

PARTITION PLAT NO. P-75-2004

A portion of Donation Land Claim No. 42
In the S.W. 1/4 of Sec. 10, T.38S., R.1W., W.M.
City of Phoenix Jackson County, Oregon
(Planning File No. MLP04-03 & LLA04-02)

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

Filed for record this 18th day of NOVEMBER, 20 04, at
10:14 o'clock A.M., and recorded as Partition Plat No. P-75-2004
of "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 15 Page 75

***** APPROVALS *****

Examined and approved this 16th day of NOVEMBER, 20 04

Peter L. Munay
City of Phoenix Planning Department
(File No. MLP04-03 & LLA04-02)

Examined and approved this 13th day of OCTOBER, 20 04

James Roberts
Jackson County Surveyor

SURVEY FOR:
DAVID KINYON
557 EASTWOOD DRIVE
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
EMAIL: LJFRIAR@CHARTER.NET

Kathleen S Beckett County Clerk
Brian J Shaw Deputy

County Surveyor File No. 18508

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have
been paid as of NOVEMBER 18th, 20 04

Jeffrey J. [Signature] Assessor Date 11/19/04
Carol Applegate Deputy Tax Collector Date 11-18-04

DATE:
OCTOBER 11, 2004

***** 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:

Commencing at a 1 inch iron pin marking the Northeast corner of the South one-half of Donation Land Claim No. 42, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence along the Southeasterly line of that tract described in Document No. 99-07275, Official Records of Jackson County, Oregon, South 50°41'24" West (record South 50°40' West), 325.65 feet to the INITIAL POINT OF BEGINNING; thence North 37°03'32" West, 256.49 feet to North line of said South one-half; thence along said North line, South 89°46'16" West, 367.58 feet to the most Easterly corner of that tract described in Document No. 02-31664, said Official Records; thence along the Southeasterly line of said tract, along the arc of a 91.00 foot radius curve to the right having a central angle of 09°24'20", a distance of 14.94 feet (the long chord of which bears South 42°02'44" West, 14.92 feet); thence along the arc of a 29.00 foot radius curve to the left having a central angle of 49°39'32", a distance of 25.14 feet (the long chord of which bears South 21°55'08" West, 24.36 feet) to the Northeastery line of Interstate No. 5; thence along said Northeastery line, South 37°03'32" East, 474.42 feet to the most Southerly corner of that tract described in Document No. 99-07275, said Official Records; thence along the Southeasterly line thereof, North 50°41'24" East (record North 50°-0' East), 330.00 feet to the INITIAL POINT OF BEGINNING.

***** DECLARATION *****

Know all men by these presents that we, DAVID E. KINYON, as Trustee of the David E. Kinyon Revocable Trust dated December 29, 1998 and ELSSY R. KINYON, as Trustee of the Elssy R. Kinyon Revocable Trust, dated December 23, 1998, are the owners in fee of the land shown hereon, more particularly in the Surveyor's Certificate and have caused the same to be Partitioned into the Parcels as shown on Sheet 2 and we do hereby make and establish a Blanket Reciprocal Parking and Access Easement for Parcels 1 and 2. The location of this Easement shall be further defined as development of the Parcels occur. We do hereby make and establish the Shared Driveway Easement for the benefit of Parcels 1 and 2.

David E. Kinyon Trustee
DAVID E. KINYON, Trustee
David E. Kinyon Revocable Trust

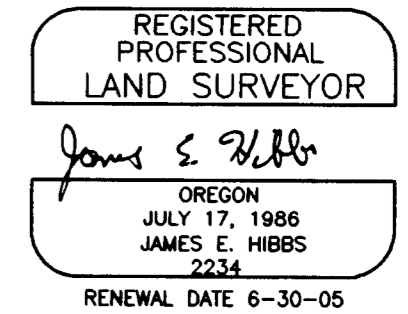
Elssy R. Kinyon Trustee
ELSSY R. KINYON, Trustee
Elssy R. Kinyon Revocable Trust

STATE OF OREGON }
COUNTY OF JACKSON } ss

PERSONALLY appeared the above named David E. Kinyon and Elssy R. Kinyon, and acknowledged the foregoing instrument to be their voluntary act and deed and was signed on behalf of their respective Trusts.

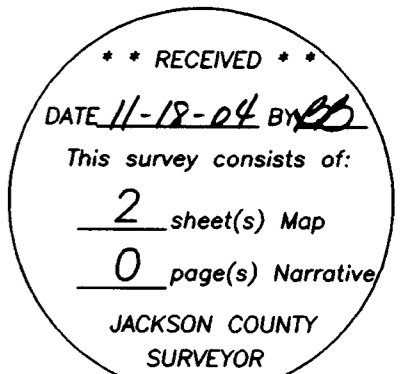
Dated this 17th day of November, 20 04

Karen L. Lacitte Notary Public - Oregon
Commission No. 354244
My Commission Expires March 20, 2006



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 Planning File No. MLP04-03 & LLA04-02.
PROCEDURE: From control and monument ties made by this office during FS13913 and 16993, made tie monuments per FS12696 as shown. The direction of the Northeastery R/W of Interstate was held using map record angle per FS12696. The NE'y line of the subject tract was held per a previously approved Property Line Adjustment. Set pins at the Parcel corner locations as shown hereon.



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

James E. Hibbs
SURVEYOR

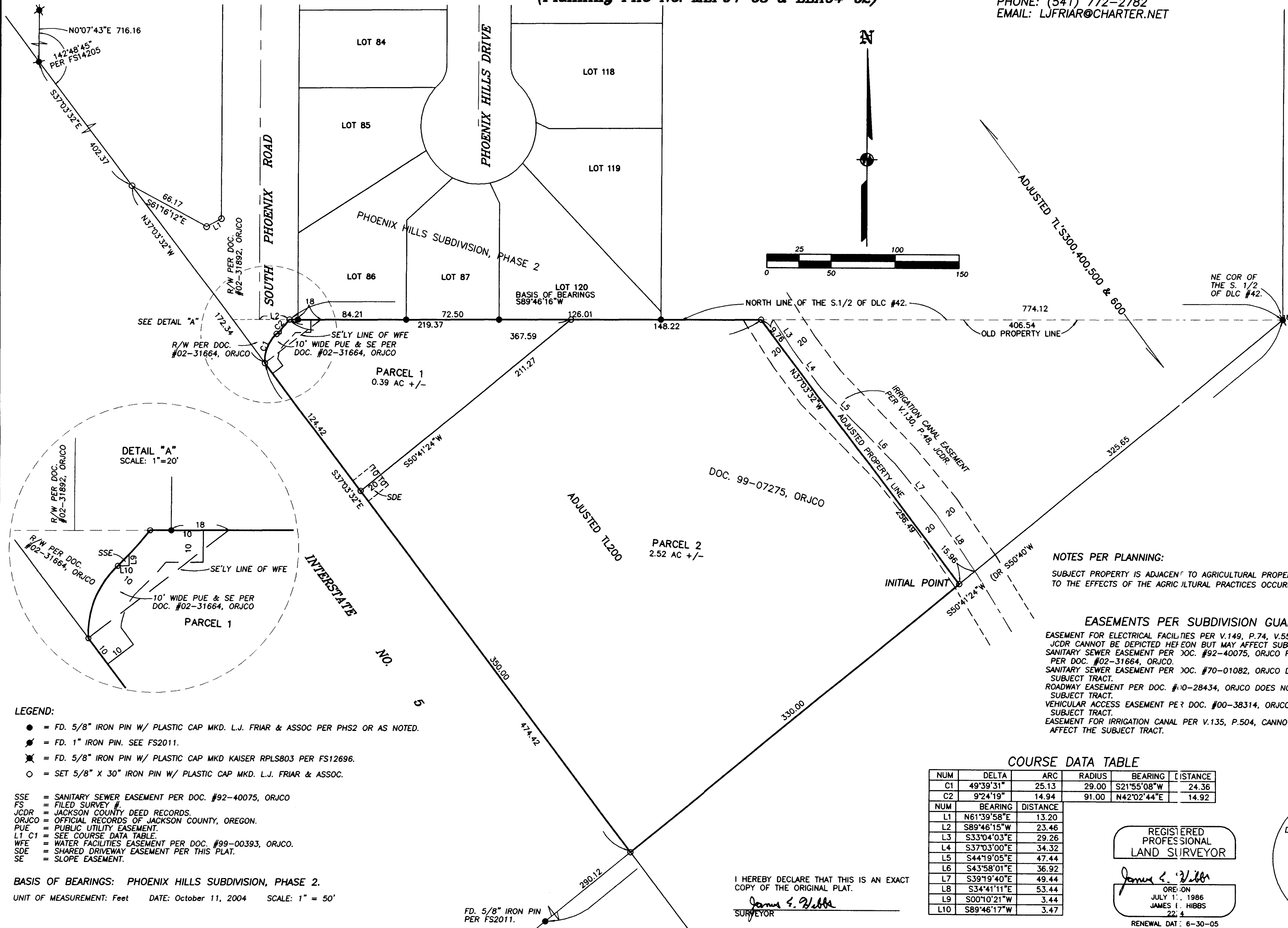
PARTITION PLAT NO. P-75-2004
 A portion of Donation Land Claim No. 42
 In the S.W. 1/4 of Sec. 10, T.38S, R.1W, W.M.
 City of Phoenix Jackson County, Oregon
 (Planning File No. MLP04-03 & LLA04-02)

SURVEY BY:

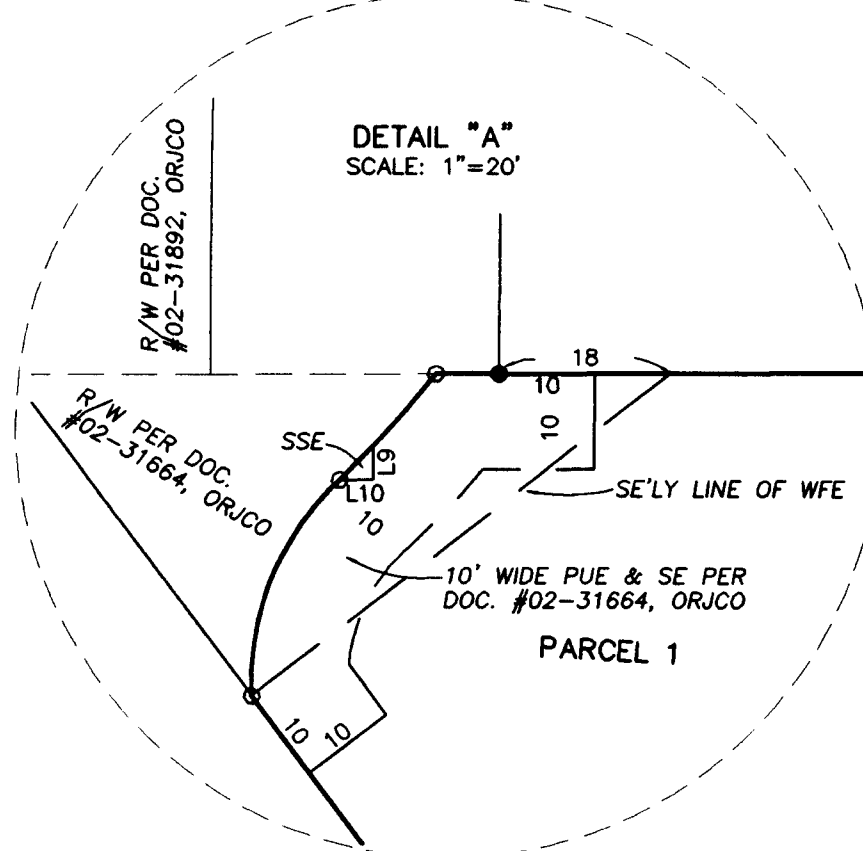
L.J. FRIAR & ASSOCIATES, P.C.
 CONSULTING LAND SURVEYORS
 816 WEST EIGHTH STREET
 MEDFORD, OREGON 97501
 PHONE: (541) 772-2782
 EMAIL: LJFRIAR@CHARTER.NET

SURVEY FOR:

DAVID KINYON
 557 EASTWOOD DRIVE
 MEDFORD, OR 97504



SEE DETAIL "A"



NOTES PER PLANNING:
 SUBJECT PROPERTY IS ADJACENT TO AGRICULTURAL PROPERTY AND WILL BE SUBJECT TO THE EFFECTS OF THE AGRICULTURAL PRACTICES OCCURRING ON THOSE PROPERTIES.

EASEMENTS PER SUBDIVISION GUARANTEE
 EASEMENT FOR ELECTRICAL FACILITIES PER V.149, P.74, V.550, P.438, V.559, P.473, JCDR CANNOT BE DEPICTED HEREON BUT MAY AFFECT SUBJECT PROPERTY.
 SANITARY SEWER EASEMENT PER DOC. #92-40075, ORJCO FALLS WITHIN THE PUE PER DOC. #02-31664, ORJCO.
 SANITARY SEWER EASEMENT PER DOC. #70-01082, ORJCO DOES NOT LIE WITHIN THE SUBJECT TRACT.
 ROADWAY EASEMENT PER DOC. #10-28434, ORJCO DOES NOT LIE WITHIN THE SUBJECT TRACT.
 VEHICULAR ACCESS EASEMENT PER DOC. #00-38314, ORJCO DOES NOT LIE WITHIN THE SUBJECT TRACT.
 EASEMENT FOR IRRIGATION CANAL PER V.135, P.504, CANNOT BE DEPICTED BUT MAY AFFECT THE SUBJECT TRACT.

- LEGEND:**
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER PHS2 OR AS NOTED.
 - = FD. 1" IRON PIN. SEE FS2011.
 - ✱ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD KAISER RPLS803 PER FS12696.
 - = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- SSE = SANITARY SEWER EASEMENT PER DOC. #92-40075, ORJCO
 FS = FILED SURVEY #
 JCDR = JACKSON COUNTY DEED RECORDS.
 ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 PUE = PUBLIC UTILITY EASEMENT.
 L1 C1 = SEE COURSE DATA TABLE.
 WFE = WATER FACILITIES EASEMENT PER DOC. #99-00393, ORJCO.
 SDE = SHARED DRIVEWAY EASEMENT PER THIS PLAT.
 SE = SLOPE EASEMENT.

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	49°39'31"	25.13	29.00	S21°55'08"W	24.36
C2	9°24'19"	14.94	91.00	N42°02'44"E	14.92
NUM	BEARING	DISTANCE			
L1	N61°39'58"E	13.20			
L2	S89°46'15"W	23.46			
L3	S33°04'03"E	29.26			
L4	S37°03'00"E	34.32			
L5	S44°19'05"E	47.44			
L6	S43°58'01"E	36.92			
L7	S39°19'40"E	49.44			
L8	S34°41'11"E	53.44			
L9	S00°10'21"W	3.44			
L10	S89°46'17"W	3.47			

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
 James E. Hibbs
 SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
 James E. Hibbs
 OREGON
 JULY 1, 1986
 JAMES E. HIBBS
 22, 4
 RENEWAL DATE: 6-30-05

RECEIVED
 DATE 11-18-04 BY [Signature]
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR