

PARTITION PLAT NO. P-10-2001

LDP - 00 - 109



SCALE: 1"=50'

OR 99-40170
25' WIDE IRRIGATION EASEMENT
AN EASEMENT WHICH INCLUDES THE AREA WITHIN THE FOLLOWING:
COMMENCING AT "P4", THENCE S13°29'10"W 276.10, THENCE
S02°49'51"W 13.49, THENCE S21°27'27"E 14.80, THENCE
S46°54'32"E 16.14 TO THE WESTERLY RIGHT-OF-WAY OF
NORTH PHOENIX ROAD, THENCE ALONG SAID RIGHT-OF-WAY
N13°29'10"E 309.30
NOTE: EASEMENT DOES NOT CLOSE MATHEMATICALLY, AS RECORDED

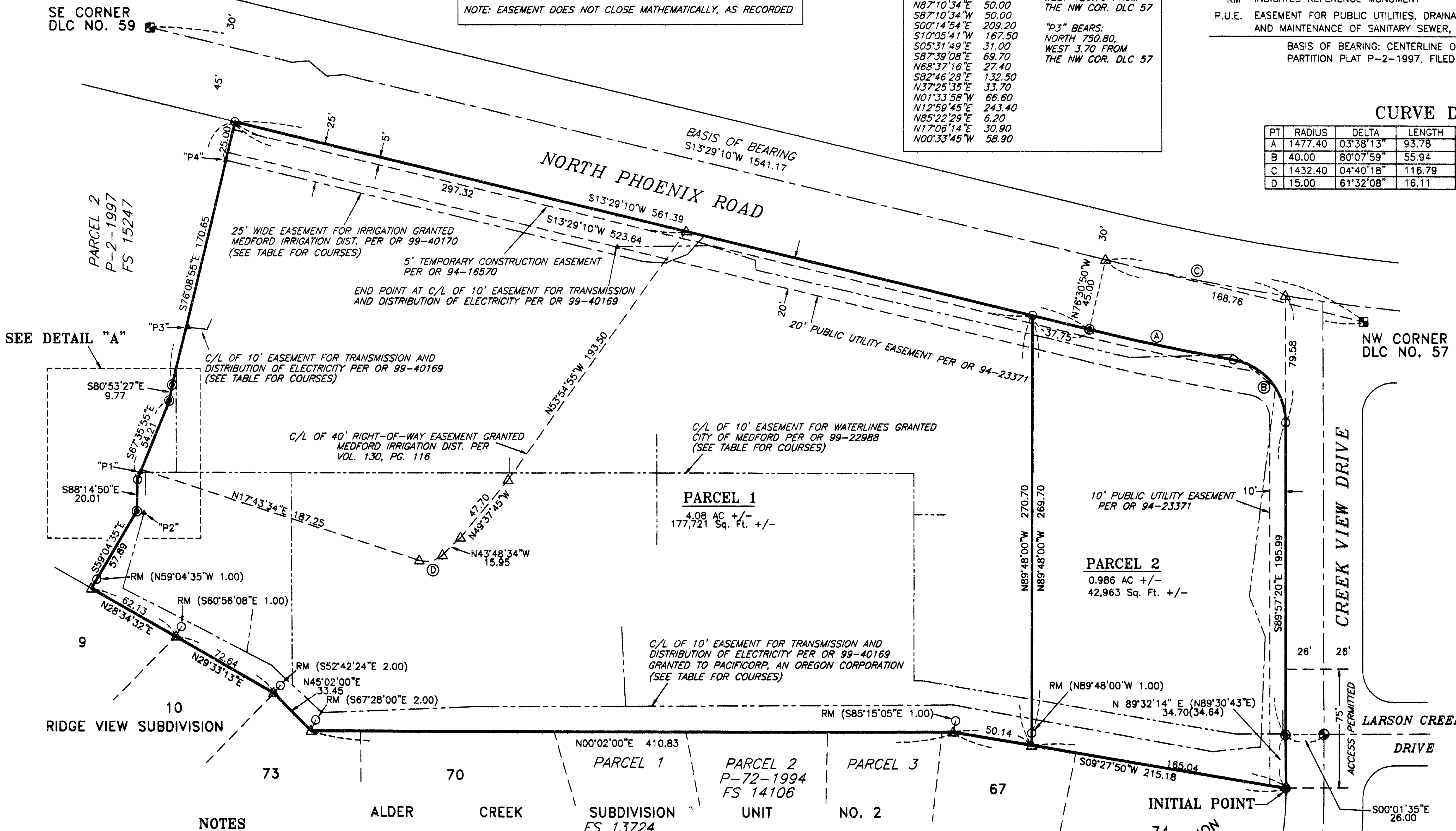
OR 99-40169
C/L OF 10' WIDE ELECTRICAL EASEMENT
COMMENCING AT "P2" THENCE,
N73°52'35"W 49.80
S26°53'33"W 89.20
S81°33'27"E 27.30
N81°33'27"W 27.30
S26°53'33"W 17.70
S42°50'16"W 44.10
S02°26'15"E 98.30
S00°14'54"E 96.80
N87°10'34"E 50.00
S87°10'34"W 50.00
S00°14'54"E 209.20
S10°05'41"W 187.50
S05°31'49"E 31.00
S87°39'08"E 69.70
N68°37'16"E 27.40
S82°46'28"E 132.50
N37°25'35"E 33.70
N01°33'58"W 66.60
N12°59'45"E 243.40
N85°22'29"E 6.20
N17°06'14"E 30.90
N00°33'45"W 58.90
ALSO, COMMENCING AT "P3" THENCE,
S07°02'23"W 11.70
S65°38'35"E 7.00
"P2" BEARS:
NORTH 779.80,
WEST 120.70 FROM
THE NW COR. DLC 57
"P3" BEARS:
NORTH 750.80,
WEST 3.70 FROM
THE NW COR. DLC 57

LEGEND

- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "TEMPLIN LS2359"
- SET NAIL AND FLASHER MARKED "LS2359"
- FD. 5/8" IRON ROD WITH PLASTIC CAP MARKED "MINNECI LS 2349" PER FS 14180
- FD. 2 1/2" BRASS CAP MONUMENT PER LARSON CREEK ESTATES
- FD. 2 1/2" BRASS CAP MONUMENT PER JACKSON COUNTY SURVEYOR
- △ INDICATES CALCULATED POSITION, PER FS 14180 AND PARTITION PLAT NO. P-2-1997
- () INDICATES RECORD BEARING/DISTANCE PER FS 14180
- FS INDICATES FILED SURVEY
- RM INDICATES REFERENCE MONUMENT
- P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION AND CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, WATER LINES & ELECTRIC

CURVE DATA

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC
A	1477.40	03°38'13"	93.78	S 11°40'03" W	93.77
B	40.00	80°07'59"	55.94	S 49°52'45" W	51.49
C	1432.40	04°40'18"	116.79	S 11°09'01" W	116.76
D	15.00	61°32'08"	16.11	N 13°02'30" W	15.35

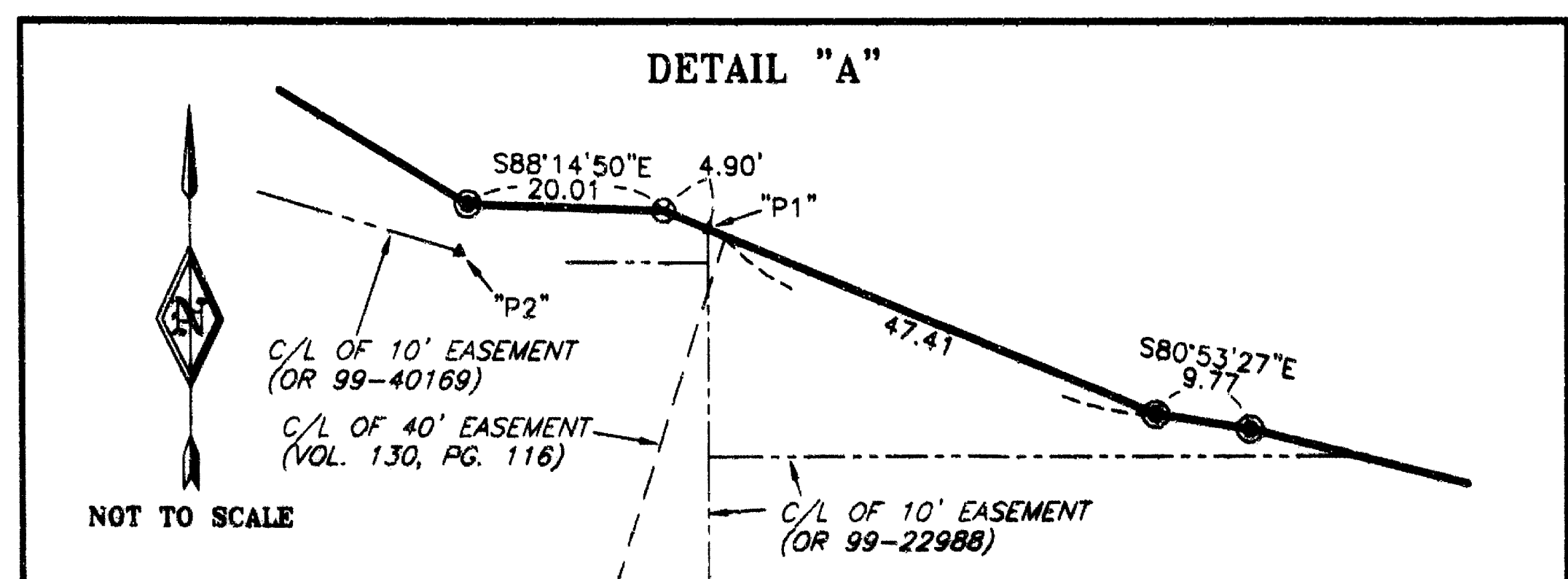


OR 99-22988
CENTERLINE OF
10' WATERLINE EASEMENT
COMMENCING AT "P1" THENCE,
S00°02'00"W 3.40
N89°58'00"W 14.50
S89°58'00"E 14.50
S00°02'00"W 19.62
S89°58'00"E 65.50
N89°58'00"W 65.50
S00°02'00"W 74.29
N89°58'00"W 133.00
S89°58'00"E 133.00
S00°02'00"W 140.00
S89°58'00"E 9.72
N89°58'00"W 9.72
S00°02'00"W 94.05
N89°58'00"W 44.75
S89°58'00"E 44.75
S89°58'00"E 24.39
N89°02'00"W 24.39
S00°02'00"W 163.69
N89°58'00"W 25.96
S00°02'00"W 20.04
N00°02'00"E 20.04
N89°58'00"W 104.58
S00°02'00"W 5.00
S09°29'50"W 203.22
S00°02'00"W 29.89
S89°58'00"E 15.00
N89°58'00"W 15.00
S00°02'00"W 16.9 +/-
TO THE SOUTHERLY
BOUNDARY OF PARCEL 3,
PARTITION PLAT P-2-1997

**** RECEIVED ****
Date 2/26/01 By RS
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
Richard G. Templin
RICHARD G. TEMPLIN L.S. 2359

- ### NOTES
- 1.) Unable to determine location of easements described in Vol. 386, Page 22, Vol. 393, Page 88, and Vol. 409, page 251, Deed Records of Jackson County
 - 2.) No vehicular access will be permitted to or from Parcel 3 of partition plat P-2-1997, as recorded in the Official Records of Jackson County, and North Phoenix Road, and Creek View Drive except in areas designated "Access Permitted"
 - 3.) Reciprocal rights of vehicular and pedestrian ingress-egress and parking are hereby granted and shall be maintained between Parcel 1 and Parcel 2, as shown hereon.



REGISTERED PROFESSIONAL LAND SURVEYOR
Richard G. Templin
OREGON
JULY 28, 1988
RICHARD G. TEMPLIN
2359
MY CERTIFICATE EXPIRES
JUNE 30, 2002

RICHARD TEMPLIN LAND SURVEYING
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON
MINOR LAND PARTITION
LOCATED IN
THE NW 1/4 OF THE NW 1/4 OF SECTION 34
T.37S., R.1W., W.M.
CITY OF MEDFORD, JACKSON COUNTY, OREGON
For: Galpin & Assoc.
P.O. Box 8271
Medford, Or. 97504
DATE: FEBRUARY 8, 2001

PARTITION PLAT NO. P-10-2001
Land Partition (LDP-

LOCATED IN
THE NW 1/4 OF THE NW 1/4 OF SECTION 34
T.37S., R.1W., W.M.
JACKSON COUNTY, OREGON

RECORDER'S CERTIFICATE

Filed for record this 26 day of February, 2001
at 9:27 o'clock A.M. and recorded as Partition Plat No. P-10-2001
of "RECORD OF PARTITION PLATS" in Jackson County, Oregon.
(Index Volume 12 , Page 10)

Kathleen S. Beckett Glenda E. Bartlett
County Clerk Deputy

Jackson County Survey File No. 16806

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:

Parcel No. Three (3) of Partition Plat recorded January 15, 1997, as Partition Plat No. P-2-1997 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 15247 in the Office of the County Surveyor.

Richard G. Templin
Richard G. Templin LS 2359

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, LARSON CREEK CENTER, L.L.C., an Oregon limited liability company, are the owners in fee simple of the land shown hereon and that we have caused the same to be divided into parcels as shown hereon.

Galpin L.L.C., an Oregon limited liability company, Member

By: C. A. Galpin
Name: C. A. Galpin
Title: Duly Authorized Member

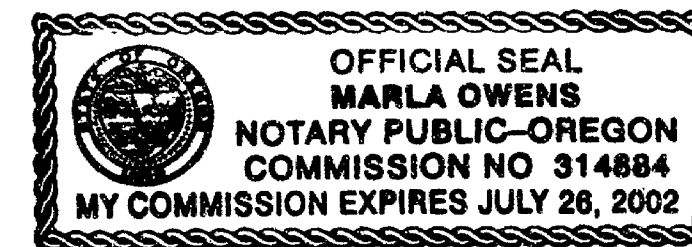
AJLE Joint Venture, Member
By: Larvan, Inc., a New Jersey corporation, a joint venturer

By: John Schleining
Name: John Schleining
Title: President

STATE OF Oregon
COUNTY OF Jackson)SS.

This instrument was acknowledged before me this 12th day of February, 2001 by C.A. Galpin, as Duly Authorized Member of Galpin L.L.C., an Oregon limited liability company, Member of LARSON CREEK CENTER, L.L.C., an Oregon limited liability company, on behalf of each limited liability company.

Before me: Marla Owens
Notary Public



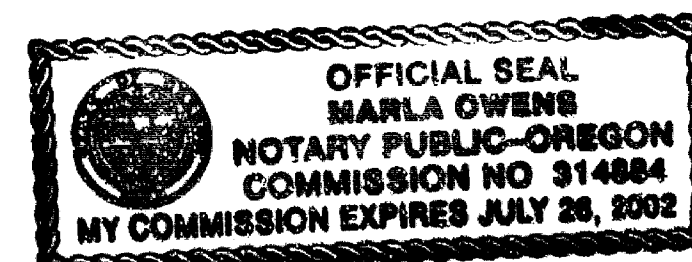
STATE OF Oregon
COUNTY OF Jackson)SS.

This instrument was acknowledged before me this 13th day of February, 2001 by John Schleining, as President of Larvan, Inc., a New Jersey corporation, a joint venturer in AJLE Joint Venture, Member of LARSON CREEK CENTER, L.L.C., an Oregon limited liability company, on behalf of the corporation, the joint venture, and the limited liability company.

Before me: Marla Owens
Notary Public

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

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



APPROVALS

Approved this 23 day of February, 2001.
St. O. Lott
City of Medford Planning

Approved this 16 day of FEBRUARY, 2001.
Paul D. Lewis
City of Medford Surveyor

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid, as of 26 February, 2001.

William J. DeWitt 2-26-01
ASSESSOR DATE

Carol Applegate 2/26/01
TAX COLLECTOR DATE

FILE: "LARSON PG1 VER3.DWG"

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