

PARTITION PLAT NO. P-15-2005  
LAND PARTITION (LDP-04-193)

APPROVALS: MEDFORD CITY PLANNING:

Fit O. [Signature] Director  
6 April 2005 Date

Examined and approved this 14 day of MARCH, 2005.

[Signature]  
City Surveyor

LOCATED IN:  
THE N.W. 1/4 OF SECTION 13, T.37S., R.2W., W.M.  
CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR:  
HORTON HOMES, INC.  
2512 ROSS LANE  
CENTRAL POINT, OREGON 97502

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS that, HORTON HOMES, INC., an Oregon Corporation, is the owner of the parcel of real property situated in Jackson County, Oregon and has caused the same to be surveyed, mapped and platted as shown hereon, and does hereby dedicate to the public for public use those easements labeled as public utility easements, and does also hereby create the area labeled as a "NO BUILD AREA" as an area to be kept clear for emergency vehicles only.

HORTON HOMES, INC:

STATE OF OREGON }  
County of Jackson } ss.

March 11, 2005

[Signature]  
RONALD L. HORTON, President

Personally appeared the above named RONALD L. HORTON, as President, and acknowledged the foregoing instrument to be his voluntary act and deed, on behalf of HORTON HOMES, INC., an Oregon Corporation.

Before me: [Signature]  
NOTARY



SURVEYOR'S CERTIFICATE:

I, DARRELL L. HUCK, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND COMPLIES WITH REGULATIONS FOR LAND PARTITIONS, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

Commencing at the Southwest corner of Donation Land Claim (DLC) No. 59 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence North 00°01'30" West along the Westerly boundary of said DLC No. 59, a distance of 2431.92 feet; thence leaving said boundary EAST 5.50 feet to a point for the Southwest corner of Tract "A" described per Instrument No. 97-47172 of the Deed Records of said Jackson County; said point being on the Easterly right-of-way line of Howard Avenue; thence North 00°01'30" West along said right-of-way line 68.81 feet to the POINT OF BEGINNING; thence continue North 00°01'30" West along said right-of-way line 81.19 feet to the Northwest corner of tract described per Instrument No. 80-23886 said Deed Records; thence EAST, along the Northerly boundary of said tract, 215.36 feet to the Northeast corner thereof; thence South 02°58'44" East along the Easterly boundary of said tract 75.10 feet to a point for the Southeast corner of said tract, said point also being the Northeast corner of Tract "B" as described per the aforementioned Instrument No. 97-47172; thence WEST along the Northerly boundary of said Tract "B", a distance of 103.87 feet to the Northwest corner thereof; thence South 00°01'30" East along the Westerly boundary of said tract 6.19 feet to a point which bears EAST from the POINT OF BEGINNING; thence WEST 115.36 feet to the POINT OF BEGINNING. Containing 17,011 square feet, more or less.

[Signature]  
SURVEYOR

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT AND PREPARE A FINAL PARTITION PLAT, CITY OF MEDFORD FILE NO. LDP-04-193 AND PER THE CLIENTS REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTATION AND INFORMATION PER FILED SURVEYS NO. 1618, 2072, 7125, 11343, 12111, 17994 AND 18539 FOR CONTROL, I ESTABLISHED PROPER MONUMENTS AS SHOWN HEREON. INSTRUMENT NO. 2004-043810 OF J.C.D.R. WAS USED FOR THE BOUNDARY OF PROPERTY BEING PARTITIONED. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

HOFFBUHR & ASSOCIATES, INC.

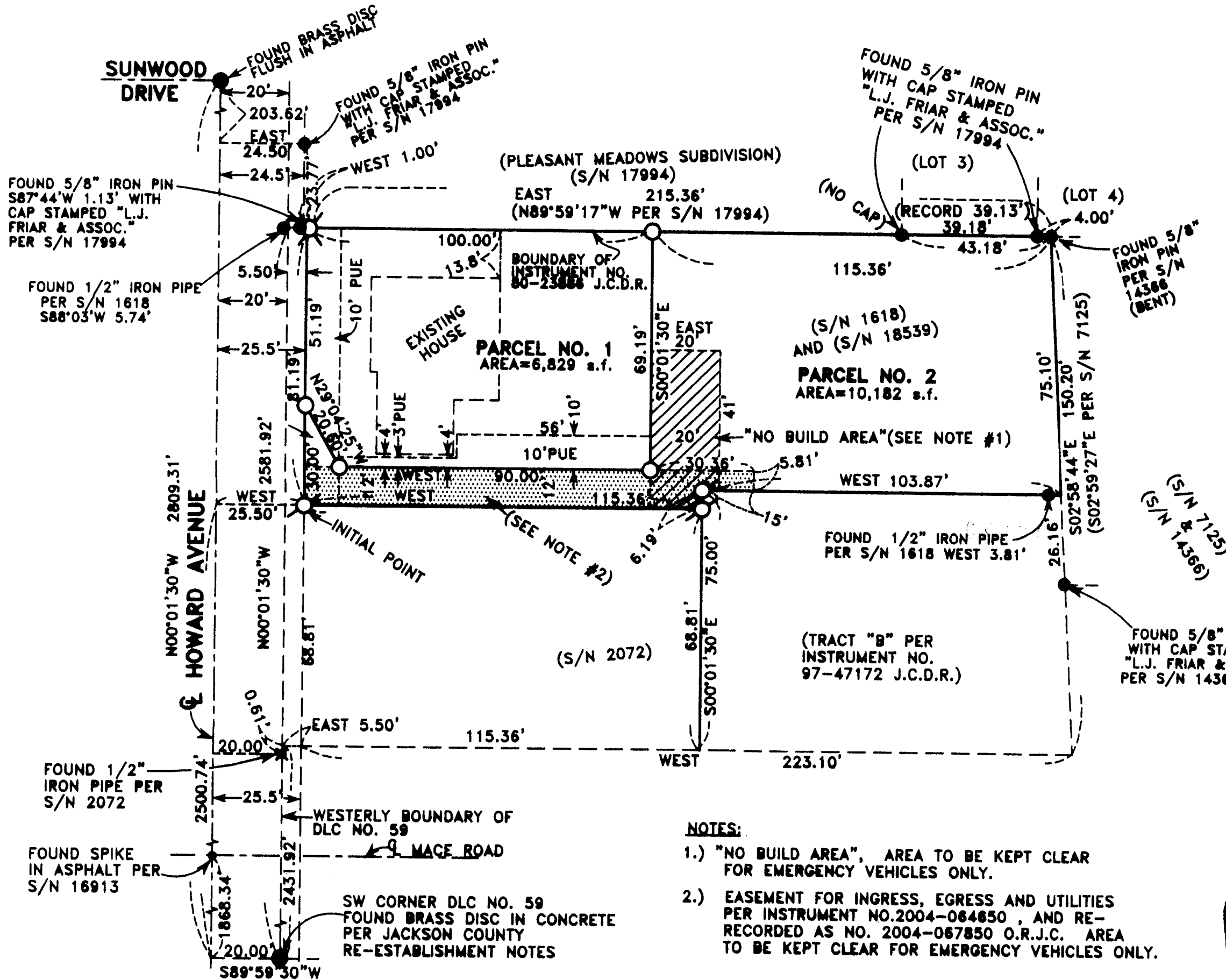
880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON  
(541) 779-4641 97504

SCALE: 1 INCH = 30 FEET DATE: JANUARY 7, 2005  
BASIS OF BEARING: FILED SURVEY NO. 18539  
& HOWARD AVENUE

- = SET 5/8"X24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊗ = SET 5/8"X30" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊙ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER S/N 18539
- = FOUND 5/8" IRON PIN, UNLESS OTHERWISE INDICATED.

S/N = FILED SURVEY NUMBER  
J.C.D.R. = JACKSON COUNTY DEED RECORDS  
O.R.J.C. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON  
s.f. = SQUARE FEET  
DLC = DONATION LAND CLAIM

(04153part.dwg)  
SHEET 1 OF 1



NOTES:

- 1.) "NO BUILD AREA", AREA TO BE KEPT CLEAR FOR EMERGENCY VEHICLES ONLY.
- 2.) EASEMENT FOR INGRESS, EGRESS AND UTILITIES PER INSTRUMENT NO. 2004-064650, AND RE-RECORDED AS NO. 2004-067850 O.R.J.C. AREA TO BE KEPT CLEAR FOR EMERGENCY VEHICLES ONLY.

I certify this plat to be an exact photocopy of the original.  
[Signature]  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]  
DARRELL L. HUCK  
2005

RENEWS 6/30/05

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 8th DAY OF APRIL, 2005, AT 2:21 O'CLOCK, P.M.  
AND RECORDED AS PARTITION PLAT NO. P-15-2005 OF "RECORD OF PARTITION PLATS"  
IN JACKSON COUNTY, OREGON. (INDEX VOLUME 16 PAGE 15.)

[Signature]  
County Clerk

[Signature]  
Deputy

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 10690

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. As of April 8th 2005

[Signature] Deputy Assessor

4/8/05 Date

[Signature] Deputy Tax Collector

4-8-05 Date