

\*\*\* APPROVALS \*\*\*

CITY OF MEDFORD PLANNING  
File No. LDP-03-234

[Signature]  
Director

March 30, 2004  
Date

Examined and approved this 30 day of MARCH, 20 04.

[Signature]  
City Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have been paid as of MARCH 31<sup>ST</sup>, 20 04.

[Signature]  
Assessor

Date

[Signature] Deputy  
Tax Collector 3/31/04  
Date

**PARTITION PLAT NO. P-17-2004**  
**In Lot 5, Block 1 of NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK,**  
**UNIT NO. 2 & located in the S.E. 1/4 of Sec. 23, T.37S., R.2W., W.M.**  
**City of Medford Jackson County, Oregon.**

**SURVEY BY:**

L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PHONE: (541) 772-2782  
LJFRIAR@CHARTER.NET

**SURVEY FOR:**

AGATE ENGINEERING  
1175 E. MAIN STREET #1A  
MEDFORD, OR 97504

**DATE:**

MARCH 29, 2004

\*\*\* RECORDER'S CERTIFICATE \*\*\*

Filed for record this 31 day of March, 20 04,  
at 9:58 o'clock A.M., and recorded as Partition Plat  
No. P-17-2004 of "Record of Partition Plats" of Jackson County, Oregon.  
Index Volume 15, Page 17.

[Signature] County Clerk  
[Signature] Deputy

County Surveyor File No. 18203

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND CONFORMS WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Lot 5, in Block 1 of Northwest Medford Light Industrial Park, Unit No. 2 to the City of Medford, according to the Official Plat thereof, now of record, in Jackson County, Oregon

\*\*\* DECLARATION \*\*\*

Know all men by these presents that we, REGINALD P. BREEZE and ANNETTE C. BREEZE, are the owners in fee of the land shown hereon, more particularly described in the Surveyor's Certificate and have caused the same to be Partitioned into the Parcels as shown hereon. We do hereby make and create the Private Sanitary Sewer Easement (PSSE) as shown on Sheet 2 for the benefit of Parcel 1.

[Signature]  
REGINALD P. BREEZE

[Signature]  
ANNETTE C. BREEZE

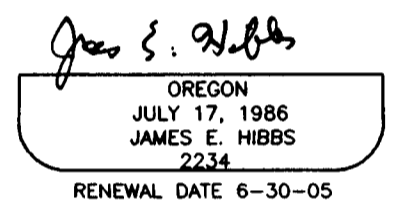
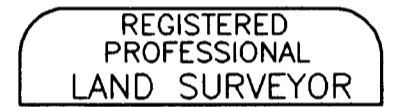
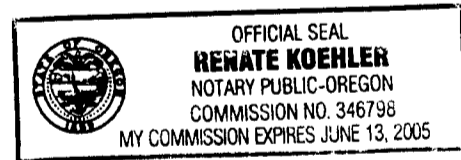
STATE OF OREGON }  
COUNTY OF JACKSON }ss.

PERSONALLY appeared the above named Reginald P. Breeze and Annette C. Breeze and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 30<sup>TH</sup> day of MARCH, 20 04.

[Signature]

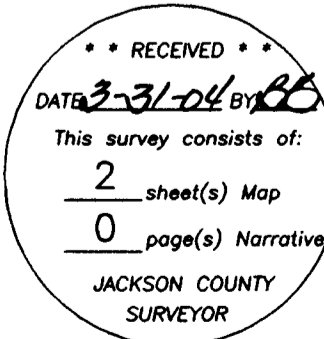
RENATE KOEHLER Notary Public - Oregon  
Commission No. 346798  
My Commission Expires JUNE 13, 2005



**SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250**

PURPOSE: To survey and monument the corners of two parcels created through an Land Partition. See Medford Planning File LDP-03-234.

PROCEDURE: Made ties to the existing monuments as shown on Sheet 2 for control. Computed and monumented the new parcel line as shown on Sheet 2.



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

[Signature]  
SURVEYOR

SHEET 1 OF 2

**SURVEY FOR:**  
 AGATE ENGINEERING  
 1175 E. MAIN STREET #1A  
 MEDFORD, OR 97504

**SURVEY BY:**  
 L.J. FRIAR & ASSOCIATES, P.C.  
 CONSULTING LAND SURVEYORS  
 816 WEST EIGHTH STREET  
 MEDFORD, OREGON 97501  
 PHONE: (541) 772-2782  
 LJFRIAR@CHARTER.NET

**PARTITION PLAT NO. P-17-2004**  
 In Lot 5, Block 1 of NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK,  
 UNIT NO. 2 & located in the S.E. 1/4 of Sec. 23, T.37S, R.2W., W.M.  
 City of Medford Jackson County, Oregon.

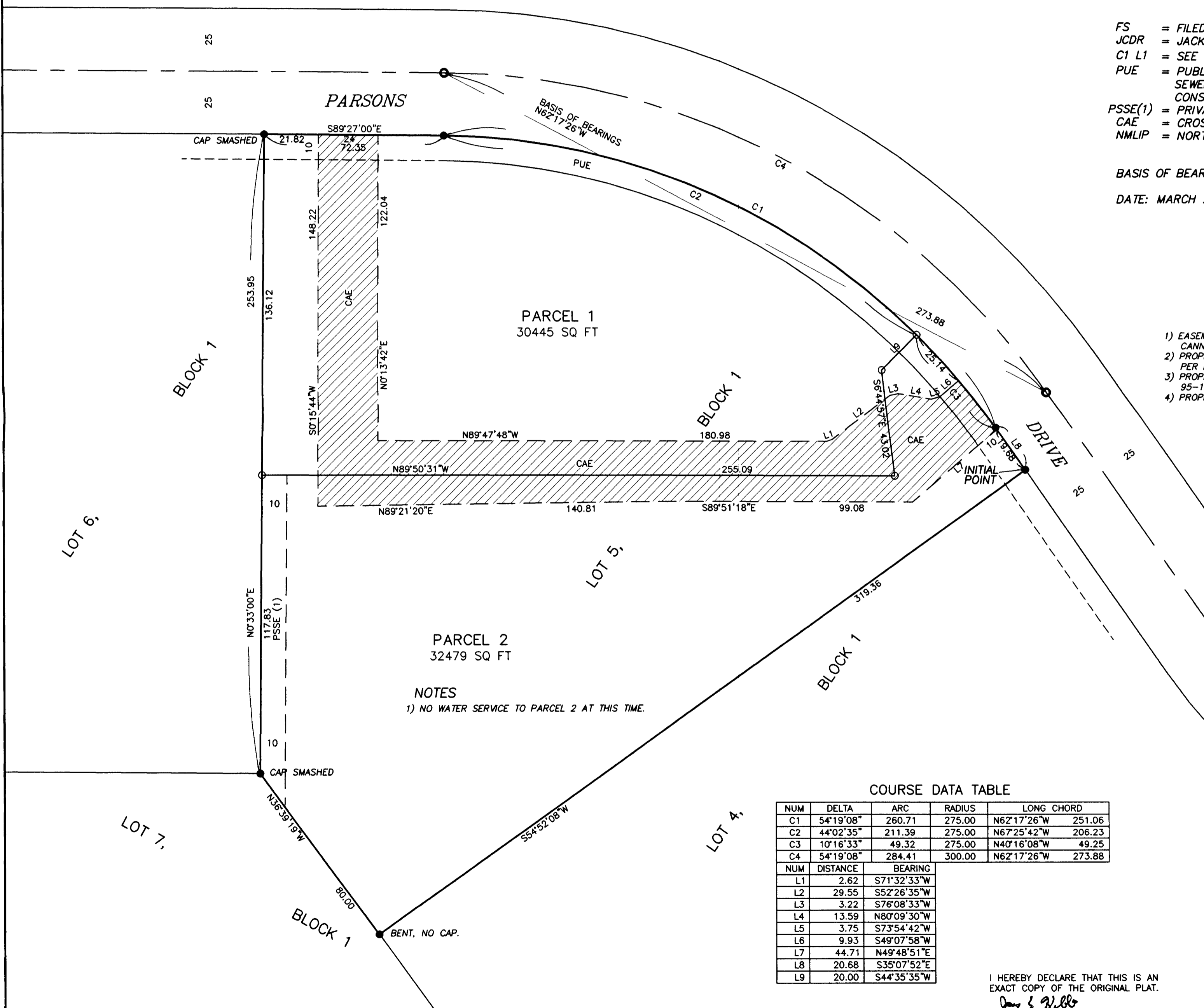
**LEGEND**

- = FD. BRASS CAP IN CONC. MKD. LS1913 PER NWLIP.
  - = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. D McMAHAN LS1913 PER NMLIP.
  - = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- FS = FILED SURVEY #  
 JCDR = JACKSON COUNTY DEED RECORDS.  
 C1 L1 = SEE COURSE DATA TABLE  
 PUE = PUBLIC UTILITY EASEMENT, INCLUDING ELECTRIC, WATER, SANITARY SEWER, GAS, STORM SEWER, TELEPHONE AND CABLE TV FOR THE CONSTRUCTION AND MAINTENANCE THEREOF PER NMLIP.  
 PSSE(1) = PRIVATE SANITARY SEWER EASEMENT (LOT BENEFITTING)  
 CAE = CROSS ACCESS EASEMENT PER DOC. 03-85012, ORJCO.  
 NMLIP = NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK, UNIT NO. 2 (FS12542).

BASIS OF BEARINGS: FS12542 AS SHOWN HEREON.

DATE: MARCH 29, 2004 UNIT OF MEASUREMENT: FEET SCALE: 1" = 30'

- ITEMS PER SUBDIVISION GUARANTEE**
- 1) EASEMENT FOR DISTRIBUTION OF ELECTRICITY PER V.226, P.411 & V.233, P.183, JCDR CANNOT BE DEPICTED BUT MAY AFFECT THE SUBJECT TRACT.
  - 2) PROPERTY SUBJECT TO AGREEMENT FOR INITIAL DEVELOPMENT, UTILITIES & INFRASTRUCTURE, PER DOC. 03-85012, ORJCO.
  - 3) PROPERTY SUBJECT TO COVENANTS, CONDITIONS & RESTRICTIONS PER DOC. 91-14222 & 95-13903, ORJCO.
  - 4) PROPERTY SUBJECT TO BUILDING SITE IMPROVEMENT AGREEMENT PER DOC. 01-18808, ORJCO.



**NOTES**  
 1) NO WATER SERVICE TO PARCEL 2 AT THIS TIME.

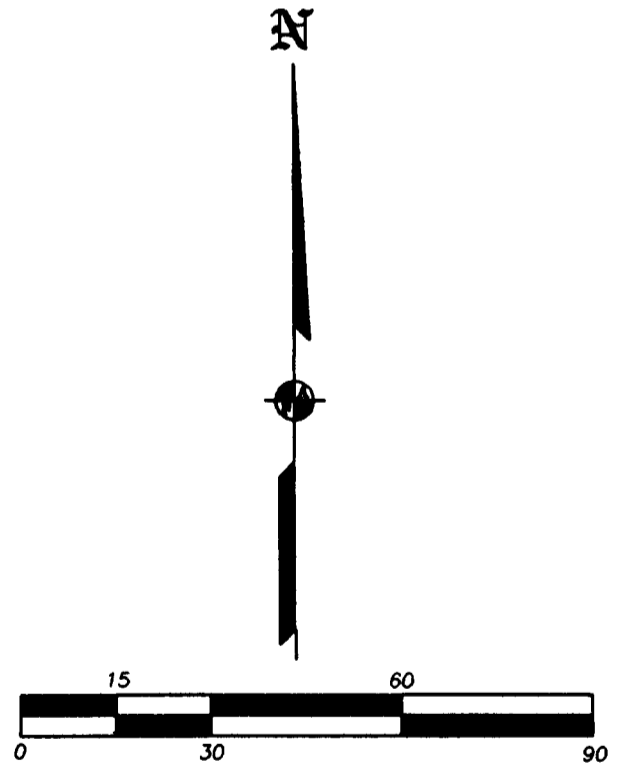
**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	54°19'08"	260.71	275.00	N62°17'26"W 251.06
C2	44°02'35"	211.39	275.00	N67°25'42"W 206.23
C3	10°16'33"	49.32	275.00	N40°16'08"W 49.25
C4	54°19'08"	284.41	300.00	N62°17'26"W 273.88

NUM	DISTANCE	BEARING
L1	2.62	S71°32'33"W
L2	29.55	S52°26'35"W
L3	3.22	S76°08'33"W
L4	13.59	N80°09'30"W
L5	3.75	S73°54'42"W
L6	9.93	S49°07'58"W
L7	44.71	N49°48'51"E
L8	20.68	S35°07'52"E
L9	20.00	S44°35'35"W

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
 [Signature]  
 SURVEYOR



REGISTERED PROFESSIONAL LAND SURVEYOR  
 [Signature]  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 RENEWAL DATE 6-30-05

RECEIVED  
 DATE: 3-31-04 BY: [Signature]  
 This survey consists of:  
 2 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR