

PARTITION PLAT NO. P-18-2004
LAND PARTITION (File MP-03-05)
In the N.W. 1/4, S.W. 1/4 of Sec. 23, T.38S., R.1W. W.M.,
City of Talent Jackson County, Oregon

***** APPROVALS *****

Examined and approved this 29th day of March, 20 04.

John Adam
Director, City of Talent Planning Department
File MP-03-05

Examined and approved this 17th day of March, 20 04.

Roger Roberts
Jackson County Surveyor

SURVEY FOR:

BEN TRESSER
1726 MENDOTA WAY
WALNUT CREEK, CA 94597

SURVEY BY:

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

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

Filed for record this 1st day of April, 20 04, at
9:32 o'clock A.M., and recorded as Partition Plat No. P-18-2004
of "Record of Partition Plats" of Jackson County, Oregon.

Index Volume 15 Page 18.

Kathleen Beckett County Clerk
Sheraldine Cutting Deputy

County Surveyor File No. 18206.

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have
been paid as of APRIL 1ST, 20 04.

DATE:
JANUARY 30, 2004

Maintenance and Access Agreement recorded as Doc. # 04-17157, ORJCO.

Jeffery D. [Signature] 4-1-04 Assessor Date
Carol Applegate 4-1-04 Tax Collector Deputy Date

***** DECLARATION *****

Know all men by these presents that 2510 WEBSTER ST., MEDICAL BUILDING, A GENERAL PARTNERSHIP is the owner in fee of the land shown hereon, more particularly in the Surveyor's Certificate and has Partitioned the same into the Parcels as shown on Sheet 2 and does hereby dedicate to the public the Public Utility Easement (PUE) and does hereby make and establish the Reciprocal Access Easement (RAE) for the benefit of Parcels 1 and 2 and does hereby make and establish the Vehicular Turnaround Easement (VTE) with the condition that Emergency Vehicles may use said RAE & VTE at all times and as necessary and does hereby make and establish the Private Irrigation Line Easement (PIE) for the benefit of Parcel 2. The RAE & VTE shall be subject to a Maintenance and Access Agreement to be recorded simultaneously with this Plat setting forth provisions for the maintenance of the RAE & VTE.

Ben Tresser
BEN TRESSER, MANAGING PARTNER
2510 WEBSTER ST., MEDICAL BUILDING,
A GENERAL PARTNERSHIP

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named Ben Tresser and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of 2510 Webster St., Medical Building, A General Partnership.

Dated this 17th day of March, 2004.

Karen L. Lafitte
KAREN L. LAFITTE Notary Public - Oregon
Commission No. 354244
My Commission Expires March 30, 2006

***** 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:

Beginning at a 5/8 inch iron pin marking the most Easterly corner of Lot 17 of SWEETBRIER ESTATES SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the Southwesterly line of Front Street, South 42°13'01" East, 30.11 feet to a 5/8 inch iron pin at the most Easterly corner of Parcel I described in Document No. 03-09293, Official Records of Jackson County, Oregon; thence along the Easterly line of said tract, South 47°57'30" West, 45.23 feet to a 5/8 inch iron pin; thence South 00°00'22" East, 231.72 feet to a 5/8 inch iron pin at the Southeast corner thereof; thence along the South line thereof, North 89°48'35" West, 38.66 feet to a 5/8 inch iron pin at the Northeast corner of Parcel II described in Document 03-09293, said Official Records; thence South 00°06'43" West, 1.50 feet to a 5/8 inch iron pin at the Southeast corner of said Parcel II; thence North 89°53'17" West, 110.37 feet to a 5/8 inch iron pin at the Southwest corner of said Parcel II; thence along the West line of said Parcel II and the exterior boundary of said SWEETBRIER ESTATES SUBDIVISION, North 00°04'12" East, 96.22 feet to a 5/8 inch iron pin marking an angle point in said exterior boundary; thence continue along said exterior boundary, North 32°31'47" East, 116.38 feet to a 5/8 inch iron pin marking an angle point in said exterior boundary; thence continue along said exterior boundary, North 47°33'55" East, 135.05 feet to the INITIAL POINT OF BEGINNING.

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

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

PURPOSE: To survey and monument the corners of two Parcels created through a Land Partition. See City of Talent File No. MP-03-05.

PROCEDURE: Made ties to the monuments as shown on Sheet 2 to control the subject tract. Computed the corners of the new parcels and set pins as shown on Sheet 2. The client was advised to contact to adjoiner to the East as to the possibility of moving the existing fenceline to the deeded/monumented property line.

*** RECEIVED ***
DATE 4-1-04 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

James E. Hibbs
SURVEYOR

SHEET 1 OF 2

PARTITION PLAT NO. P-18-2004

LAND PARTITION (File MP-03-05)

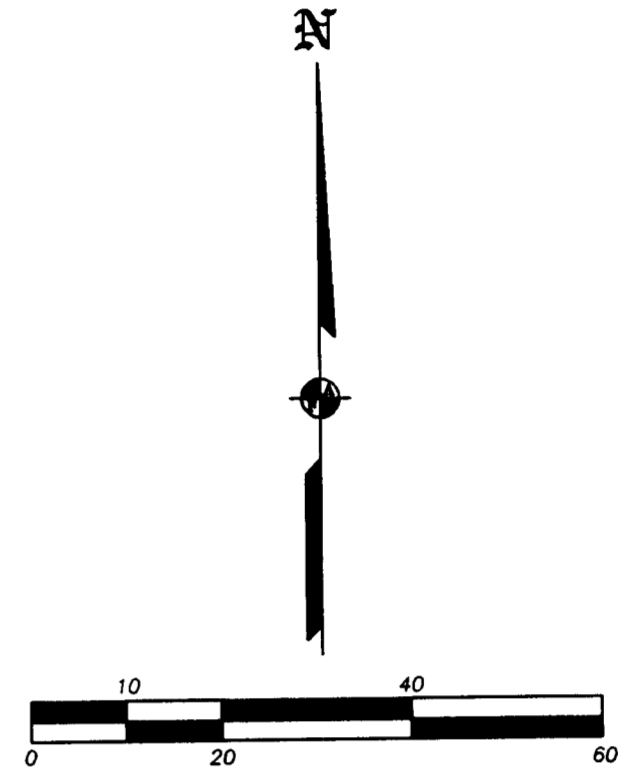
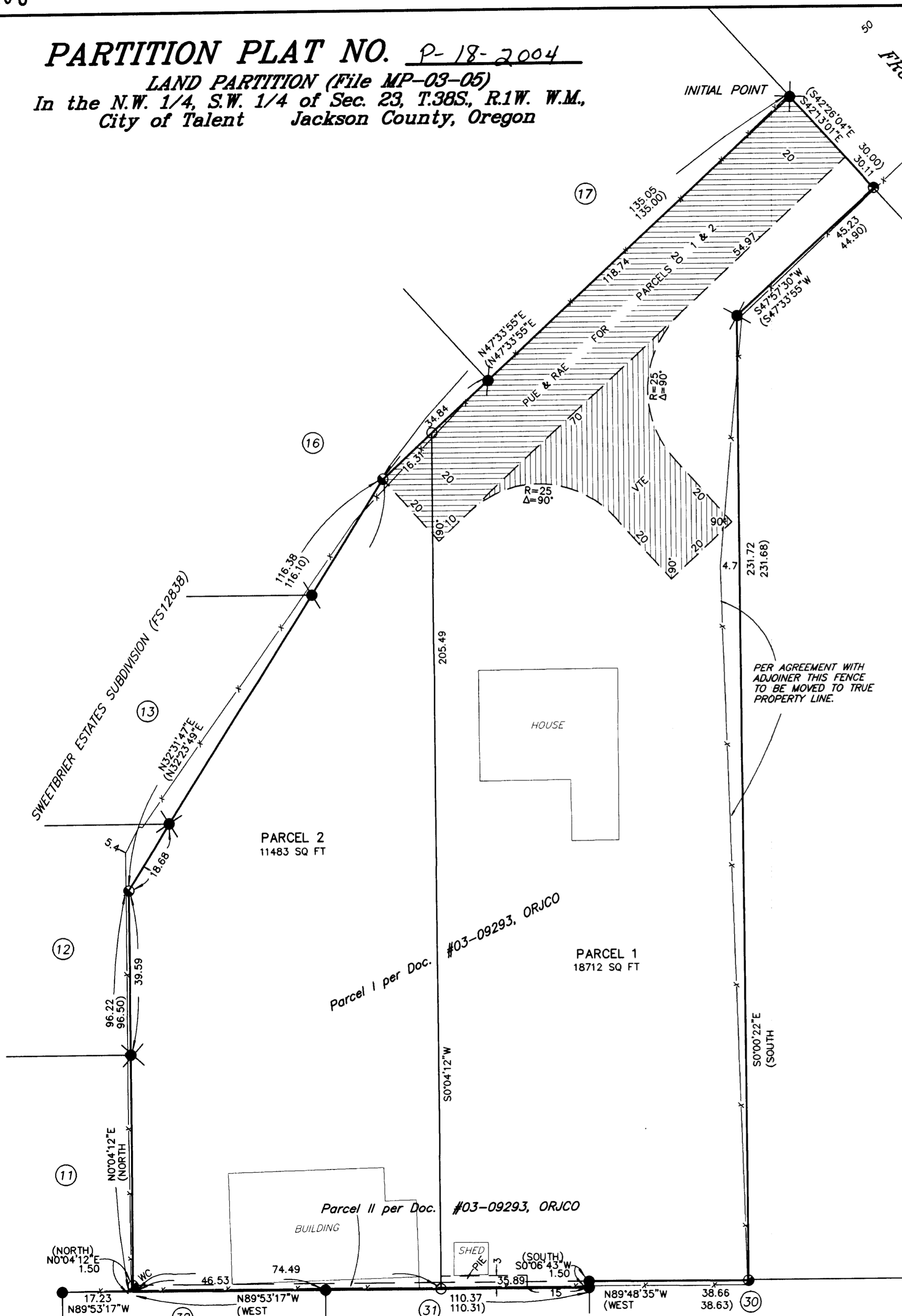
In the N.W. 1/4, S.W. 1/4 of Sec. 23, T.38S., R.1W. W.M.,
City of Talent Jackson County, Oregon

SURVEY BY:

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

SURVEY FOR:

BEN TRESSER
1726 MENDOTA WAY
WALNUT CREEK, CA 94597



EASEMENTS PER SUBDIVISION GUARANTEE

- 1) EASEMENT FOR PUBLIC ROAD PER VOL.52, PG.165, JCDR GIVES NO SPECIFIC LOCATION.
- 2) EASEMENT FOR ELECTRICITY PER VOL."D", PG.612, MRJCO GIVES NO SPECIFIC LOCATION.
- 3) PROPERTY SUBJECT TO RESTRICTIVE COVENANTS PER DOC. 86-13513, ORJCO.

LEGEND:

- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD KAISER RLS803 PER FS10640.
 - = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD L.J. FRIAR & ASSOC. PER FS13656.
 - = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. TEMPLIN LS2359 PER FS12838.
 - ✕ = FD. 5/8" IRON PIN. SEE FS10640.
 - = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- PIE = PRIVATE IRRIGATION LINE EASEMENT FOR PARCEL 2.
 JCDR = JACKSON COUNTY DEED RECORDS.
 ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 WC = WITNESS CORNER.
 () = RECORD DATA AS SHOWN.
 DR = DEED RECORD DATA.
 FS = FILED SURVEY #.
 PUE = PUBLIC UTILITY EASEMENT.
 -X- = FENCE LINE.
 RAE = RECIPROCAL ACCESS EASEMENT.
 VTE = VEHICULAR TURNAROUND EASEMENT.
 MRJCO = MISCELLANEOUS RECORDS OF JACKSON COUNTY, OREGON.

BASIS OF BEARINGS:

NORTH LINE DLC #63 PER FS10640.

UNIT OF MEASUREMENT = FEET DATE: JANUARY 30, 2004 SCALE: 1" = 20'

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

James E. Friar
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Friar
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-05

** RECEIVED **
 DATE 4-1-04 BY BT
 This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY SURVEYOR