

PARTITION PLAT NO. P-74-2003
LAND PARTITION (LDP-03-191)

LOCATED IN:

THE N.E. 1/4 OF SECTION 6,
T.37S., R.1W., W.M., CITY OF MEDFORD
JACKSON COUNTY, OREGON
FOR:

C.W. INVESTMENTS, L.L.C.
2469 OLD MILITARY ROAD
CENTRAL POINT, OREGON 97502

APPROVALS:
MEDFORD CITY PLANNING:

[Signature]
Director

December 3, 2003
Date

Examined and approved this 24th day of NOVEMBER, 2003.

[Signature]
Acting City Surveyor

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS that C.W. INVESTMENTS, L.C.C. is the owner of the parcel of real property situated in Jackson County, Oregon and has caused the same to be surveyed, mapped, and platted as shown hereon, and does 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.

C.W. INVESTMENTS, L.C.C.

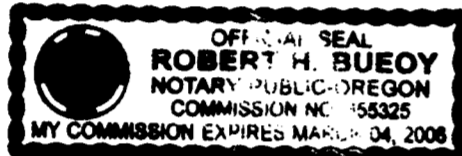
[Signature]
BRUCE C. WASSOM, MEMBER

[Signature]
MICHAEL F. CORBETT, MEMBER

STATE OF OREGON }
County of Jackson } ss. Nov. 17, 2003.

Personally appeared the above named BRUCE C. WASSOM as a member on behalf of C.W. Investments L.C.C. and acknowledged the foregoing instrument to be his voluntary act and deed.

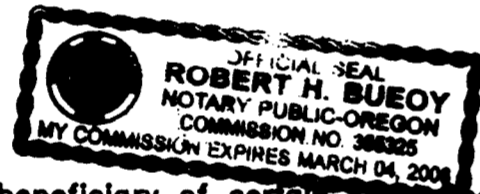
Before me: [Signature]
NOTARY



STATE OF OREGON }
County of Jackson } ss. Nov. 17, 2003.

Personally appeared the above named MICHAEL F. CORBETT as a member on behalf of C.W. Investments L.C.C. and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: [Signature]
NOTARY



WASHINGTON MUTUAL BANK, the undersigned beneficiary of certain Trust Deed recorded December 27, 1996, as Document No. 96-43102, 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.

STATE OF OREGON }
County of Jackson } ss.

[Signature]
Title: _____

The foregoing instrument was acknowledged before me this 19th day of November, 2003, by Jana Kestie known to me as the person who executed the within instrument as, VP on behalf of Washington Mutual Bank, freely and voluntarily.

Before me: Dana Holthus
Notary



All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. As of DECEMBER 5, 2003.

Wallis Johnson Deputy
Assessor

12-5-2003
Date

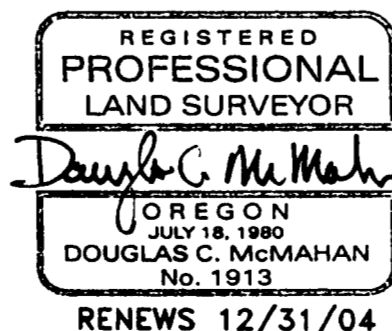
Patricia Budson Deputy
Tax Collector 12-5-03
Date

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 05 DAY OF December, 2003, AT 1:45 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-74-2003 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 14 PAGE 74.)

[Signature]
County Clerk

[Signature]
Deputy



SURVEYOR'S CERTIFICATE:

I, Douglas C. McMahan, a duly Registered Survey 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 the Northeast corner of Section 6, Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence North 89°43'20" West along the Northerly boundary of said Section 6, a distance of 1821.39 feet to a point which bears North 00°35'40" East 30.00 feet from the Northwest corner of tract described in Instrument No. 96-43101 of the Deed Records of said Jackson County; thence South 00°35'40" West 30.00 feet to a point for the Northwest corner of said tract, said point being on the Southerly right-of-way line of Vilas Road; thence continue South 00°35'40" West along the Westerly boundary of said tract, 19.02 feet to the INITIAL POINT OF BEGINNING; thence continue South 00°35'40" West along said Westerly boundary, 758.42 feet to the Southwest corner thereof; thence South 89°24'20" East along the Southerly boundary of said tract 460.00 feet to the Southeast corner thereof; thence North 00°35'40" East along the Easterly boundary of said tract, 779.98 feet to a point for the Northeast corner thereof, said point being on the aforementioned Southerly right-of-way line of Vilas Road; thence North 89°43'20" West along said right-of-way line 460.00 feet to the aforementioned Northwest corner of tract described in Instrument No. 96-43101; thence South 00°35'40" West along the Westerly boundary of said tract, 19.02 feet to the INITIAL POINT OF BEGINNING.

[Signature]
SURVEYOR

[Signature]
SURVEYOR

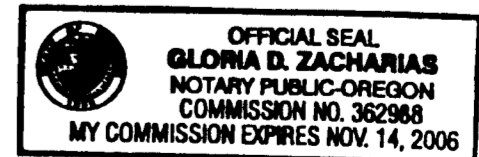
ECONOMIC DEVELOPMENT COMMISSION, the undersigned beneficiary of certain Trust Deed recorded December 27, 1996, as Document No. 96-43105, Official Records of Jackson County, Oregon, affecting the land described herein, hereby releases from the lien of said Trust Deed all property shown hereon as dedicated to the public for public use.

STATE OF OREGON }
County of Jackson } ss.
Marion

By: [Signature]
Title: Manager, Business Finance

The foregoing instrument was acknowledged before me this 18th day of November, 2003, by Mark Huston known to me as the person who executed the within instrument as, Business Finance Mgr. on behalf of Economic Development Commission, freely and voluntarily.

Before me: [Signature]
Notary

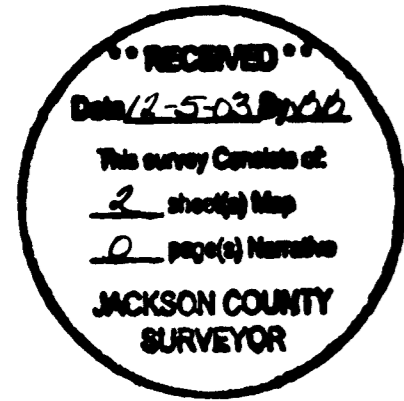


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THE N.E. 1/4 OF SECTION 6,
T.37S., R.1W., W.M., CITY OF MEDFORD
JACKSON COUNTY, OREGON
FOR:

C.W. INVESTMENTS, L.L.C.
2469 OLD MILITARY ROAD
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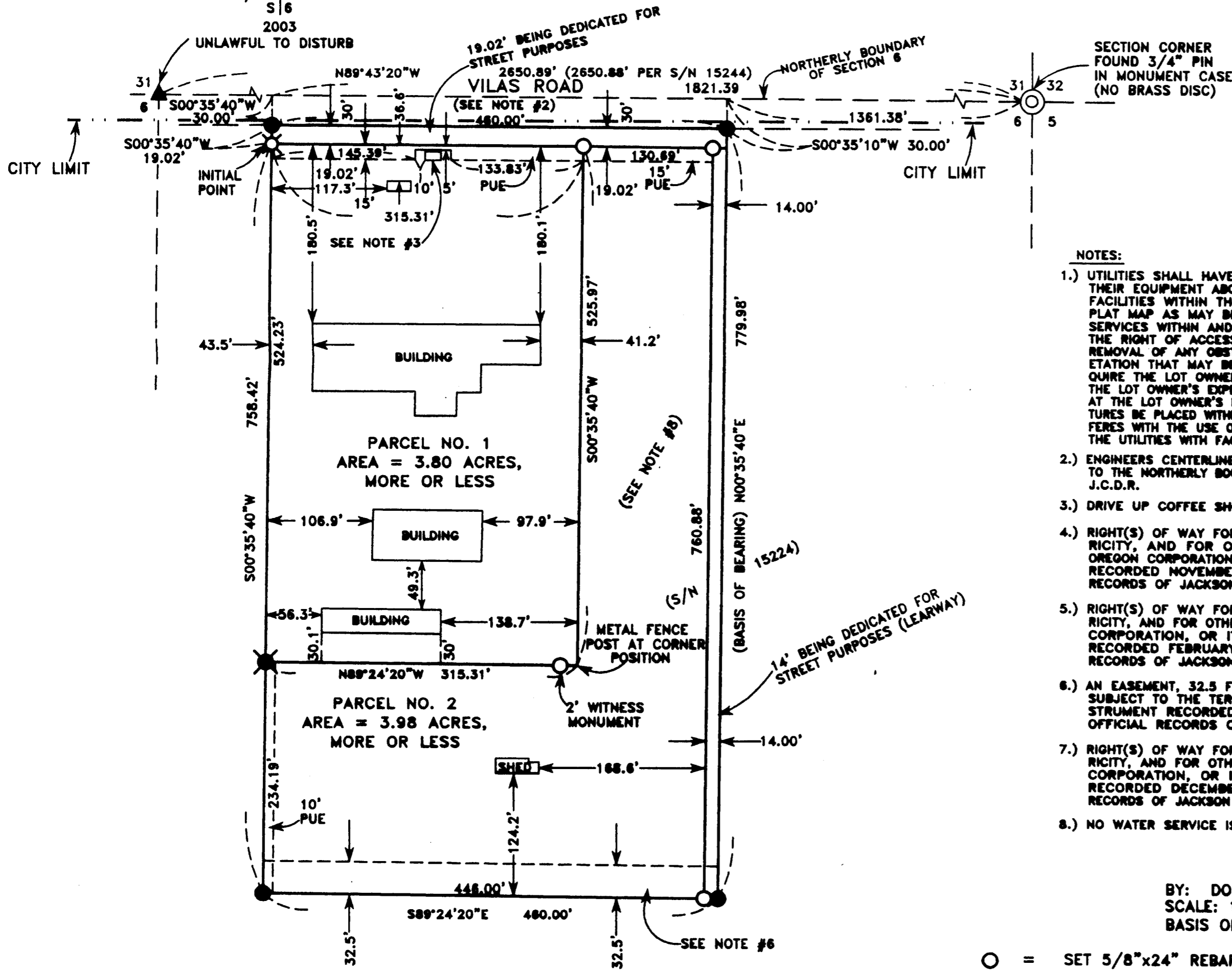
FOUND BRASS DISC
FOR 1/4 CORNER
JACKSON COUNTY SURVEYOR

1/4 S 31
S 6
2003

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH
200.290 OREGON REVISED STATUTES

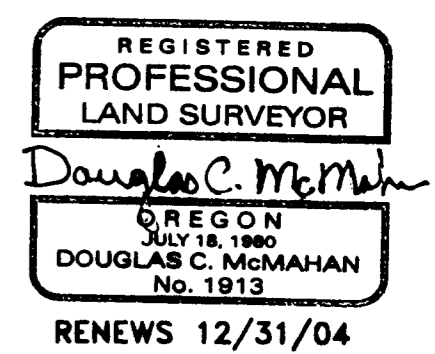
PURPOSE: TO SURVEY, MONUMENT AND PREPARE PARTITION
PLAT PER CITY OF MEDFORD PLANNING DEPARTMENT
FILE NO. LDP-03-191 AND PER THE CLIENT'S
REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTATION AND INFORMATION
PER FILED SURVEY NO. 15244 FOR CONTROL, I SET
PROPER MONUMENTS AS SHOWN HEREON. INSTRUMENT
NO. 96-43101 J.C.D.R. WAS USED TO DETERMINE
CLIENT'S PROPERTY. AN ELECTRONIC TOTAL STATION
WAS USED TO MAKE ALL MEASUREMENTS.



- NOTES:
1.) UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.
2.) ENGINEERS CENTERLINE OF VILAS ROAD IS 0.98' NORTH OF AND PARALLEL TO THE NORTHERLY BOUNDARY OF SECTION 6 PER INSTRUMENT NO. 00-41031 J.C.D.R.
3.) DRIVE UP COFFEE SHOP IS 6.7' SOUTH OF NEW PROPERTY LINE.
4.) RIGHT(S) OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES, GRANTED TO PACIFICORP, AN OREGON CORPORATION, OR ITS PREDECESSOR IN INTEREST, BY INSTRUMENT RECORDED NOVEMBER 15, 1996 AS NO. 96-11976 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON (SPECIFIC LOCATION NOT GIVEN).
5.) RIGHT(S) OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES, GRANTED TO PACIFICORP, AN OREGON CORPORATION, OR ITS PREDECESSOR IN INTEREST, BY INSTRUMENT RECORDED FEBRUARY 22, 1974 AS NO. 74-02202 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON (SPECIFIC LOCATION NOT GIVEN).
6.) AN EASEMENT, 32.5 FEET IN WIDTH, FOR ROADWAY AND UTILITY PURPOSES, SUBJECT TO THE TERMS AND PROVISIONS THEREOF, AS RESERVED IN INSTRUMENT RECORDED DECEMBER 27, 1996 AS NO. 96-43101 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
7.) RIGHT(S) OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES, GRANTED TO PACIFICORP, AN OREGON CORPORATION, OR ITS PREDECESSOR IN INTEREST, BY INSTRUMENT RECORDED DECEMBER 4, 2002 AS NO. 02-84252 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON (EXACT LOCATION UNDETERMINABLE).
8.) NO WATER SERVICE IS BEING PROVIDED TO PARCEL NO. 2 AT THIS TIME.

I certify this plat to be an exact photocopy of the original. Douglas C. McMahan SURVEYOR



HOFFBUHR & ASSOCIATES, INC.
3155 ALAMEDA STREET #201 MEDFORD, OREGON
(541)779-4641

BY: DOUGLAS C. MCMAHAN
SCALE: 1" = 100'
BASIS OF BEARING:

FILED SURVEY NO.15244 (EASTERLY BOUNDARY OF TAX LOT 202)
LS No. 1913
NOVEMBER 12, 2003

- Legend for symbols:
O = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "D.MCMAHAN LS 1913".
● = FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "HARDY ENG. & ASSOC." PER S/N 15244
⊗ = SET LEAD PLUG AND TACK WITH BRASS WASHER STAMPED "LS 1913"
S/N = FILED SURVEY NUMBER
⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "D.MCMAHAN LS 1913"
PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
J.C.D.R. = JACKSON COUNTY DEED RECORDS