

PARTITION PLAT NO. P-58-2004

Located in the Northeast One-Quarter of Section 19, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

CHASE INVESTMENTS & DESIGN
3011 Gary Drive
Medford, OR 97504

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, that LITRELL INVESTMENTS, LLC, an Oregon limited liability company, as tenant in common, hereafter referred to as Declarant, is the owner in fee simple, the lands as described in the "SURVEYOR'S CERTIFICATE" herewith, and have caused the same to be partitioned into Parcels 1, 2 and 3. Declarant does hereby create a Private Storm Drain Easement across Parcels 2 and 3, as depicted hereon, for the purpose to direct drainage from adjacent tracts of land. Declarant does hereby dedicate for public use those areas depicted hereon as 10' PUE (10-foot wide Public Utility Easement), and does hereby create the Minimum Access, as depicted hereon. The Minimum Access is a reciprocal easement that shall allow for: ingress and egress across Parcel 2 in favor of Parcel 3; vehicular maneuvering for both parcels; emergency vehicular access and maneuvering; private service lines and their appurtenances (sanitary sewer, water and storm drain), and the right for ingress and egress to access said services to install, maintain, repair or replace, for both Parcels 2 and 3. Parcels 2 and 3 shall be subject to that certain Maintenance and Access Agreement as contained in Instrument Number _____, recorded on the _____ day of _____, 2004.

NARRATIVE:

Purpose: To survey and monument Client's property pursuant to the conditionally approved Tentative Partition Plat, File Number LFD-03-231, as approved by the City of Medford Planning Commission on December 22, 2003.

Procedure: Utilizing a Nikon DTM-520 and a Ranger 200R with TDS software, all found monuments were tied within closed loop traverses or via redundant ties. Records utilized for this survey: Volume 149 at Page 513, Volume 193 at Page 410, and Volume 236 at Page 303, of the Deed Records of Jackson County, Oregon; Documents Numbered 92-07475 and 03-47544 of the Official Records of Jackson County, Oregon; TABBY SUBDIVISION, now of record and filed as Survey Number 12291; and, Surveys Numbered 9932 and 11889, as filed in the office of the Jackson County Surveyor.

A search was made for monuments along the old right of way of Woodrow Lane (being along the northerly line of tract described in Vol. 149, Pg. 513). Due to street improvements, those monuments were not found.

Established the east line of Section 19 utilizing the found monument marking the East One-quarter corner of Section 19, and the North One-sixteenth corner of said section. The North One-sixteenth was computed utilizing the bearing and distance of SN 11889 from the computed position for the northeast corner of College Hill Addition (computed utilizing the found reference points per City of Medford Field Book Number 1704 at Page 18). From said established east line of said section, computed the subject tracts deed call of the northeast corner of Volume 149 at Page 513.

Utilizing aforesaid east line per SN 11889, and the found monuments marking the centerline of Tabby Lane, per Tabby Subdivision, established the right of way of Woodrow Lane.

Utilizing a found monument set per Survey Number 9932, verified the location of the west line of the tract as described in Volume 236 at Page 303, being in common with the east boundary of the subject tract.

Utilizing Document Number 03-47544 and the bounds listed therein, established the exterior boundary of the subject tract. Computed the interior corners, and set the boundary corners as depicted hereon.

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 depicted 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:

Commencing on the East line of Section 19, Township 37 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon, at a point 14.29 chains (943.14 feet), South of the Northeast corner of the South half of the Northeast quarter of said Section, which point is the Northeast corner of the tract described in Volume 149 at Page 513, of the Deed Records of Jackson County, Oregon; thence westerly along the north line of said volume and page, 243.00 feet to the Northwest corner of the tract described in Volume 236 at Page 303, of the Deed Records of Jackson County, Oregon; thence along the westerly line of last said volume and page, South 15°05'52" East 10.36 feet to a point on the southerly right of way of Woodrow Lane per Document Number 92-07473, of the Official Records of Jackson County, Oregon, and the True Point of Beginning; thence along said right of way line, North 90°00'00" West, 117.67 feet; thence South 00°10'00" East, 192.76 feet, to a point on the northerly line of Volume 193 at Page 410, of the Deed Records of Jackson County, Oregon; thence along said northerly line, North 90°00'00" East, 166.44 feet, to a point on the westerly line of aforesaid Volume 236 at Page 303; thence along said westerly line, North 15°05'52" West, 189.29 feet to the True Point of Beginning.

Cael E. Neathamer
Surveyor

APPROVALS:

[Signature] September 24, 2004
City of Medford Planning Department Date

File Number: LDP-03-231

Examined and approved this 9th day of SEPTEMBER, 2004.

[Signature]
ACTIVE City Surveyor

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF SEPTEMBER 28, 2004.

[Signature] 9-28-2004 [Signature] 9-28-04
ASSESSOR Date TAX COLLECTOR Date

RECORDING:

FILED FOR RECORD THIS THE 28th DAY OF September, 2004 AT 9:52 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P-58-2004 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 15, PAGE 58.

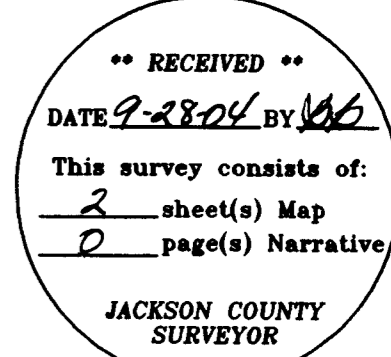
[Signature] [Signature]
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 18440

NOTES:

This Partition Plat may be subject to the following matters of record:

- 1) The effect of said property, or any part thereof, lying within the Medford Irrigation District, and subject to all water and irrigation rights, easements for ditches and canals, and all regulations of said District, including any and all assessments, liens and charges assessed, and to be assessed.
- 2) An easement for a small ditch for the purpose of conveying water to the land below, reserved in deeds recorded May 20, 1927 in Volume 165, Pages 440 and 441 of the Deed Records of Jackson County, Oregon. Document excepted an easement for a small ditch along the southerly line of said document, being in common with the southerly boundary depicted hereon, but does not specify a width. Also, a ditch was not found on the premises during the field survey of the subject tract of land.



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

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: 03060 DATE: September 2, 2004

Sheet 1 of 2

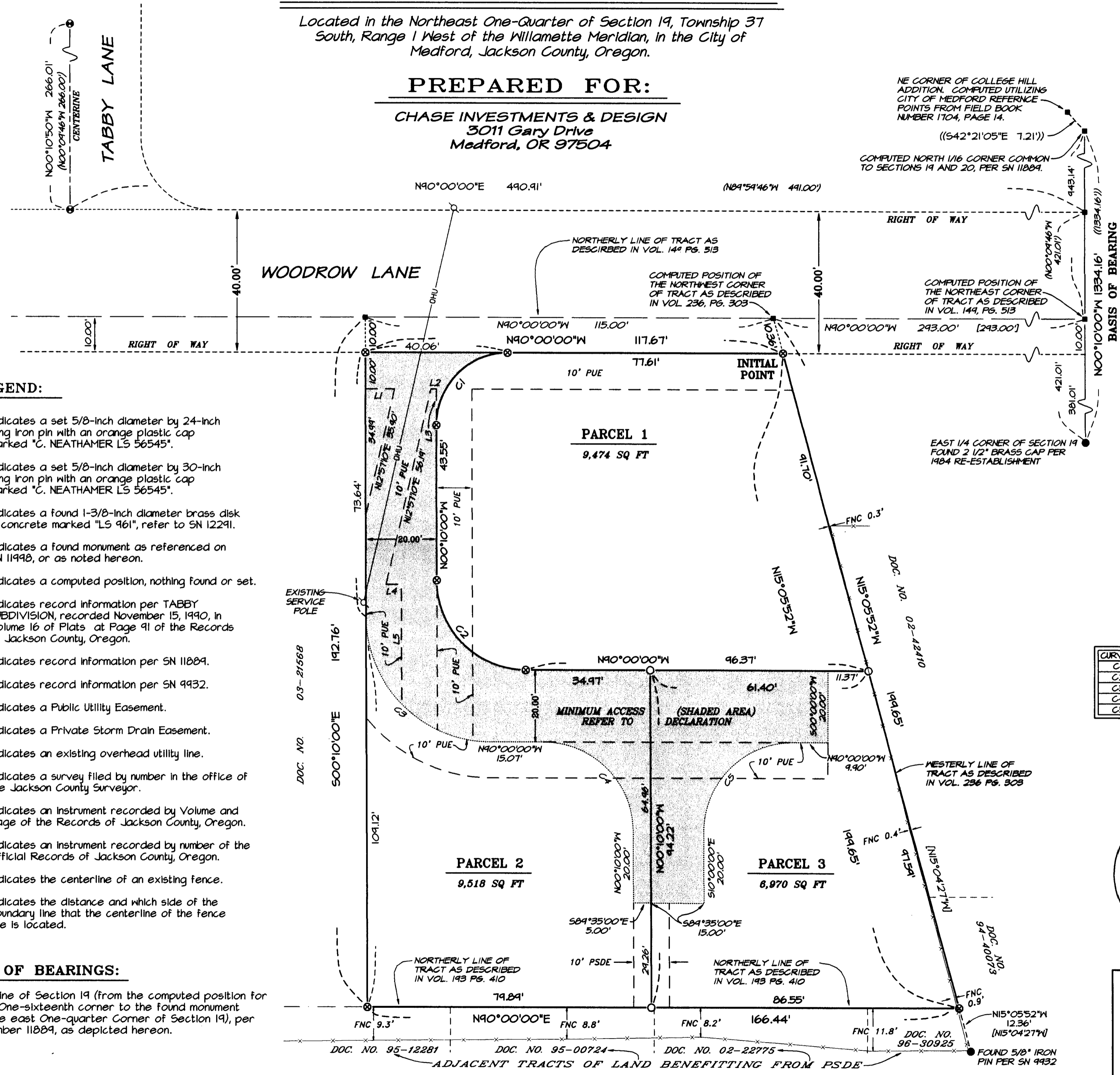
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Located in the Northeast One-Quarter of Section 19, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

CHASE INVESTMENTS & DESIGN
3011 Gary Drive
Medford, OR 97504

NE CORNER OF COLLEGE HILL ADDITION. COMPUTED UTILIZING CITY OF MEDFORD REFERENCE POINTS FROM FIELD BOOK NUMBER 1704, PAGE 14.
(S42°21'05"E 7.21')
COMPUTED NORTH 1/16 CORNER COMMON TO SECTIONS 19 AND 20, PER SN 11889.
COMPUTED POSITION OF THE NORTHEAST CORNER OF TRACT AS DESCRIBED IN VOL. 149, PG. 513
COMPUTED POSITION OF THE NORTHEAST CORNER OF TRACT AS DESCRIBED IN VOL. 149, PG. 513
EAST 1/4 CORNER OF SECTION 19 FOUND 2 1/2" BRASS CAP PER 1984 RE-ESTABLISHMENT

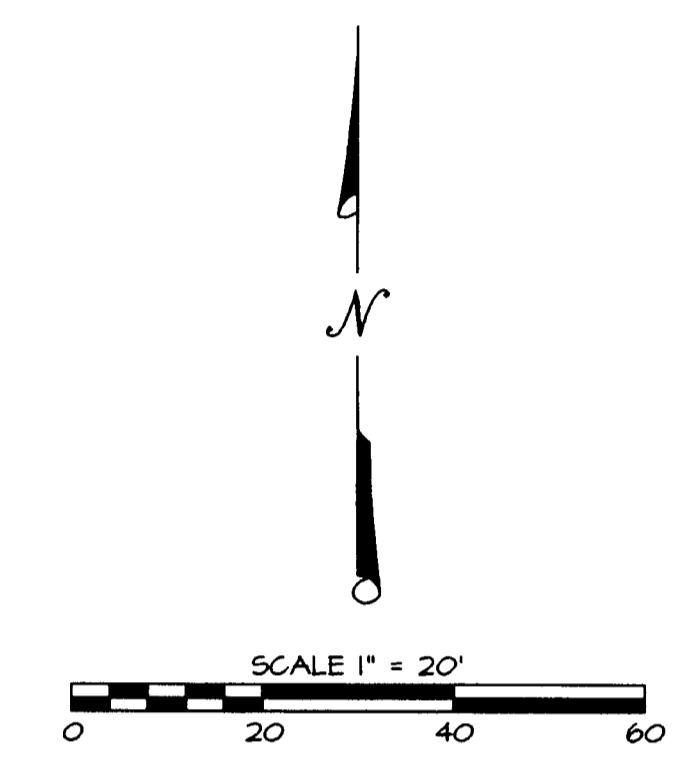


LEGEND:

- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "C. NEATHAMER LS 56545".
- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "C. NEATHAMER LS 56545".
- Indicates a found 1-3/8-inch diameter brass disk in concrete marked "LS 961", refer to SN 12291.
- Indicates a found monument as referenced on SN 11990, or as noted hereon.
- Indicates a computed position, nothing found or set.
- () Indicates record information per TABBY SUBDIVISION, recorded November 15, 1990, in Volume 16 of Plats at Page 91 of the Records of Jackson County, Oregon.
- (()) Indicates record information per SN 11889.
- [] Indicates record information per SN 9932.
- PUE Indicates a Public Utility Easement.
- PSDE Indicates a Private Storm Drain Easement.
- OHU Indicates an existing overhead utility line.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- Vol. Pg. Indicates an instrument recorded by Volume and Page of the Records of Jackson County, Oregon.
- Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- indicates the centerline of an existing fence.
- FNC 0.3' indicates the distance and which side of the boundary line that the centerline of the fence line is located.

BASIS OF BEARINGS:

The east line of Section 19 (from the computed position for the North One-sixteenth corner to the found monument marking the east One-quarter corner of Section 19), per Survey Number 11889, as depicted hereon.



LINE TABLE

LINE #	BEARING	DISTANCE
L1	N40°00'00"E	8.15'
L2	N40°00'00"E	1.54'
L3	S00°10'00"E	10.06'
L4	N84°50'00"E	4.35'
L5	S00°10'00"E	33.36'

CURVE TABLE

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	90°10'00"	20.00'	31.47'	N44°55'00"E	28.32'
C2	84°50'00"	25.00'	39.20'	N45°05'00"W	35.30'
C3	84°50'00"	35.00'	54.88'	S45°05'00"E	44.43'
C4	84°50'00"	25.00'	39.20'	S45°05'00"E	35.30'
C5	90°10'00"	25.00'	39.34'	N44°55'00"E	35.41'

I hereby certify that this is an exact copy of the original.

Carl E. Neathamer
Surveyor

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Carl E. Neathamer

OREGON
JULY 08, 2001
CAEL E. NEATHAMER
58545

Renewal Date 12/31/04

**** RECEIVED ****
DATE 9-28-04 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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: 03060 DATE: September 2, 2004
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