

PARTITION PLAT NO. P-07-2004
LAND PARTITION (FILE NO. 2003-00031 MP)

LOCATED IN:
THE N.W. 1/4, THE N.E. 1/4, THE S.W. 1/4 AND THE S.E. 1/4
OF SECTION 23, AND THE S.W. 1/4 AND THE S.E. 1/4
OF SECTION 24, T.36S., R.2W., W.M.
JACKSON COUNTY, OREGON

FOR:
THE CITY OF MEDFORD
411 WEST 8TH STREET
MEDFORD, OREGON 97501

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.

BEGINNING at the point of intersection of the Southeastly right-of-way line of Central Oregon and Pacific Railroad Company right-of-way and the Southwestly right-of-way line of W. Antelope Road, said point bears SOUTH 1130.63 feet and WEST 1736.23 feet from the Northeast corner of Section 23 in Township 36 South, Range 2 West, of the Willamette Meridian, Jackson County, Oregon, said point being the INITIAL POINT OF BEGINNING; thence along said Southwestly right-of-way line, South 23°45'06" East 255.34 feet; thence along the arc of a 2040.00 foot radius curve to the left (the long chord to which bears South 67°36'04" East 2826.48 feet) an arc distance of 3122.48 feet; thence along the arc of a 1540.00 foot radius curve to the left (the long chord to which bears North 62°44'39" East 311.54 feet) an arc distance of 312.08 feet; thence along the arc of a 1530.00 foot radius curve to the right (the long chord to which bears North 73°33'59" East 875.62 feet) an arc distance of 888.03 feet; thence South 89°48'21" East 390.36 feet; thence along the arc of a 35.00 foot radius curve to the right (the long chord to which bears South 51°12'05" East 43.68 feet) an arc distance of 47.16 feet to a point on the Westerly right-of-way line of Table Rock Road; thence along said Westerly right-of-way line, along the arc of a 2814.79 foot radius curve to the right (the long chord to which bears South 06°26'22" East 603.80 feet) an arc distance of 604.96 feet; thence South 00°15'20" East 2617.43 feet to a point on the Southerly boundary of Section 24 said Township and Range; thence leaving said right-of-way line North 89°52'52" West along said section line, 2588.89 feet to the Southwest corner of said Section 24; thence North 00°07'30" West along the Section Line common to Sections 23 and 24, said Township and Range, 1322.98 feet to a point for the Northeast corner of Southeast 1/4 of the Southeast 1/4 of said section 23; thence South 89°48'46" West along the Northerly boundary of said quarter-quarter, 1298.92 feet to a point on the Easterly right-of-way line of Downing Road; thence NORTH along said right-of-way line, 30.00 feet to a point on the Northerly right-of-way line of Newland Road; thence along said Northerly right-of-way line, South 89°48'46" West 1358.87 feet to a point on the Easterly line of the Southwest 1/4 of said Section 23; thence North 00°05'31" East along said Easterly line, 636.45 feet to the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 23; thence North 89°53'06" West along the Northerly boundary of said quarter-quarter-quarter, 661.37 feet to the Northwest corner thereof; thence South 00°06'28" West along the Westerly boundary of said quarter-quarter-quarter 635.44 feet to a point on the aforementioned Northerly right-of-way line of Newland Road; thence North 89°47'49" West along said right-of-way line, 1984.67 feet to a point on the Westerly boundary of said Section 23; thence leaving said right-of-way line North 00°09'23" East, along said Westerly boundary, 1294.78 feet to a point for the West 1/4 corner of said Section 23, thence continue North 00°09'23" East along said boundary, 861.02 feet to a point on the Southeastly right-of-way line of the aforementioned Central Oregon and Pacific Railroad right-of-way; thence North 79°46'00" East along said right-of-way line 3288.04 feet; thence North 10°14'00" West 10.00 feet; thence North 79°46'00" East 324.40 feet to the INITIAL POINT OF BEGINNING.

TOGETHER WITH:
BEGINNING at the point of intersection of the Westerly boundary of Section 23, Township 36, Range 2 West, Willamette Meridian, Jackson County, Oregon and the Southeastly right-of-way line of Kirtland Road, said point bears South 00°09'23" West 586.04 feet from the Northwest corner of said Section 23, said point being the INITIAL POINT OF BEGINNING; thence North 78°19'32" East along said Southeastly right-of-way line, 1760.31 feet to the Northwest corner of tract described per Instrument No. 96-03188 of the Deed Records of said Jackson County; thence leaving said right-of-way line, South 11°40'28" East (Record South 11°41'36" West) along the Southwestly boundary of said tract, 1157.66 feet to a point on the Northwestly right-of-way line of the Central Oregon and Pacific Railroad Company right-of-way; thence South 79°46'00" West along said right-of-way line, 1933.02 feet to a point on the aforementioned Westerly boundary of Section 23; thence leaving said right-of-way line, North 00°09'23" East along said Westerly boundary, 1131.58 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMahon
SURVEYOR

APPROVALS:

Examined and approved by Jackson County Roads, Parks and Planning Services, this 9th day of February, 2004.

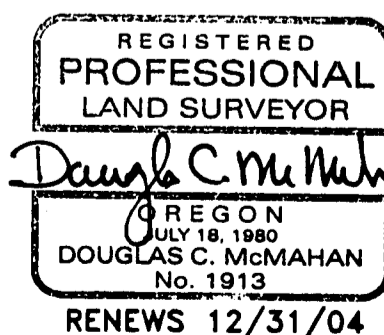
Ali J. Tuit
County Planner

Examined and approved by the Jackson County Surveyor this 17th day of FEBRUARY, 2004.

Roger Roberts
Jackson County Surveyor

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS
SURVEY NO. 18129

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



DECLARATION

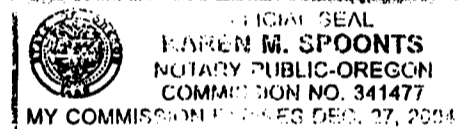
KNOW ALL MEN BY THESE PRESENTS, that the City of Medford, a Municipal Corporation of the State of Oregon, is the owner of the real property represented on this partition plat and more particularly, described in the surveyor's certificate, and has cause the same to be partitioned into parcels as shown hereon, and does hereby create the easement for access across Parcel No. 1, for the benefit of the owners, heirs and assignees of Parcel No. 2.

By: John Hoke
Authorized Representative
of the City of Medford
Title: ECONOMIC DEVELOPMENT COORDINATOR

STATE OF OREGON)
County of Jackson) ss.

On this 9th day of February, 2004, before me, the undersigned notary public, personally John W. Hoke, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged that it was executed on behalf of the City of Medford, a Municipal Corporation of the State of Oregon.

Before me: Karen M. Spoons
Notary



RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 18 DAY OF February, 2004 AT 12:45 O'CLOCK, P M. AND AS PARTITION PLAT NO. P-07-2004 IN "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. INDEX VOLUME 15 PAGE 07.

Kathleen S. Beckett COUNTY CLERK
Rose A. Crews DEPUTY

ASSESSOR:

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF February 18th, 2004.

Bill Youngblood, Deputy ASSESSOR 2/18/2004 DATE
Janice Clark, Deputy TAX COLLECTOR 2/18/04 DATE

PARTITION PLAT NO.

LAND PARTITION (FILE NO. 2003-00031 MP)

LOCATED IN:

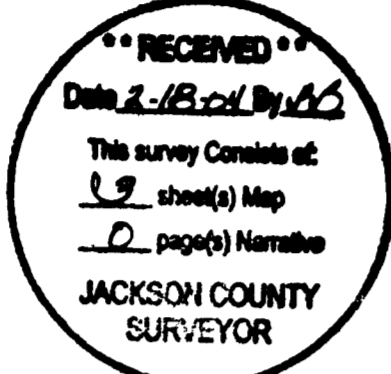
PARCEL NO. 2 OF PARTITION PLAT NO. P-120-1990
IN THE N.W. 1/4, THE N.E. 1/4, THE S.W. 1/4 AND THE S.E. 1/4
OF SECTION 23, AND THE S.W. 1/4 AND THE S.E. 1/4
OF SECTION 24, T.36S., R.2W., W.M.
JACKSON COUNTY, OREGON

FOR:
THE CITY OF MEDFORD
411 WEST 8TH STREET
MEDFORD, OREGON 97501

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

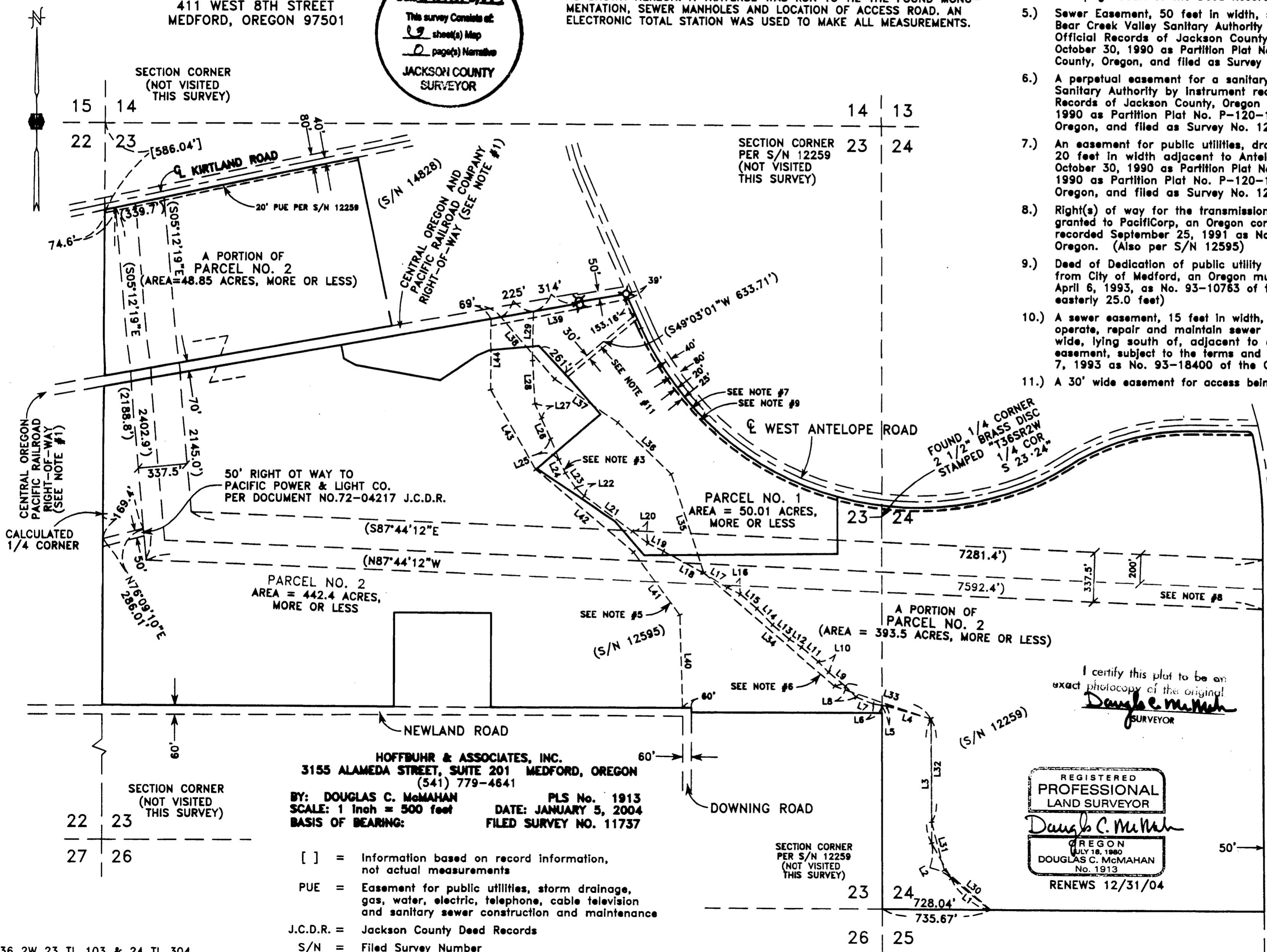
PURPOSE: TO SURVEY, MONUMENT AND PREPARE A FINAL PARTITION
PLAT, PER JACKSON COUNTY PLANNING FILE NO. 2003-
00031 AND AS PER THE CLIENTS REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTS AND INFORMATION PER FILED
SURVEYS NO. 11737, 12259, 12595 AND 14828 FOR CONTROL AND
FOR DETERMINING THE APPROXIMATE BOUNDARY OF PARCEL NO. 2, I
SET PROPER MONUMENTS FOR THE BOUNDARY OF PARCEL NO. 1 ONLY
AS SHOWN HEREON. A TRAVERSE WAS RUN TO TIE THE FOUND MONU-
MENTATION, SEWER MANHOLES AND LOCATION OF ACCESS ROAD. AN
ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.



NOTES THIS SHEET ONLY:

- 1.) Perpetual right of way and easement for railroad purposes, and rights in connection therewith, granted to the Southern Pacific Company, a Delaware corporation, by instrument recorded in Volume 353 page 94 of the Deed Records of Jackson County, Oregon.
- 2.) 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(s) recorded July 25, 1955 in Volume 413, page 167, of the Deed Records of Jackson County, Oregon.
- 3.) An easement, 100 feet in width, for a trunk sewer line, reserved by the United States of America in instrument recorded in Volume 324 page 241 of the Deed Records of Jackson County, Oregon and as shown on Minor Land Partition filed October 30, 1990 as Partition Plat No. P-120-1990 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 12259 in the office of the Jackson County Surveyor.
- 4.) Right of way for the transmission and distribution of electricity, and for other purposes, granted to Pacific Power & Light Company, a corporation, by instrument recorded in Volume 576 page 355A of the Deed Records of Jackson County, Oregon. (Location not specified)
- 5.) Sewer Easement, 50 feet in width, subject to the terms and provisions thereof, granted to Bear Creek Valley Sanitary Authority and recorded March 26, 1970 as No. 70-02386 of the Official Records of Jackson County, Oregon and as shown on Minor Land Partition filed October 30, 1990 as Partition Plat No. P-120-1990 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 12259 in the office of the Jackson County Surveyor.
- 6.) A perpetual easement for a sanitary sewer, 15 feet in width, granted to Bear Creek Valley Sanitary Authority by instrument recorded May 24, 1990 as No. 90-12799 of the Official Records of Jackson County, Oregon and as shown on Minor Land Partition filed October 30, 1990 as Partition Plat No. P-120-1990 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 12259 in the office of the Jackson County Surveyor.
- 7.) An easement for public utilities, drainage, cable television, water, gas and sanitary sewer, 20 feet in width adjacent to Antelope Road, as set forth on Minor Land Partition filed October 30, 1990 as Partition Plat No. P-120-1990 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 12259 in the office of the Jackson County Surveyor.
- 8.) 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(s) recorded September 25, 1991 as No. 91-23126 of the Official Records of Jackson County, Oregon. (Also per S/N 12595)
- 9.) Deed of Dedication of public utility easement, subject to the terms and provisions thereof, from City of Medford, an Oregon municipal corporation, dated March 26, 1993 and recorded April 6, 1993, as No. 93-10763 of the Official Records of Jackson County, Oregon. (Affects easterly 25.0 feet)
- 10.) A sewer easement, 15 feet in width, for right of way and easement to construct, reconstruct, operate, repair and maintain sewer lines and also temporary construction easement 30 feet wide, lying south of, adjacent to and contiguous with the above mentioned permanent easement, subject to the terms and provisions thereof, recorded in instrument recorded June 7, 1993 as No. 93-18400 of the Official Records of Jackson County, Oregon.
- 11.) A 30' wide easement for access being created hereon.



LINE NO	BEARING	DISTANCE
L1	N51°02'51"W	338.38'
L2	N29°28'51"W	270.00'
L3	N00°25'21"W	840.00'
L4	N74°16'21"W	310.00'
L5	N81°26'51"W	34.58'
L6	N81°26'51"W	56.84'
L7	N88°52'21"W	124.10'
L8	N45°25'21"W	103.30'
L9	N50°33'21"W	147.00'
L10	N44°50'21"W	100.30'
L11	N48°24'51"W	150.00'
L12	N57°56'51"W	101.10'
L13	N49°37'21"W	150.00'
L14	N43°54'51"W	150.70'
L15	N48°37'21"W	150.00'
L16	N63°32'21"W	100.40'
L17	N58°00'51"W	200.00'
L18	N62°21'21"W	299.40'
L19	N63°35'21"W	120.00'
L20	N52°39'51"W	130.90'
L21	N54°03'21"W	400.20'
L22	N45°29'51"W	80.80'
L23	N34°45'21"W	122.40'
L24	N25°19'21"W	100.80'
L25	N22°07'21"W	150.20'
L26	N24°47'51"W	150.00'
L27	N24°15'21"W	110.00'
L28	N03°31'51"W	300.70'
L29	N01°25'09"E	341.15'
L30	N49°46'00"W	414.94'
L31	N14°56'00"W	330.00'
L32	N00°20'00"W	688.00'
L33	N71°45'00"W	689.00'
L34	N49°27'28"W	1172.00'
L35	N18°41'00"W	703.00'
L36	N48°29'00"W	501.00'
L37	N55°28'00"W	519.00'
L38	N40°08'00"W	564.86'
L39	N78°31'11"W	950.77'
L40	N01°48'27"W	626.75'
L41	N36°39'57"W	527.15'
L42	N49°55'37"W	863.75'
L43	N29°52'17"W	620.75'
L44	N00°22'08"E	493.52'

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



HOFFBUHR & ASSOCIATES, INC.
3155 ALAMEDA STREET, SUITE 201 MEDFORD, OREGON
(541) 779-4641
BY: **DOUGLAS C. McMAHAN** PLS No. 1913
SCALE: 1 inch = 500 feet DATE: JANUARY 5, 2004
BASIS OF BEARING: FILED SURVEY NO. 11737

- [] = Information based on record information, not actual measurements
- 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
- S/N = Filed Survey Number

PARTITION PLAT NO.
LAND PARTITION (FILE NO. 2003-00031 MP)

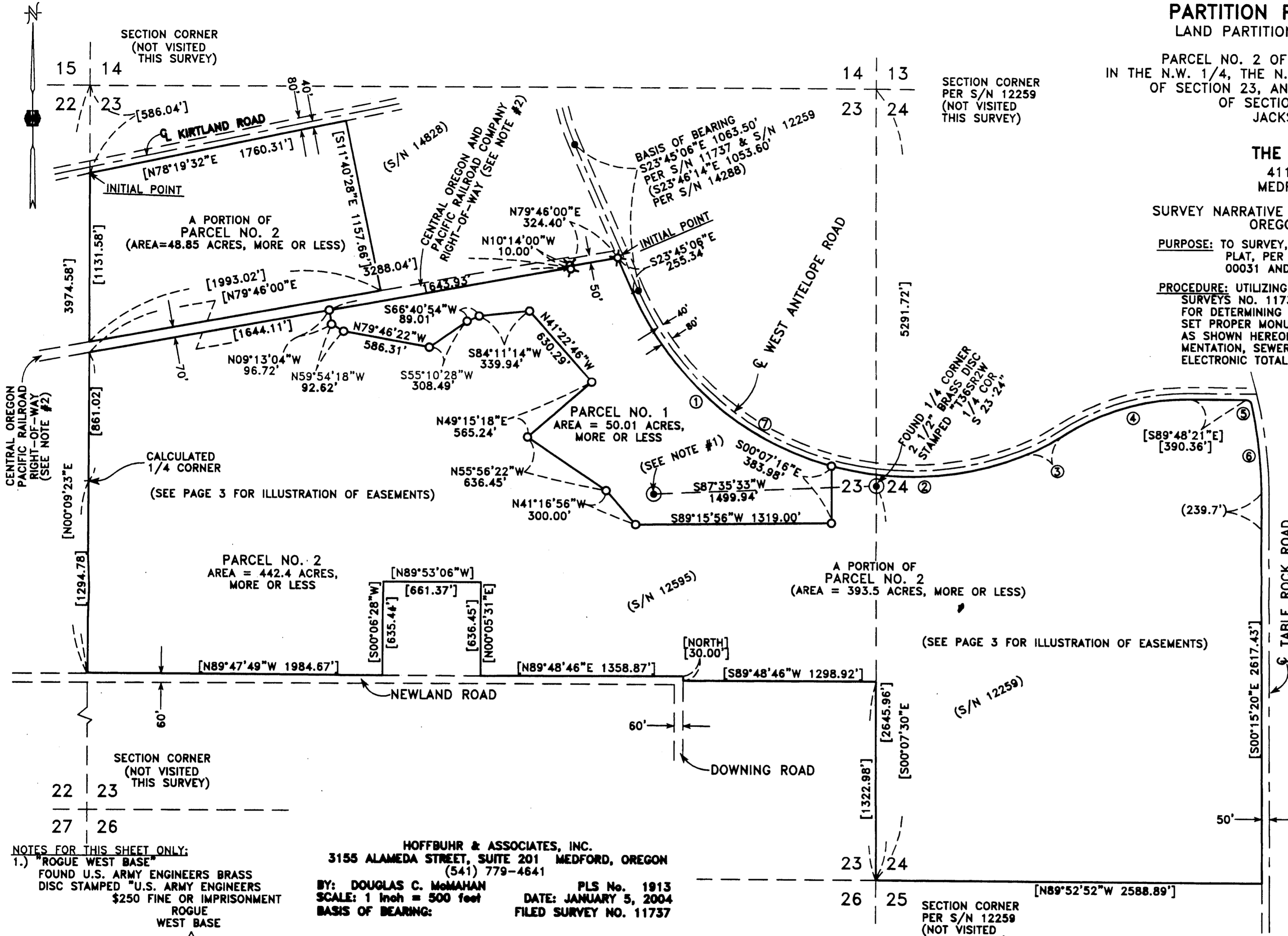
LOCATED IN:
 PARCEL NO. 2 OF PARTITION PLAT NO. P-120-1990
 IN THE N.W. 1/4, THE N.E. 1/4, THE S.W. 1/4 AND THE S.E. 1/4
 OF SECTION 23, AND THE S.W. 1/4 AND THE S.E. 1/4
 OF SECTION 24, T.36S., R.2W., W.M.
 JACKSON COUNTY, OREGON

FOR:
THE CITY OF MEDFORD
 411 WEST 8TH STREET
 MEDFORD, OREGON 97501

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
 OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT AND PREPARE A FINAL PARTITION
 PLAT, PER JACKSON COUNTY PLANNING FILE NO. 2003-
 00031 AND AS PER THE CLIENTS REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTS AND INFORMATION PER FILED
 SURVEYS NO. 11737, 12259, 12595 AND 14828 FOR CONTROL AND
 FOR DETERMINING THE APPROXIMATE BOUNDARY OF PARCEL NO. 2, I
 SET PROPER MONUMENTS FOR THE BOUNDARY OF PARCEL NO. 1 ONLY
 AS SHOWN HEREON. A TRAVERSE WAS RUN TO TIE THE FOUND MONU-
 MENTATION, SEWER MANHOLES AND LOCATION OF ACCESS ROAD. AN
 ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.



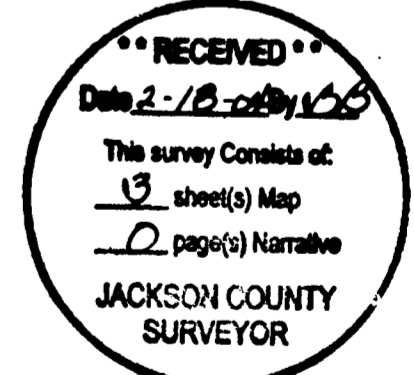
NOTES FOR THIS SHEET ONLY:
 1.) "ROGUE WEST BASE"
 FOUND U.S. ARMY ENGINEERS BRASS
 DISC STAMPED "U.S. ARMY ENGINEERS
 \$250 FINE OR IMPRISONMENT
 ROGUE
 WEST BASE
 Δ
 1942
 FOR DISTURBING THIS MARK
 CONTROL STATION"
 2.) RAILROAD RIGHT OF WAY GRANTED TO
 SOUTHERN PACIFIC RAILROAD PER VOLUME
 353, PAGE 94 J.C.D.R.

HOFFBUHR & ASSOCIATES, INC.
 3155 ALAMEDA STREET, SUITE 201 MEDFORD, OREGON
 (541) 779-4641
BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1 inch = 500 feet DATE: JANUARY 5, 2004
BASIS OF BEARING: FILED SURVEY NO. 11737

- = Set 5/8"x24" rebar with plastic cap stamped "D.McMAHAN LS 1913".
- ⊗ = Set 5/8"x30" rebar with plastic cap stamped "D.McMAHAN LS 1913".
- = Found 5/8" iron pin per S/N 11737
- ⊙ = Found brass cap monument
- [] = Information based on record information, not actual measurements
- 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
- S/N = Filed Survey Number

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

REGISTERED
**PROFESSIONAL
 LAND SURVEYOR**
Douglas C. McMahan
 OREGON
 JULY 18, 1980
 DOUGLAS C. McMAHAN
 No. 1913
 RENEWS 12/31/04



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	51°15'11"	2040.00	1824.85	1764.62	S49°22'42"E
[2]	36°26'44"	2040.00	1297.63	1275.87	N86°46'21"E
[3]	11°36'39"	1540.00	312.08	311.54	N62°44'39"E
[4]	33°15'19"	1530.00	888.03	875.62	N73°33'59"E
[5]	77°12'33"	35.00	47.16	43.68	S51°12'05"E
[6]	12°18'51"	2814.79	604.96	603.80	S06°26'22"E
7	89°41'55"	2040.00	3122.48	2826.48	S67°36'04"E