

*** SURVEYOR'S CERTIFICATE ***

I, Gary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the attached partition plat, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Lot Five (5) in Block Two (2) of Edgemont Subdivision, located in the City of Medford, Jackson County, Oregon, according to the Official Plat thereof, now of record.

S.O.K.
SURVEYOR

*** DECLARATION ***

Know all men by these presents, that AYALA PROPERTIES, LLC, an Oregon Limited Liability Company, are the owners of the land represented on this Partition Plat and more particularly described in the Surveyor's Certificate, and have caused the same to be partitioned into parcels as shown hereon, and we hereby dedicate to the public for public use the public utility easement shown hereon.

We also hereby dedicate to the public of the City of Medford, an easement for "conservation and maintenance of the Riparian Corridor" along Larson Creek as shown hereon. This easement shall protect in perpetuity the riparian vegetation and all riparian elements within the corridor as set forth in the City of Medford Land Development Code 10.920 through 10.928. We also hereby create for the benefit of Parcel Nos. 1 and 2 the reciprocal ingress-egress and private utility easement shown hereon across Parcel Nos. 1 and 2 and for the benefit of Parcel Nos. 1 and 2 the easement restricting fence construction within the aforesaid reciprocal ingress-egress and private utility easement.

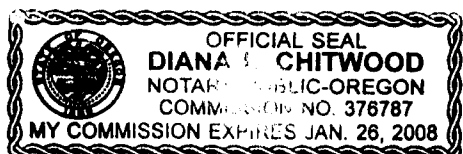
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 18 DAY, OF NOVEMBER, 2004.

LaZaro Ayala
LAZARO AYALA, (MEMBER AYALA PROPERTIES, LLC)

STATE OF OREGON)
COUNTY OF JACKSON)

Personally appeared the above named LAZARO AYALA and acknowledged the foregoing instrument to be his voluntary act and deed.

Subscribed and sworn to before me this 18 day of November, 2004.



(SIGN) *Diana L. Chitwood*
DIANA L. CHITWOOD
NOTARY PUBLIC - OREGON
COMMISSION NO. 376787
MY COMMISSION EXPIRES Jan 26, 2008

*** APPROVALS ***

Examined and approved this 18th day of NOVEMBER, 2004.

James A. Boring
CITY SURVEYOR, ACTING

We certify that, pursuant to authority granted in Ordinance No. 5785, this plat is hereby approved (File No. LDP-03-243).

Jim Ward
PLANNING DIRECTOR, ACTING
DATE DECEMBER 3, 2004

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 7th day of DECEMBER, 2004.

William J. DeWitt Deputy 12-7-2004 DATE
ASSESSOR
Patricia Boring Deputy 12-7-04 DATE
TAX COLLECTOR

*** RECORDERS CERTIFICATE ***

Filed for Record this 7th day of December, 2004 at 1:50 O'clock, P M, and Recorded as Partition Plat No. P-82-2004 of the Records of Jackson County, Oregon.

Index Volume _____, Page _____
Kathleen J. Beckett COUNTY CLERK
Carmen V. Helman DEPUTY

COUNTY SURVEYOR FILE NO. 18528

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT

S.O.K.
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

S.O.K.
OREGON
JULY 16, 1967
GARY D. KAISER
No. 803
EXP. 6-30-05

LEGEND

- o = Found 5/8" Rebar - E.S.
- = Set 5/8" x 24" Rebar with Plastic Cap marked "KAISER RLS 803"
- ✱ = Set 5/8" x 24" Rebar with Aluminum Cap marked "KAISER RLS 803"
- W.C. = Witness Corner
Corner position occupied by concrete curbs, planters and columns
- S.N. = Filed Survey Number
County Surveyors Office
- E.S. = EDGEMONT SUBDIVISION
- () = Record/E.S.
- *—*— = Fence

P.U.E. = Public Utility Easement
Utilities normally allowed in Public Utility Easements are Power Lines, Telephone Lines, Natural Gas Lines, Sewer Lines, Storm Drains, Water Lines & Cable T.V.

EASEMENTS

1. Power line easement recorded in Vol. 382, Page 347 D.R. could not be located.
2. The subject property could be subject to restrictions and set back requirements as stated in Vol. 462, Page 295 D.R.
3. The subject property could be subject to a "maintenance easement" granted to the city of Medford. The limits of this easement are stated as being "within the banks of Larson Creek". As is shown hereon, Larson Creek does not touch the subject property. See Instrument No. 82-01310 O.R.

"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 P.U.E. The utility may require the lot owner to remove all structures within the P.U.E. 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 P.U.E. or any other obstructions which interferes with the use of the P.U.E. without the prior written approval of the utilities with facilities in the P.U.E."

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

PURPOSE: Partition Survey of Lot 5, Block 2 of EDGEMONT SUBDIVISION.
PROCEDURE: The Boundaries of Lot 5 were located from existing EDGEMONT SUBDIVISION corner monuments as indicated. The New Partition Boundary was located per the clients direction.
A diligent search was made for EDGEMONT SUBDIVISION corner monuments with very little success. With no centerline monuments available the Northwest corner position for Lot 5 was computed from the found monuments shown hereon. The Southeast corner position for Lot 5 was also computed from the found monuments.

EASEMENT FOR "CONSERVATION AND MAINTENANCE OF THE RIPARIAN CORRIDOR"

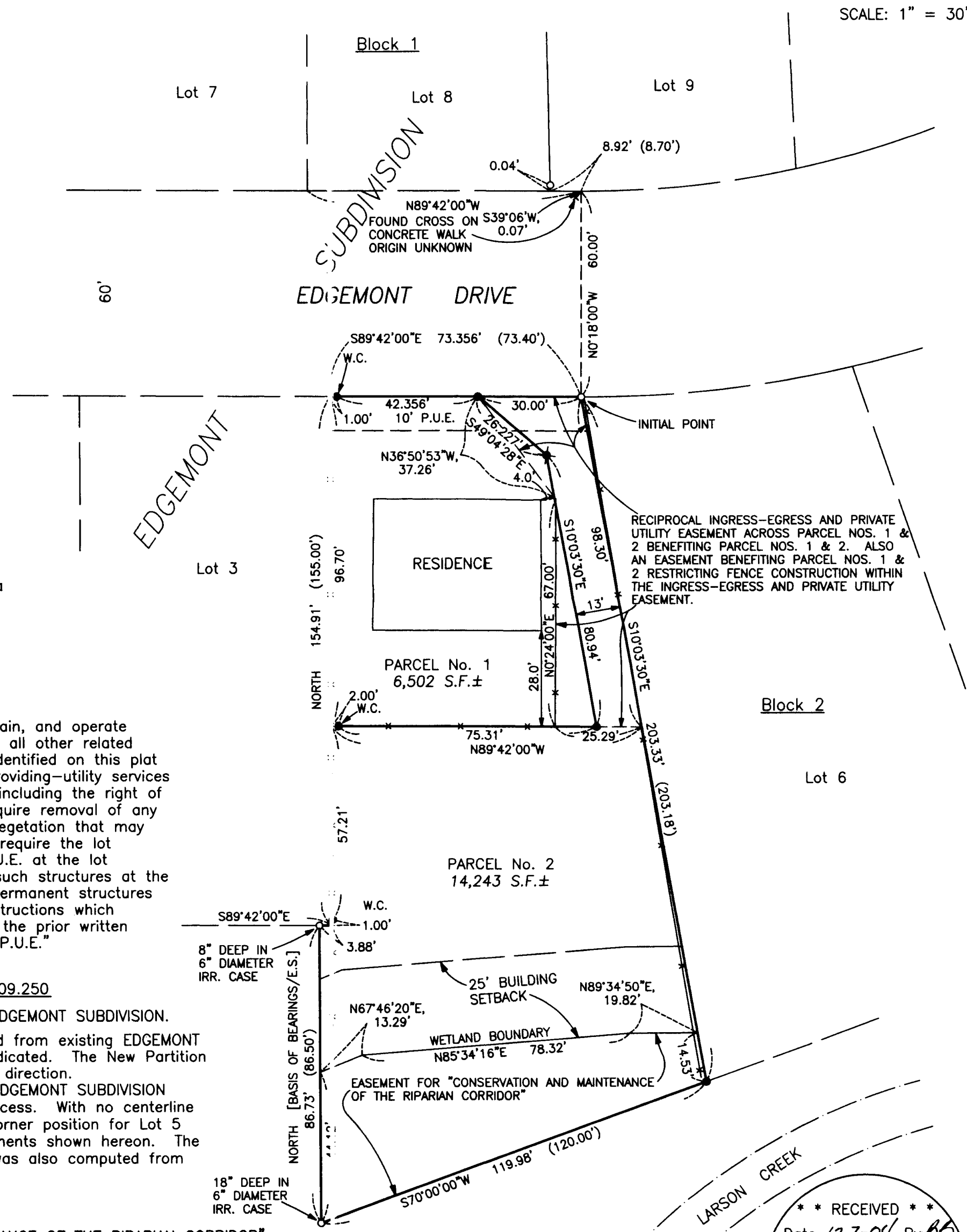
This easement assures the perpetual conservation and maintenance of the Riparian Corridor. The owners and their successors in interest shall protect in perpetuity the area of the easement shown hereon, including any riparian features as defined in the Medford Municipal Code. Any and all activities within the area of the easement shall be in full compliance with the regulations of 10.920 through 10.928 of the Medford Municipal Code identified in ordinance number 1999-215. The following activities are prohibited within a riparian corridor unless special approval is obtained from the City of Medford and from any other various agencies that have jurisdiction: (1) Placement of new structures or impervious surfaces, (2) Excavation, grading, fill, stream alteration or diversion, or removal of vegetation except for perimeter mowing for fire protection purposes, (3) Expansion of areas of pre-existing non-native ornamental landscaping such as lawn, gardens, etc., (4) Dumping, piling, or disposal of refuse, yard debris, or other material.

PARTITION PLAT No. P-82-2004

Located in Lot 5, Block 2 of EDGEMONT SUBDIVISION and in the N.E. 1/4 of Section 32, T.37S., R.1W., W.M., City of Medford, Jackson County, Oregon

SURVEY FOR: Southern Oregon Development
1245 N. Riverside, Suite 6
Medford, OR. 97501
DATE: October 1, 2004
SURVEY BY: Kaiser Surveying
19440 Highway 62
Eagle Point, OR. 97524

SCALE: 1" = 30'



*** RECEIVED ***
Date 12-7-04 By AB
This survey consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR