

*** APPROVALS ***

PARTITION PLAT NO. P-85-2004
& Property Line Adjustment
Located in the S.E. 1/4 of Section 29,
T.37S., R.2W., W.M. City of Jacksonville
Jackson County, Oregon

*** RECORDING ***

CITY OF JACKSONVILLE PLANNING:

[Signature]
DIRECTOR

12/15/04
DATE

Filed for record his 17 day of December, 20 04 at
9:45 o'clock P m., and recorded as Partition Plat No. P-85-2004
in "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 15, Page 85 and Document # 04-072997, ORJCO.

EXAMINED AND APPROVED this 14TH day of December, 20 04.

[Signature]
JACKSON COUNTY SURVEYOR

SURVEY FOR:

EXCELSIOR INVESTMENTS, L.L.C.
3565 LIVINGSTON ROAD
CENTRAL POINT, OR 97502

Kathleen S. Beckett County Clerk
Geraldine Cutting Deputy
County Surveyor File No. 18543

ALL TAXES, FEES ASSESSMENTS or other charges as required by ORS 92.095 have
been paid as of DECEMBER 17, 2004.

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

*** 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 COMPLIES WITH THE
REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING
ACCURATELY DESCRIBED AS FOLLOWS:

Know all men by these presents that we, GEORGE R. WILKINSON, PAMELA L. J. WILKINSON, RICHARD
R. HEIN and HELEN J. HEIN are the owners in fee of the lands shown on the Plat, more particularly
described in the Surveyor's Certificate and have Partitioned the same into the Parcels as shown on
Sheet 2, and that we do hereby dedicate to the public for public use the street dedication as well
as the Storm Drainage Easement (SDE) as shown on Sheet 2 with the condition that the City of
Jacksonville by virtue of approving this Plat does hereby extinguish that certain Storm Drainage
Easement per Doc. #96-35303, ORJCO.

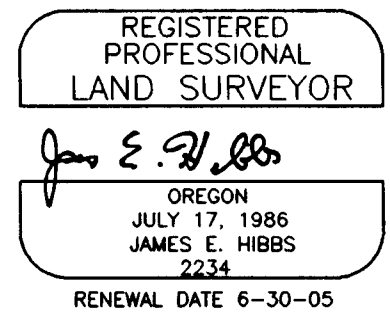
DATE:
DECEMBER 8, 2004

Beginning at the most Southerly corner of Lot 30, "Portion B" of NUNAN SQUARE SUBDIVISION,
A PLANNED COMMUNITY, according to the official plat thereof, now of record, in Jackson County,
Oregon and the INITIAL POINT OF BEGINNING; thence along the West line of that tract described
in Document No. 75-01073, Official Records of Jackson County, Oregon, NORTH, 298.70 feet to
the Northwest corner thereof; thence along the Northerly line of said tract and the Northerly line
of that tract described in Document No. 71-01232, said Official Records, North 54°44'36" East,
545.17 feet to the most Northerly corner of said tract described in Document No. 71-01232,
said Official Records; thence along the Northerly line thereof, South 57°47'58" East, 313.53
feet to the Northwesterly line of Highway No. 238; thence along said Northwesterly line, South
31°20'38" West, 148.78 feet to an angle point; thence continue along said Northwesterly line,
South 55°56'20" West, 514.60 feet to the Northeasterly line of "G" Street; thence along said
line, North 36°18'56" West, 173.47 feet to the INITIAL POINT OF BEGINNING.

*** DECLARATION ***

George R. Wilkinson GEORGE R. WILKINSON
Pamela L. J. Wilkinson PAMELA L. J. WILKINSON

Richard R. Hein RICHARD R. HEIN
Helen J. Hein HELEN J. HEIN



STATE OF OREGON }
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named George R. Wilkinson and Pamela L. J. Wilkinson and
acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 15TH day of DECEMBER, 2004.

Marilyn McDowell
Marilyn McDowell Notary Public - Oregon
Commission No. 365622
My Commission Expires 03/24/07

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

PURPOSE: To survey and monument three Parcels created through a Minor Land Partition.
PROCEDURE: Made ties to monuments established by Nunan Square Subdivision, FS16358 & 16897 as
shown hereon to control this Survey. Held map record data per FS16897 to compute the
position of the most Northerly corner of TL1800 and the R/W of Highway 238. Set pins
at the locations shown on Sheet 2.

STATE OF OREGON }
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named Richard R. Hein and Helen J. Hein and acknowledged the
foregoing instrument to be their voluntary act and deed.

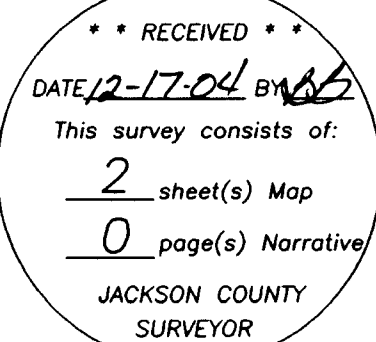
Dated this 15TH day of DECEMBER, 2004.

Marilyn McDowell
Marilyn McDowell Notary Public - Oregon
Commission No. 365622
My Commission Expires 03/24/07

*** AFFIDAVIT OF CONSENT ***

From Excelsior Investment Company recorded as Document No. 04-072995, ORJCO.
From PremierWest Bank recorded as Document No. 04-072996, ORJCO.

I HEREBY DECLARE THAT THIS IS AN
EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
SURVEYOR



SURVEY FOR:

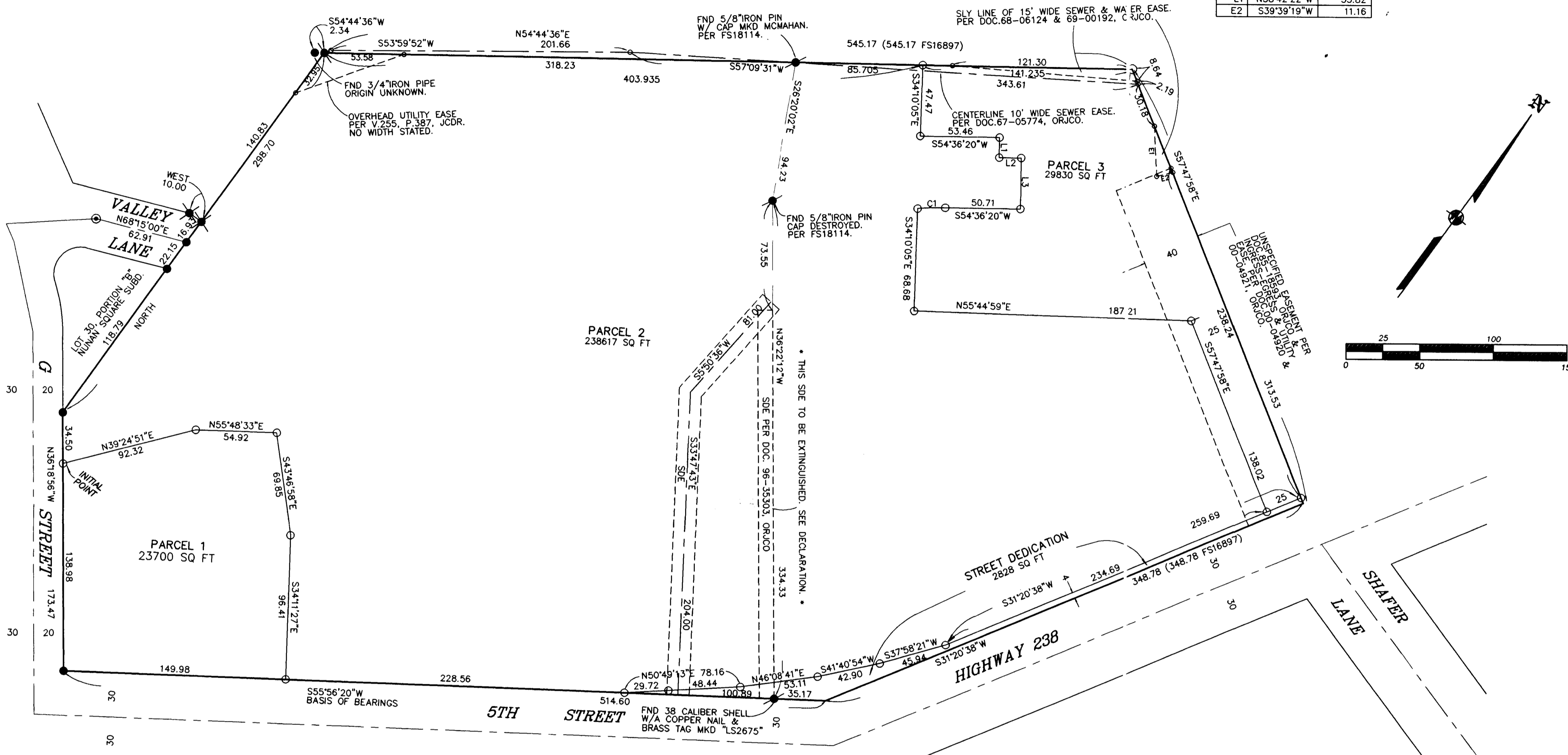
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COURSE DATA TABLE				
NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	S5°38'23"	18.55	188.50	S51°47'08"W 18.55
NUM	BEARING	DISTANCE		
L1	S35°23'40"E	13.50		
L2	N54°36'20"E	14.70		
L3	S35°26'23"E	34.50		
E1	N38°42'22"W	33.82		
E2	S39°39'19"W	11.16		



LEGEND:

- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. "NEATHAMER LS2675" PER FS16362 OR AS NOTED.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. "NEATHAMER LS2675" PER FS16897 OR AS NOTED.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. "NEATHAMER LS2675" PER FS16358.
- ⊙ = FD 3-1/4" BRASS DISC MKD "CITY OF JACKSONVILLE LS2675" PER FS16362.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = COMPUTED POINT.

FS = FILED SURVEY #. ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
() = RECORD DATA PER FS16897. SDE = PUBLIC STORM DRAINAGE EASEMENT.
JCDR = JACKSON COUNTY DEED RECORDS. E1 L1 C1 = SEE COURSE DATA TABLE.

BASIS OF BEARINGS: PER FS16897 AS SHOWN HEREON.

DATE: DECEMBER 10, 2004 UNIT OF MEASUREMENT: FEET SCALE: 1" = 50'

EASEMENTS PER SUBDIVISION GUARANTEE

- 1) R/W FOR TRANSMISSION OF ELECTRICITY PER VOL.456, PG.167, JCDR CANNOT BE SPECIFICALLY LOCATED BUT MAY AFFECT SUBJECT PROPERTY.
- 2) EASE FOR COMMUNICATION LINES PER DOC. 76-07221, ORJCO CANNOT BE SPECIFICALLY LOCATED BUT MAY AFFECT SUBJECT PROPERTY.
- 3) EASE FOR WATER LINE PER DOC. 96-13102, ORJCO LIES WITHIN THE STREET DEDICATION SHOWN HEREON.
- 4) EASE FOR SIDEWALK PER DOC. 99-46798 & 99-46799, ORJCO LIE WITHIN THE STREET DEDICATION SHOWN HEREON.
- 5) PARCELS 1, 2 & 3 SUBJECT TO CROSS ACCESS EASE PER DOC. 2004-002768, ORJCO.

372W29D TL'S 1800 & 1900

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

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 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-05

*** RECEIVED ***
DATE 12-17-04 BY *JES*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR
SHEET 2 OF 2