN WITNESS HEREOF, signed this 12 day of December, 2022.



STATE OF OREGON)
County of Jackson) ss

Expires 12-31-22

Personally appeared the above named David M. Minneci, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.



Debra Royal
Notary 12-12-22

The correction is: The location of the Section line being the centerline of Coker Butte Road is in error:

As filed: 30.00 feet Northerly of the original Southerly right-of-way line of Coker Butte Road.

Change to: 20.00 feet Northerly of the original Southerly right-of-way line of Coker Butte Road.

The City of Medford Surveyor, pursuant to Oregon Revised Statutes 92.100 and 92.170 and City of Medford Resolution No. 6500 dated December 7, 1989, hereby certifies that this Affidavit of Correction has been examined and that the changes are permitted in accordance with 92.170, Oregon Revised Statutes and is approved for recording.

12/13/22
Date

J.M. Proud
City of Medford Surveyor
Joe M. Proud