

# PARTITION PLAT NO. P-33-2004

Located within the Isachor Williams Donation Land Claim Number 57, in the Northeast One-Quarter and the Southeast One-Quarter of Section 12, Township 37 South, Range 2 West of the Willamette Meridian, City of Medford, Jackson County, Oregon.

## PREPARED FOR:

**TROPRIA, LLC.**  
C/O: Tim Hovet  
840 Beltline Rd. Suite 202  
Springfield, OR. 97477

### DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, that Reginald P. Breeze and Annette C. Breeze husband and wife as tenants by the entirety, hereafter referred to as Declarants, are the owners in fee simple of the lands as described in the "SURVEYOR'S CERTIFICATE" herewith, and have caused the same to be partitioned into Parcels 1, 2 and 3, and hereby dedicate to the City of Medford for public use additional right-of-way dedication for Biddle Road and Airport Road as depicted hereon, and a 15-foot wide Public Utility Easement, as depicted hereon.

Reginald P. Breeze 4-30-04  
REGINALD P. BREEZE Date

Annette C. Breeze 4-30-04  
ANNETTE C. BREEZE Date

STATE OF OREGON }  
County of Jackson } ss

Personally appeared before me the above named REGINALD P. BREEZE, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 30<sup>th</sup> day of APRIL, 2004.

Before me:  
Reginald P. Breeze  
Annate Kuehls NOTARY PUBLIC-OREGON  
COMMISSION NO.: 346798  
MY COMMISSION EXPIRES: JUNE 13, 2005

STATE OF OREGON }  
County of Jackson } ss

Personally appeared before me the above named ANNETTE C. BREEZE, and acknowledged the foregoing instrument to be her voluntary act and deed.

WITNESS my hand and seal this 30<sup>th</sup> day of APRIL, 2004.

Before me:  
Annette C. Breeze  
Annate Kuehls NOTARY PUBLIC-OREGON  
COMMISSION NO.: 346798  
MY COMMISSION EXPIRES: JUNE 13, 2005

### NOTES:

This Partition Plat is subject to the following matters of record:

- 1) An appurtenant easement for access and utility line, recorded November 7 1994 as Document Number 94-39976 of the Official Records of Jackson County, Oregon.
- 2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Rogue River Valley Irrigation District.
- 3) Sanitary Sewer Easement contained in Doc. No. 70-07930, in favor of the Bear Creek Valley Sanitary Authority. Located in Biddle Road.
- 4) Regulations, including levies, liens, assessments, rights of way and easements of Rogue Valley Sewer Services (formally Bear Creek Valley Sanitary Authority).
- 5) Terms, provisions and conditions, including but not limited to maintenance provisions contained in easement as recorded in Doc No. 94-39976.
- 6) Restrictive Covenant, including the terms and provisions thereof as recorded in Doc. No. 94-39976.

### SURVEYOR'S CERTIFICATE

I, Cael E. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments, as provided by law, the tract of land shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

All that real property being located within the Isachor Williams Donation Land Claim Number 57, in the Northeast One-Quarter and the Southeast One-Quarter of Section 12, Township 37 South, Range 2 West of the Willamette Meridian, City of Medford, Jackson County, Oregon, being more particularly described as follows:

Commencing at the southeast corner of Donation Land Claim Number 57 in said township, range and meridian; thence North 00°11'21" East a distance of 813.29 feet to the quarter corner common to Sections 7 and 12 of said township, range and meridian; thence North 00°07'56" East 919.20 feet; thence North 89°47'28" West a distance of 220.00 feet to the northwest corner of that certain tract of land described in Document Number 94-13268, of the Official Records of Jackson County, Oregon, the Initial Point and the True Point of Beginning; thence, along the west line of said tract, South 00°09'26" West a distance of 1095.00 feet to the northeasterly right-of-way of Biddle Road, a public road; thence, along said right-of-way, North 33°45'10" West, a distance of 1297.01 feet to the southerly right-of-way of Airport Road, a public road; thence, along last said right-of-way the following courses: North 56°14'50" East, a distance of 25.00 feet; North 33°45'08" West, a distance of 6.36 feet; thence South 89°47'28" East, a distance of 706.39 feet to the Initial Point and the True Point of Beginning.

Cael E. Neathamer  
SURVEYOR

### NARRATIVE:

**Purpose:** To survey and monument Client's property pursuant to the conditionally approved Tentative Partition Plat, File Number LDP-03-250, January 22, 2004.

**Procedure:** Utilizing a Nikon DTM-520 Total Station, and a Ranger 200R Data Collector with TDS software, and Trimble 5700 GPS equipment, with a TSCE Data Collector, all found monuments, as depicted hereon, were tied in a closed loop traverse. Based on said traverse, Instruments Numbered 94-13268, and 94-39976 of the Official Records of Jackson County, Oregon, and Navigators Landing recorded in Vol. 28 of Plat at Pg. 24 of the records of Jackson County, Oregon, Surveys Numbered 6357, 10868, and 14951 all on file in the office of the Jackson County Surveyor, the project boundaries and interior lots were computed and monumented as depicted hereon.

**NOTE A:** "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."

**NOTE B:** No direct vehicle access is allowed to Biddle Road from Parcel 1 or Parcel 3.

I hereby certify that this is an exact copy of the original.  
Cael E. Neathamer  
Surveyor

**\*\* RECEIVED \*\***  
DATE 6-3-04 BY KB  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

### APPROVALS:

PLANNING FILE NO.: LDP-03-250

Paul O. Lott May 28, 2004  
Medford Planning Department Date

Examined and approved this 3 day of MAY, 2004.

Paul O. Lott  
City of Medford Surveyor

### TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF JUNE 3, 2004.

William Johnson Deputy 6-3-2004 Patty Budson Deputy 6-3-04  
ASSESSOR Date TAX COLLECTOR Date

### RECORDING:

FILED FOR RECORD THIS THE 3<sup>rd</sup> DAY OF June, 2004 AT 3:52 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-33-2004 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 15, PAGE 33.

Kathleen S. Beckett Rose A. Crews  
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 18290

REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer  
OREGON JULY 08, 2001 CAEL E. NEATHAMER 56545

Renewal Date 12/31/04

PREPARED BY: Neathamer Surveying, Inc.  
100 East Main St., Suite N  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

PROJECT NUMBER: 03062 DATE: April 29, 2004

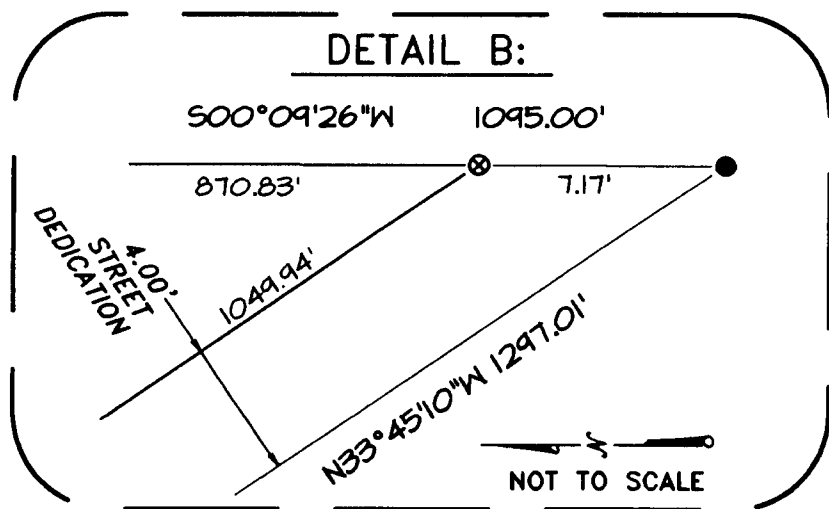
Sheet 1 of 2 © LTM

# PARTITION PLAT NO. P-33-2004

Located within the Isachor Williams Donation Land Claim Number 57, in the Northeast One-Quarter and the Southeast One-Quarter of Section 12, Township 37 South, Range 2 West of the Willamette Meridian, City of Medford, Jackson County, Oregon.

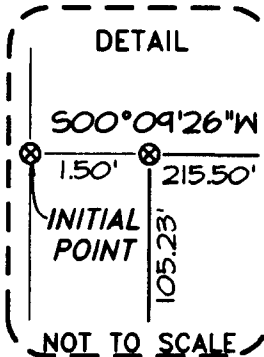
## PREPARED FOR:

**TROPRIA, LLC.**  
 C/O: Tim Hovet  
 840 Beltline Rd. Suite 202  
 Springfield, OR. 97477

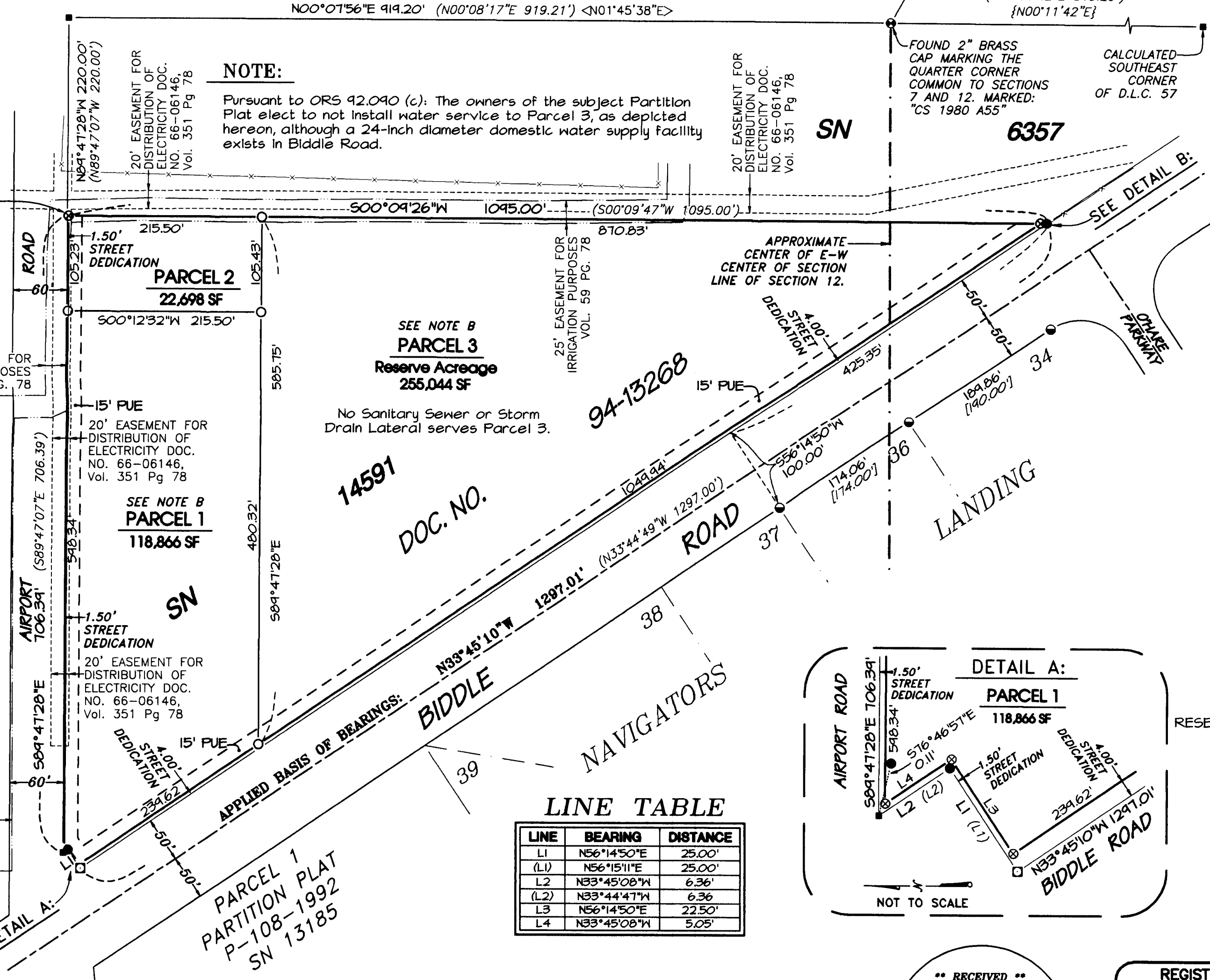


### NOTE:

Pursuant to ORS 92.090 (c): The owners of the subject Partition Plat elect to not install water service to Parcel 3, as depicted hereon, although a 24-inch diameter domestic water supply facility exists in Biddle Road.

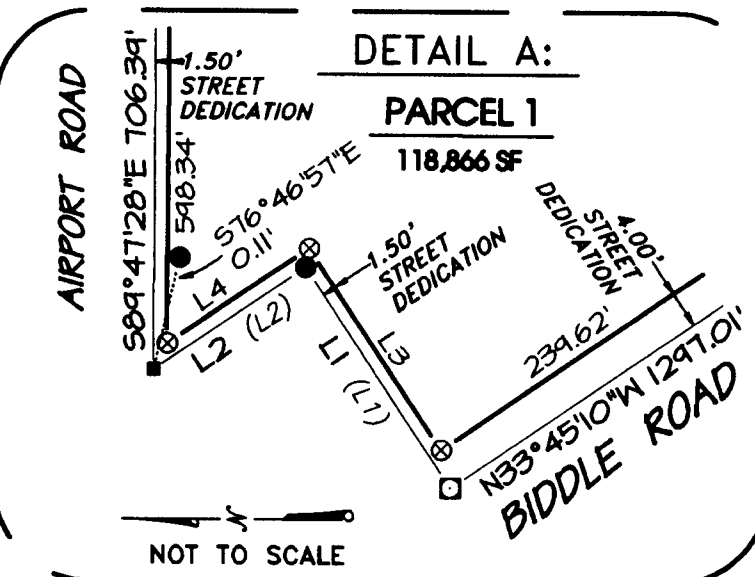


MEDFORD MUNICIPAL AIRPORT SUBDIVISION 'A' (UNRECORDED)



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N56°14'50"E	25.00'
(L1)	N56°15'11"E	25.00'
L2	N33°45'08"W	6.36'
(L2)	N33°44'47"W	6.36'
L3	N56°14'50"E	22.50'
L4	N33°45'08"W	5.05'



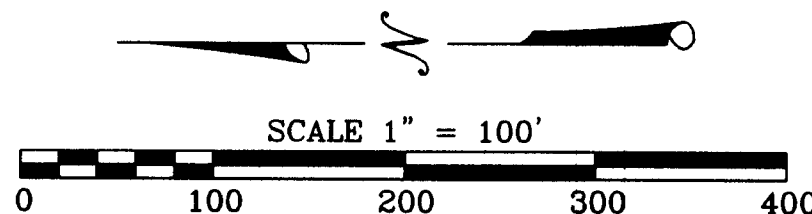
### LEGEND:

- ⊙ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "C. NEATHAMER L5 56545."
- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "C. NEATHAMER L5 56545."
- Indicates a found 5/8-inch diameter iron pin with a red plastic cap marked "R. BRAUGHTON-L5 2657", per SN 14951, unless otherwise noted hereon.
- ⊠ Indicates a found lead plug with a washer marked "L5 2657", per SN 14951.
- ⦿ Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "D. MCMAHAN L5 1913", as per Navigators Landing filed for record May 2, 2002 and recorded in Volume 28 of Plats at Page 24 of the records of Jackson County, Oregon and filed as SN 17310 in the office of the Jackson County Surveyor.
- ⦿ Indicates a brass cap as noted hereon.
- Indicates a computed position, nothing found or set, unless noted otherwise.
- ( ) Indicates record information per SN 14951.
- [ ] Indicates record information per Navigators Landing filed for record May 2, 2002 and recorded in Volume 28 of Plats at Page 24 of the records of Jackson County, Oregon and filed as SN 17310 in the office of the Jackson County Surveyor.
- { } Indicates record information per SN 10868.
- < > Indicates record information per SN 6357.
- PUE Indicates a 15' wide public utility easement, being created hereon.
- SN Indicates a survey filed number in the office in the Jackson County Surveyor.
- DOC. NO. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- VOL. PG. Indicates a Volume and Page of the Official Deed Records of Jackson County, Oregon.
- FNC 0.0' → Annotation indicates the distance from the centerline of a fence to the boundary, and the side that the fence lies from said boundary.
- RESERVE ACREAGE Pursuant to the City of Medford Land Development Code, Article 1-General Provisions, Chapter 10.012, Definitions, Specific: Reserve Acreage: "THAT PORTION OF THE LOT WHICH IS NOT INTENDED TO BE PART OF THE DEVELOPMENT AND CAN BE SEPARATELY DEVELOPED AT A LATER TIME".
- x— Indicates an existing fence line.

### BASIS OF BEARINGS:

Geodetic North based on NGS 84 Datum, established by Global Positioning System Observations. Bearing applied to the northeasterly right-of-way of Biddle Road, as depicted hereon.

I hereby certify that this is an exact copy of the original.  
 Carl E. Neathamer  
 Surveyor



RECEIVED  
 DATE 6-5-04 BY BB  
 This survey consists of:  
 2 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
 Carl E. Neathamer  
 OREGON JULY 08, 2001  
 CAEL E. NEATHAMER 56545  
 Renewal Date 12/31/04

PREPARED BY: Neathamer Surveying, Inc.  
 100 East Main St. Suite N  
 P.O. Box 1584  
 Medford, Oregon 97501-0120  
 Phone (541) 732-2869  
 FAX (541) 732-1382  
 PROJECT NUMBER: 03062 DATE: April 29, 2004  
 Sheet 2 of 2 © LTM