

APPROVALS:
MEDFORD CITY PLANNING:

[Signature]
Director

16 December 2002
Date

Examined and approved this 12 day of December, 2002.

[Signature]
City Surveyor
(Acting)

PARTITION PLAT NO. P-71-2002
LAND PARTITION (LDP-01-175)

LOCATED IN:
A REPLAT OF A PORTION OF LOT 17,
ROGUE VALLEY HEIGHTS IN THE S.E. 1/4
OF SECTION 18, T.37S., R.1W., W.M.,
CITY OF MEDFORD, JACKSON COUNTY, OREGON
FOR:

JAMES C. NATHAN
2179 CRATER LAKE AVENUE
MEDFORD, OREGON 97504

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS that we, JAMES C. NATHAN and JAMI M. NATHAN, are the owner of the parcel of real property situated in Jackson County, Oregon and we have caused the same to be surveyed, mapped and platted as shown hereon, and we do hereby dedicate to the public for public use the area shown hereon as being dedicated for street purposes and we also hereby dedicate for public use the public utility easements as shown hereon, we also create an easement for ingress and egress over the minimum access drive as shown hereon, across Parcel 1 for the benefit of the owners, heirs and assignees of Parcel 2.

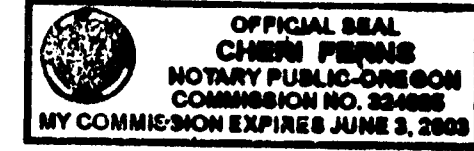
[Signature]
JAMES C. NATHAN

[Signature]
JAMI M. NATHAN

STATE OF OREGON }
County of Jackson } ss. October 10, 2002.

Personally appeared the above named JAMES C. NATHAN and JAMI M. NATHAN and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *[Signature]*
Notary



SURVEYOR'S CERTIFICATE:

I, Douglas C. McMahan, a duly Registered Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me or under my direction and complies with the regulations for land partitions and the following is an accurate description of the parent tract of land as set forth hereon:

Commencing at a brass disc marking the Initial Point of ROBERTS ROAD SUBDIVISION, in the City of Medford, according to the Official Plat thereof, now of record in Jackson County, Oregon, said Initial Point being on the Easterly boundary of said subdivision; thence North 00°26'22" East along said Easterly boundary, 347.00 feet to a point for the Northeast corner thereof, said point being on the Southerly boundary of NORTHMONT SUBDIVISION UNIT NO. 3, according to the Official Plat thereof, now of record in said Jackson County; thence South 89°52'00" East along said Southerly boundary 110.00 feet to the Northwest corner of tract described in Instrument No. 94-04796 of the Deed Records of Jackson County, Oregon; thence South 00°26'22" West along the Westerly boundary of said tract, a distance of 74.00 feet to a point for the Northwest corner of tract described in Instrument No. 94-23392 said Deed Records; thence South 89°52'00" East along the Northerly boundary of said tract 2.00 feet to a 5/8 inch rebar for INITIAL POINT OF BEGINNING; thence continue South 89°52'00" East along the Northerly boundary of said tract, 256.26 feet to a point on the Westerly right-of-way line of Crater Lake Avenue; thence along said right-of-way line South 00°33'30" West 10.16 feet; thence along the arc of a 1968.71 foot radius curve to the right (the long chord to which bears South 01°51'59" West 89.88 feet) an arc distance of 89.88 feet to the Southeast corner of aforementioned tract described in Instrument No. 94-23392; thence leaving said right-of-way line North 89°52'00" West along the Southerly boundary of said tract, 256.00 feet to the Southwest corner thereof; thence North 00°26'22" East along the Westerly boundary of said tract, 100.00 feet to the to the aforementioned Northwest corner of said tract; thence South 89°52'00" East along the Northerly boundary of said tract 2.00 feet to the INITIAL POINT OF BEGINNING.

[Signature]
SURVEYOR

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH
208.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT AND PREPARE PARTITION PLAT PER CITY OF MEDFORD PLANNING DEPARTMENT FILE NO. LDP-01-175 AND PER THE CLIENT'S REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTATION AND INFORMATION PER FILED SURVEYS NO. 3086, 8051, 13441 AND 16116 AND PLATS OF NORTHMONT SUBDIVISION UNIT NO. 3 AND ROGUE VALLEY HEIGHTS FOR CONTROL, I SET PROPER MONUMENTS AS SHOWN HEREON. INSTRUMENT NO. 94-23392 J.C.D.R. WAS USED TO DETERMINE CLIENT'S PROPERTY. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

HOFFBUHR & ASSOCIATES, INC.
3155 ALAMEDA STREET #201 MEDFORD, OREGON
(541)778-4641

BY: DOUGLAS C. MCMAHAN
SCALE: 1" = 50'
BASIS OF BEARING: FILED SURVEY NO. 16116 (C/L ROBERTS ROAD)

- LS No. 1913
- DATE: OCTOBER 1, 2002
- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "D.MCMAHAN LS 1913".
- ⊗ = FOUND BRASS CAP IN MONUMENT CASE PER S/N 8051
- ⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "D.MCMAHAN LS 1913".
- ⊗ = FOUND BRASS CAP IN MONUMENT CASE PER S/N 13441
- ⊗ = SET LEAD PLUG AND TAC WITH WASHER STAMPED "LS 1913".
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- = FOUND 5/8" IRON PIN, AS NOTED
- S/N = FILED SURVEY NUMBER
- SF = SQUARE FEET
- J.C.D.R. = JACKSON COUNTY DEED RECORDS
- [] = PLAT RECORD

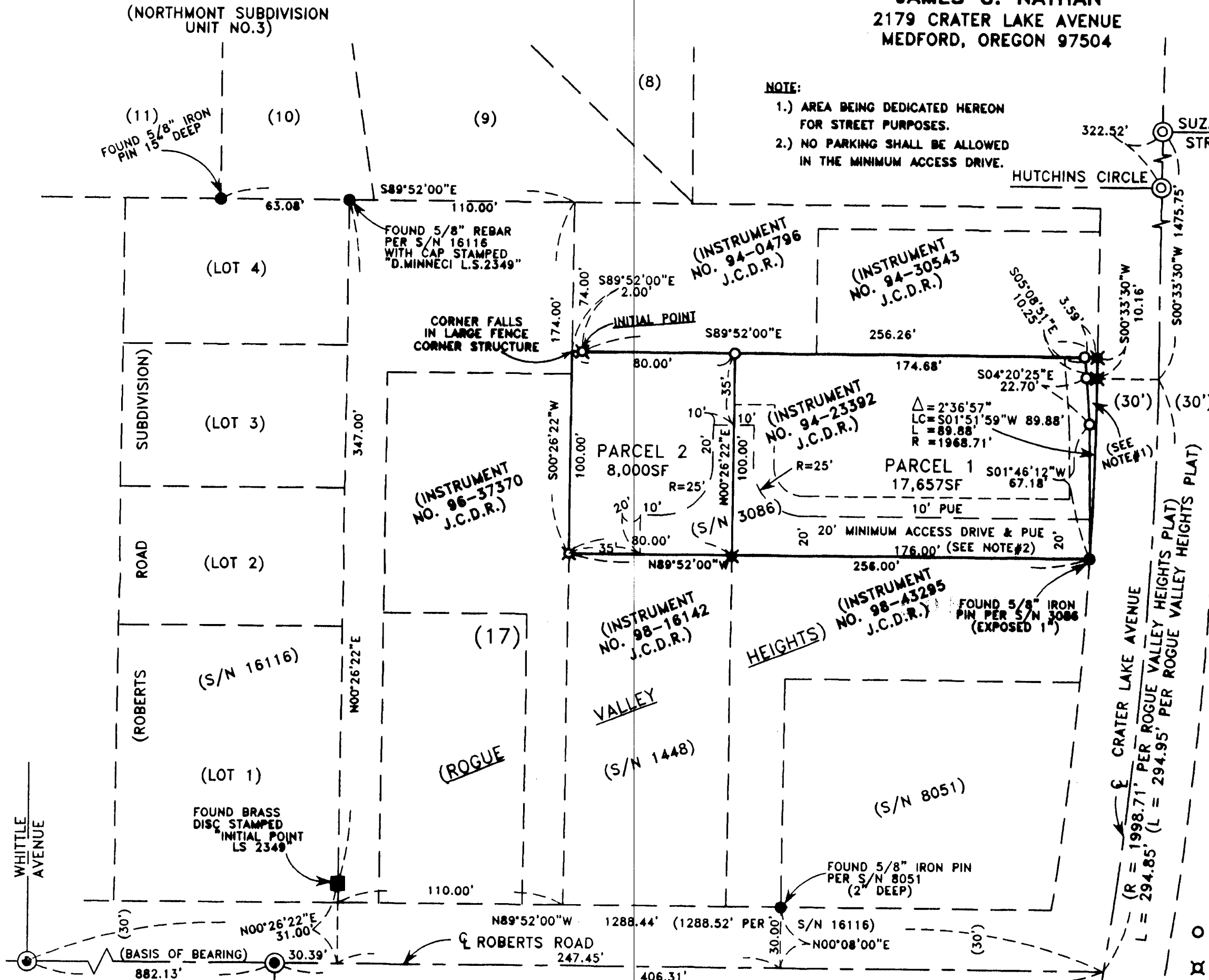
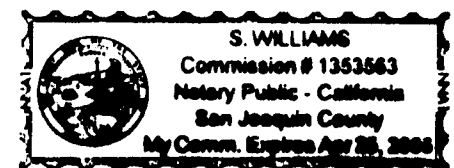
WASHINGTON MUTUAL BANK, the undersigned beneficiary of a certain Trust Deed recorded April 2, 2001 as Document No. 01-12855 of the Official Records of Jackson County, Oregon, affecting the land described herein, hereby releases from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

CALIFORNIA
STATE OF OREGON }
County of Jackson } ss.

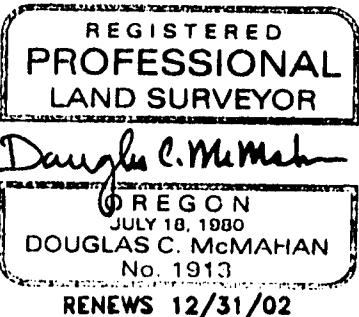
By: *[Signature]*
Title: Assistant Vice President

The foregoing instrument was acknowledged before me 17 day of October, 2002, by Marc Bras, as Assistant Vice President on behalf of Washington Mutual Bank freely and voluntarily.

Before me: *[Signature]*
Notary



NOTE:
1.) AREA BEING DEDICATED HEREON FOR STREET PURPOSES.
2.) NO PARKING SHALL BE ALLOWED IN THE MINIMUM ACCESS DRIVE.



I certify this plat to be an exact photocopy of the original
[Signature]
SURVEYOR

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. **17602**

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 23 DAY OF December, 2002, AT 11:44 O'CLOCK, A.M. AND RECORDED AS PARTITION PLAT NO. P-71-2002 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 13 PAGE 77.)

[Signature]
County Clerk

[Signature]
Deputy

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. As of December 23 2002

[Signature]
Assessor
[Signature]
Deputy Tax Collector

12-23-02
Date
12-23-02
Date