

SURVEY FOR :
SOUTH GATEWAY CENTER PARTNERS
c/o ROBERT M. PARKS
6410 ROOSEVELT WAY N.E.
SEATTLE, WASHINGTON 98115

SURVEY BY :
HARDEY ENGINEERING & ASSOC. INC.
BY: RICHARD L. BATH LS 1069
P.O. BOX 1625
MEDFORD, OREGON 97501-0124

PARTITION PLAT NO. P- 86 - 2004
CITY OF MEDFORD PLANNING ACTION LDP-04-147
LOCATED IN
NW 1/4 of SEC. 32, T37S, R1W, W.M.
SOUTH GATEWAY CENTER SUBDIVISION
CITY OF MEDFORD, JACKSON COUNTY, OREGON
SEPTEMBER 2004



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

••• DECLARATION •••

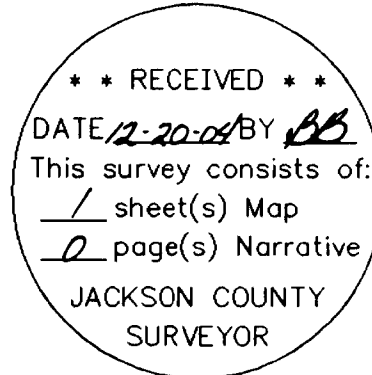
KNOW ALL MEN BY THESE PRESENTS, that South Gateway Center Partners, a Washington general partnership, is the owner in fee simple of the lands hereon described, and said partnership has partitioned the same into parcels as shown hereon, and the number and size of each parcel and the direction and length of all lines are plainly set forth, and that this plat is a correct representation of said partition. We do further create a ingress-egress easement within the flag pole portion of Parcel No. 1 as shown to benefit Parcel No. 2.

SOUTH GATEWAY CENTER PARTNERS
By: TRF Pacific, Inc., a Washington corporation
Its managing partner

Douglas E. Exworthy
Douglas E. Exworthy, Secretary/Treasurer

I HEREBY CERTIFY THIS PLAT TO BE AN
EXACT COPY OF THE ORIGINAL PLAT.

Richard L. Bath
RICHARD L. BATH P.L.S. 1069



NARRATIVE:

PURPOSE: To partition the subject property as described in the Surveyor's Certificate into two parcels as tentatively approved by Planning Action LDP-04-147.
PROCEDURE: Located monuments per Partition Plat P-30-2003 as shown and monumented the boundary and new parcel lines as shown.
BASIS OF BEARINGS: South Gateway Center Subdivision

••• SURVEYOR'S CERTIFICATE •••

I, Richard L. Bath do hereby certify that I am a duly Registered Land Surveyor of the State of Oregon, License No. 1069, and I further do hereby declare that this plat correctly represents a survey made by me or under my direction, and that I have correctly surveyed and marked with proper monuments the tract of land hereon shown, and that said plat and survey conform with the ordinances of the City of Medford and the statutes of the State of Oregon, and that the following is an accurate survey and title description of said tract's exterior boundary.

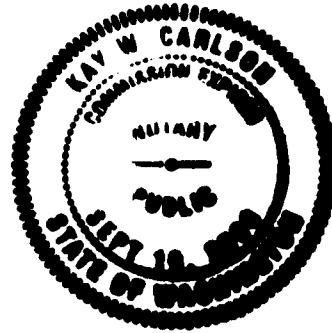
Parcel No. 2 of Partition Plat recorded 27 day of May, 2003, as Partition Plat P-30-2003 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 17776 in the Office of the Jackson County Surveyor.

STATE OF WASHINGTON)
COUNTY OF KING) S.S.

Personally appeared the above named Douglas E. Exworthy, Secretary/Treasurer of TRF Pacific, Inc., managing general partner of South Gateway Center Partners, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me this 29 day of November, 2004.

Kay M. Carlson
Notary Public for Washington



APPROVALS:

Medford City Planning

I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

Richard L. Bath 17 December 2004
Planning Director Date

Medford City Surveyor

Examined and approved this 30 day of NOVEMBER, 2004.

Paul D. Lewis
City Surveyor

ASSESSOR / TAX COLLECTOR:

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of DECEMBER 20th, 2004.

Carol Applegate 12/20/04
Assessor Date
Carol Applegate 12-20-04
Tax Collector Date

RECORDER'S CERTIFICATE:

Filed for record this 20th day of December, 2004 at 11:51 O'Clock, A.M.
and recorded as PARTITION PLAT NO. P- 86 -2004

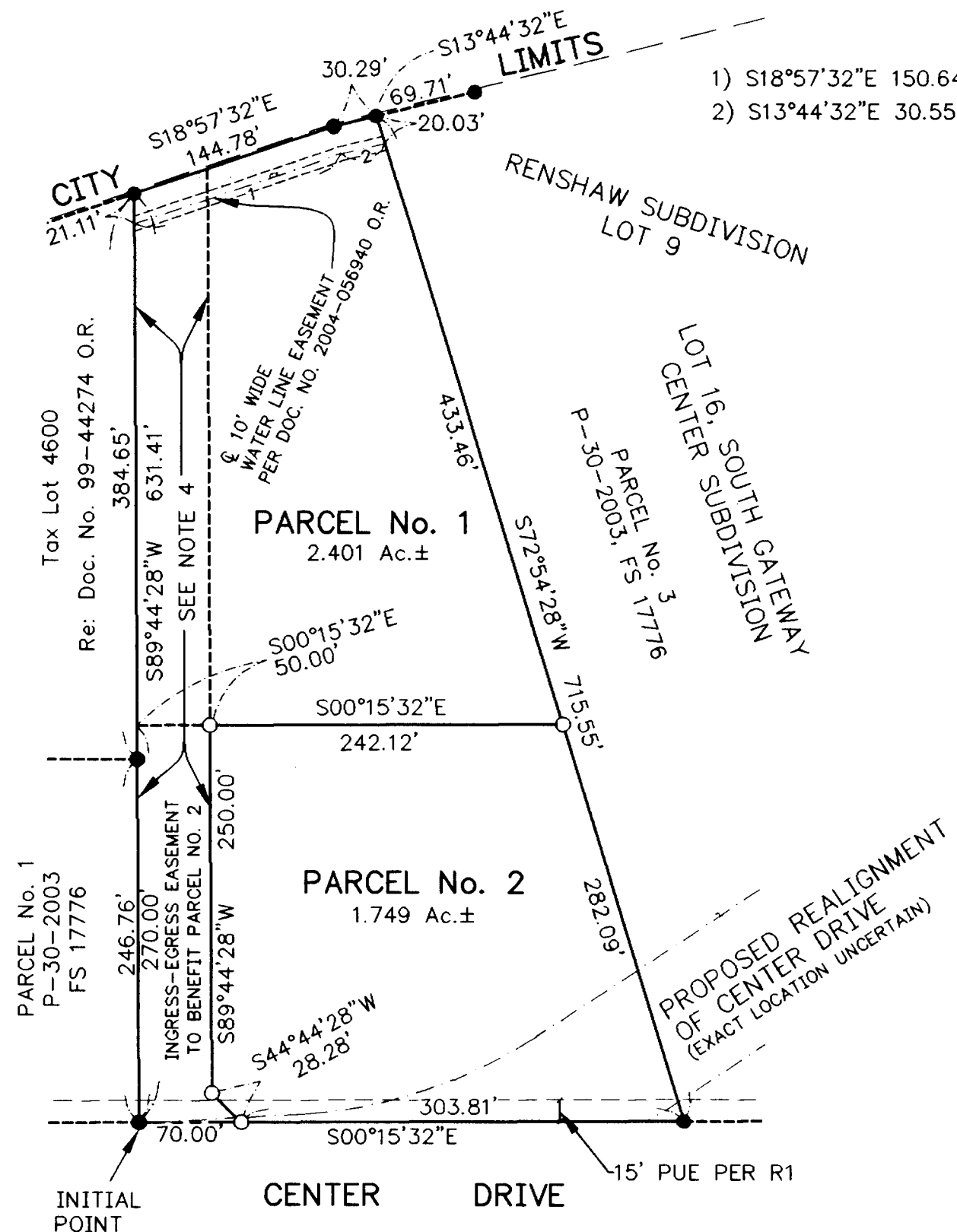
In "RECORD OF PARTITION PLATS" in Jackson County, Oregon.

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Kathleen S. Beckett
County Clerk

Sonya J. Morgan
Deputy

Filed in the office of Jackson County Surveyor as Survey No. 18547



NOTES:

- 1) Easements, covenants, conditions, liens and charges as set forth in the Declaration of Construction, Operation and Reciprocal Easement Agreement recorded as Doc. No.'s 93-10811, 93-44290, 94-27332, 95-09665, 96-34946 and 00-00250 O.R. are not locatable.
- 2) Restrictive Covenant recorded as Doc. No. 98-32832 O.R. is not locatable.
- 3) Covenants set forth in deed recorded as No. 03-30720 O.R. and re-recorded as No. 03-35871 O.R. are not locatable.
- 4) 50 foot wide future public street reservation per Doc. No. 03-35871 O.R.
- 5) Parcel No. 1, no metered water service has been installed at time of recording this plat. Development of Parcel No. 1 will require metered water service.
- 6) Parcel No. 2, no metered water service, sanitary, or storm drain laterals are installed at time of recording of this plat. Security guaranteeing installation of sanitary and storm laterals has been posted with the City of Medford Public Works Department. Development of Parcel No. 2 will be subject to providing metered water and extension of sewer and storm laterals.

LEGEND:

- = Found monument per Partition P-30-2003, FS 17776
- = Set 5/8" x 24' iron rebar w/ orange plastic cap marked "HARDEY ENG. & ASSOC.", flush.
- R1 = South Gateway Center Subdivision (FS 13449)
- O.R. = Official Records, Jackson County, Oregon
- FS = Field Survey, Jackson County Surveyor's Office
- PUE = Public Utility Easement