

PARTITION PLAT NO. P-87-2004

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

***** APPROVALS *****

Examined and approved this 22 day of DECEMBER, 20 04.

In the N.W. 1/4 of Sec. 15 & in D.L.C. No. 42,
T.38S., R1W, W.M. City of Phoenix
Jackson County, Oregon
(Planning File No. MLP03-03 & VAR04-06)

Filed for record this 22 day of December, 20 04, at
2:32 o'clock P.M., and recorded as Partition Plat No. P-87-2004
of "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 15 Page 87.

Denis Murray
City of Phoenix Planning Department
(File No. MLP03-03 & VAR04-06)

Examined and approved this 15th day of OCTOBER, 20 04.

Robert Roberts
Jackson County Surveyor

SURVEY FOR:
DAN MARQUESS
P.O. BOX 1298
MEDFORD, OR 97501

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 J. Beckett County Clerk
Geraldine Cutting Deputy

County Surveyor File No. 18553.

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have
been paid as of DECEMBER 22, 20 04.

William Johnson, Deputy 12-22-2004 Assessor Date
Carel A. Swanson, Deputy 12-22-04 Tax Collector Date

DATE:
OCTOBER 13, 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 1 inch iron pin at the Northeast corner of the South half of Donation Land Claim No. 42, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence South 45°43'10" West, 2531.34 feet to a 5/8 inch iron pin at the most Northerly corner of that tract described in Document No. 95-34900, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the Southwesterly line of Pacific Highway No. 99, South 39°37'23" East, 103.00 feet to the most Easterly corner of said tract; thence along the Southeasterly line of said tract, South 50°22'40" West, 300.00 feet to the most Southern corner thereof; thence along the Southwesterly line of said tract, North 39°37'23" West, 103.00 feet to the most Westerly corner thereof; thence along the Northwesterly line of said tract, North 50°22'40" East, 300.00 feet to the INITIAL POINT OF BEGINNING.

***** DECLARATION *****

Know all men by these presents that we, DAN W. MARQUESS and SUSAN E. MARQUESS, 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. We do hereby dedicate to the public for public use the Public Utility Easement shown on Sheet 2 with the condition that Charter Communications, its successors or assigns in interest shall have the right to use said PUE. We do hereby make and establish the Shared Access Easement for the benefit of Parcels 1 & 2. This Easement shall be maintained jointly and equally by the owners of Parcels 1 & 2.

Dan W. Marquess
DAN W. MARQUESS

Susan E. Marquess
SUSAN E. MARQUESS

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-05

STATE OF OREGON)
COUNTY OF JACKSON) ss

PERSONALLY appeared the above named Dan W. Marquess and Susan E. Marquess, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 22nd day of December, 20 04.

Karen L. Lafitte
KAREN L. LAFITTE 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. MLP03-03 & VAR04-06.
PROCEDURE: Made ties to monuments as shown to control this Survey. Computed the Parcel corner positions per the approved Tentative Plat and set pins at the locations shown hereon.

*** RECEIVED ***
DATE 12-22-04 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

James E. Hibbs
SURVEYOR

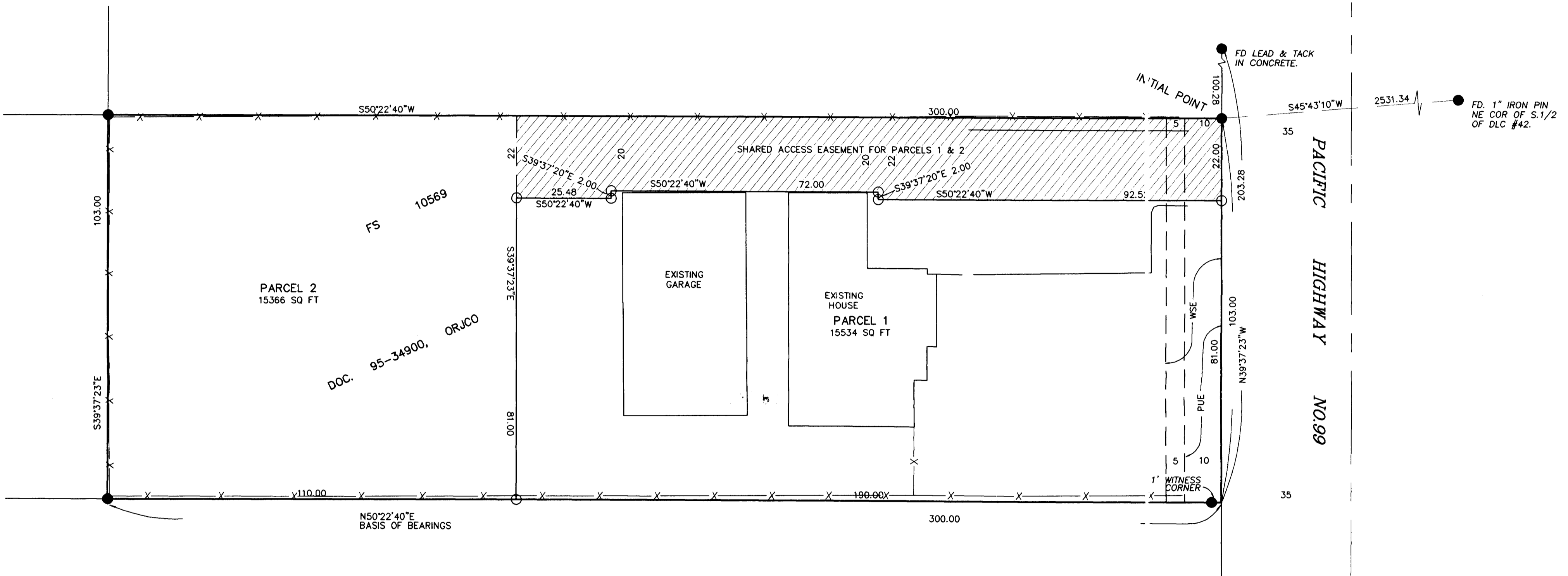
SHEET 1 OF 2

SURVEY FOR:
DAN MARQUESS
P.O. BOX 1298
MEDFORD, OR 97501

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
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EASEMENTS PER SUBDIVISION GUARANTEE
EASEMENT FOR ELECTRIC FACILITIES PER V.149, P.73, & V.376, P.334 JCDR
CANNOT BE DEPICTED HEREON BUT MAY AFFECT SUBJECT PROPERTY.
PROPERTY SUBJECT TO CONDITIONS PER DOC. #85-08912, ORJCO.



LEGEND:

● = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. MOFFIT PLS944 PER FS10569 OR AS NOTED.

○ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

FS = FILED SURVEY #.

PUE = PUBLIC UTILITY EASEMENT, INCLUDING CABLE TV.

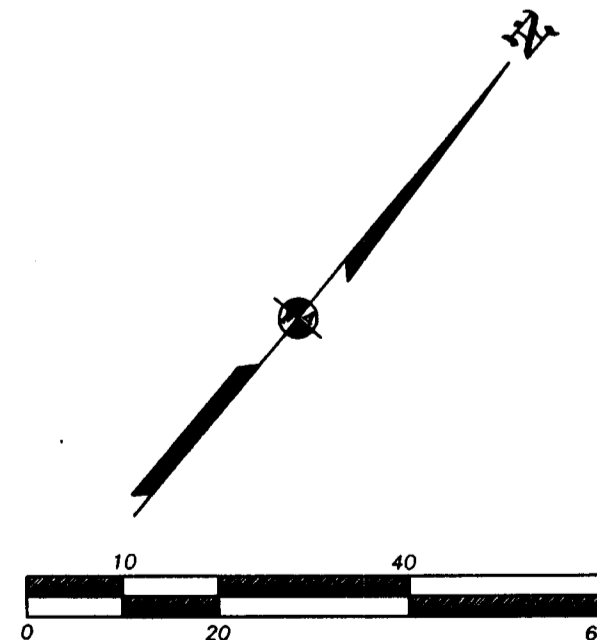
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

WSE = WATER & SEWER LINE EASEMENT PER DOC. #85-15357, ORJCO.

JCDR = JACKSON COUNTY DEED RECORDS.

BASIS OF BEARINGS: SURVEY NO. 10569 AS SHOWN HEREON.

DATE: OCTOBER 13, 2004 UNIT OF MEASUREMENT: FEET SCALE: 1" = 20'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-05

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DATE: 12-22-04 BY: *ES*
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James E. Hibbs
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SHEET 2 OF 2