

PARTITION PLAT NO. P-68-2004.

LAND PARTITION

Located In:
The S.W. 1/4 of Section 3, T.36S., R.1W., W.M.,
City of Eagle Point, Jackson County, Oregon

FOR:
PACIFIC CREST PROPERTIES, INC.

P.O. BOX 1488
MEDFORD, OREGON 97501

NOTE:
1.) RIGHTS OF THE PUBLIC, RIPARIAN OWNERS AND GOVERNMENTAL BODIES AS TO THE USE OF THE WATERS OF LITTLE BUTTE CREEK AND THE NATURAL FLOW THEREOF ON AND ACROSS THAT PORTION OF THE SUBJECT PROPERTY LYING BELOW THE HIGH WATER LINE OF SAID WATERWAY.

SURVEYOR'S CERTIFICATE:

I, Matthew W. Wasson, a duly Registered Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me 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:
Commencing at the Northeast corner of Donation Land Claim (DLC) No. 46, Township 36 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence North 82°13' West 75.17 feet; thence South 47°24' West, along the Northwesterly right-of-way line of Royal Avenue, 1519.25 feet to the most Southerly corner of Block 4, J.J. FRYER'S DIVISION to the City of Eagle Point, according to the Official Plat thereof, now of record in said Jackson County; thence South 42°36' East 35.95 feet (Record 36.00 feet); thence South 47°24' West 92.00 feet to a point on the Southwesterly right-of-way line of Royal Avenue, said point being the most Northerly corner of tract described per Instrument No. 93-13318 of the Deed Records of said Jackson County, for the INITIAL POINT OF BEGINNING; thence South 47°24'00" West along said right-of-way line 112.27 feet; thence leaving said right-of-way line South 42°36'00" East 155.00 feet; thence South 47°24'00" West 77.73 feet to a point on the boundary of tract described per Instrument No. 93-43327 said Deed Records; thence South 42°36'00" East, along said boundary 142.00 feet to the center of Little Butte Creek; thence North 53°01'59" East, along the center of said creek 190.92 feet to the most Easterly corner of aforementioned tract described per Instrument No. 93-13318; thence North 42°36'00" West along the boundary of said tract, 315.74 feet for the INITIAL POINT OF BEGINNING.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT, DESCRIBE AND PREPARE A FINAL PARTITION PLAT PER THE CITY OF EAGLE POINT PLANNING DEPARTMENT AND PER THE CLIENT'S REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTATION AND INFORMATION PER FILED SURVEYS NO. 4285 AND 18430, AND PLAT OF LITTLE BUTTE MEADOWS FOR CONTROL, I SET PROPER MONUMENTS AS SHOWN HEREON. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS. INSTRUMENT NO. 2004-050654 WAS USED FOR CLIENT'S PROPERTY BOUNDARIES.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS that, PACIFIC CREST PROPERTIES, INC., an Oregon Corporation, is the owner of the real property represented on this partition plat and more particularly described in the SURVEYOR'S CERTIFICATE and has caused the same to be partitioned into parcels as shown on this partition plat, and does hereby create the access easement across Parcel 2 and 3 for the benefit of the owner, heirs and assigns of Parcels 1-3 and the property adjacent to the Southwesterly boundary of the 12 foot flagpole of Parcel 3, and does hereby grant to the public for public use THE Public Utility Easements (PUE) as shown hereon.

PACIFIC CREST PROPERTIES, INC.:

IN WITNESS WHEREOF, signed this 13th day of OCTOBER, 2004

Gary T. Whittle, Pres.
GARY T. WHITTLE, President
Pacific Crest Properties, Inc.

STATE OF OREGON }
COUNTY OF JACKSON } ss.

The foregoing instrument was acknowledged before me this 13th day of OCTOBER 2004, by GARY T. WHITTLE, as: president of Pacific Crest Properties, Inc., known to me as the person who executed the within instrument on behalf of Pacific Crest Properties, Inc.

BEFORE ME: *Shawn J. Cash*
NOTARY

HAROLD C. MUNSON AND A.E. MUNSON, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE MUNSON LIVING TRUST DATED JULY 9, 1991, THE UNDERSIGNED BENEFICIARIES OF A CERTAIN TRUST DEED RECORDED JUNE 21, 2004 AS DOCUMENT NO. 2004-034320 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM THE LEIN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

IN WITNESS WHEREOF, SIGNED THIS 13th DAY OF OCTOBER, 2004.

Harold C. Munson, Trustee *A.E. Munson, Trustee*
HAROLD C. MUNSON, TRUSTEE A. E. MUNSON, TRUSTEE

STATE OF OREGON }
COUNTY OF JACKSON } ss.

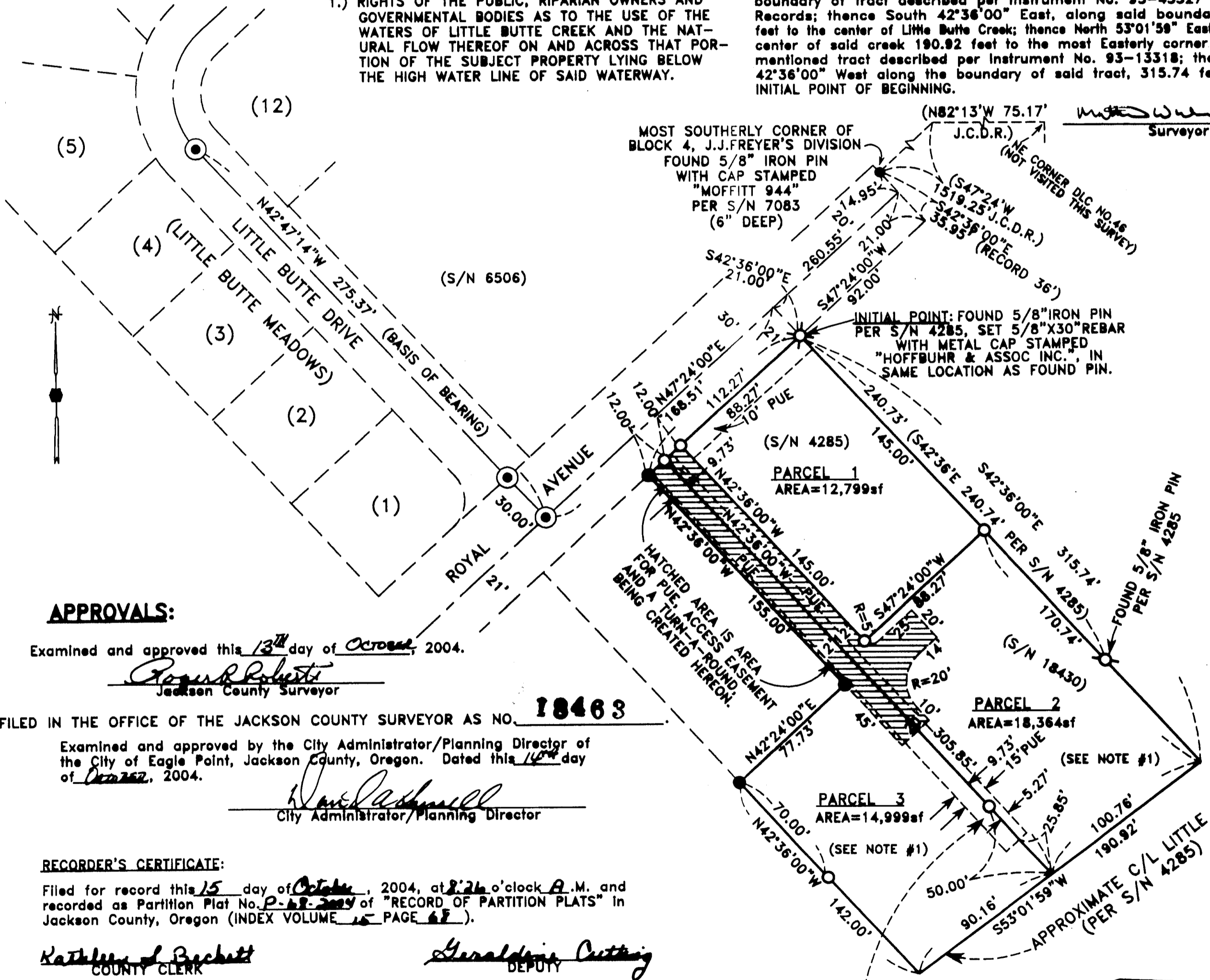
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF OCTOBER, 2004, BY HAROLD C. MUNSON AND A. E. MUNSON, KNOWN TO ME AS THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE MUNSON LIVING TRUST.

BEFORE ME: *Shawn J. Cash*
NOTARY

HOFFBUHR & ASSOCIATES, INC.
880 COLF VIEW DRIVE, #201 MEDFORD, OREGON
(541) 779-4641 97504

SCALE: 1" = 50'
BASIS OF BEARING: DATE: OCTOBER 6, 2004
LITTLE BUTTE MEADOWS

- = Set 5/8"x24" rebar with plastic cap stamped "HOFFBUHR AND ASSOC., INC."
- = Found 5/8" rebar with metal cap stamped "HOFFBUHR & ASSOC INC" per plat of LITTLE BUTTE MEADOWS SUBDIVISION.
- = Found 5/8" rebar with plastic cap stamped "HOFFBUHR & ASSOC INC" per S/N 18430.
- PUE = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable television and sanitary sewer construction and maintenance
- sf = Square Feet
- S/N = Filed Survey Number



APPROVALS:

Examined and approved this 13th day of October, 2004.

Robert Roberts
Jackson County Surveyor

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 18463

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. Dated this 16th day of October, 2004.

David Ashwell
City Administrator/Planning Director

RECORDER'S CERTIFICATE:

Filed for record this 15 day of October, 2004, at 8:26 o'clock A.M. and recorded as Partition Plat No. P-68-2004 of "RECORD OF PARTITION PLATS" in Jackson County, Oregon (INDEX VOLUME 15 PAGE 68).

Kathleen Beckwith
COUNTY CLERK

Geraldine Cutting
DEPUTY

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. As of October 15, 2004

James Clark
Assessor

10/15/04
Date

James Clark
Tax Collector

10/15/04
Date

15' PUBLIC UTILITY EASEMENT PER INSTRUMENT NO. 2004-033525, JACKSON COUNTY DEED RECORDS.

I certify this plat to be an exact photocopy of the original.

Matthew W. Wasson
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JAN. 14, 2005
MATTHEW W. WASSON
58821

RENEWS 6/30/06