

*** APPROVALS ***

CITY OF MEDFORD PLANNING
File No. LDP-03-156

Richard O. Lott
Director

May 10, 2005
Date

Examined and approved this 13th day of April, 20 05.

Paul D. Linn
City Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have

been paid as of May 12, 20 05.

Anne E. Cacko Deputy
Assessor Date May 12, 2005

Carole A. Jensen Deputy
Tax Collector Date 5-12-05

PARTITION PLAT NO. P-25-2005

LAND PARTITION (LDP-03-156)
In the S.W. 1/4 of Section 30, T.37S., R.1W., W.M.
City of Medford, Jackson County, Oregon.

SURVEY FOR:

NAUMES, INC.
P.O. BOX 996
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

DATE OF SURVEY:

JANUARY 31, 2005

*** RECORDER'S CERTIFICATE ***

Filed for record this 12th day of May, 20 05.

at 1:53 o'clock P.M., and recorded as Partition Plat

No. P-25-2005 of "Record of Partition Plats" of Jackson County, Oregon.

Index Volume 16, Page 25.

Kathleen S. Brackett
County Clerk

Carmen D. Helman
Deputy

County Surveyor File No. 18731

*** 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 the most Westerly corner of Lot 1, Block 3 of LUMSDEN'S ADDITION in the City of Medford, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the Southeasterly right of way line of Twelfth Street, South 54°55'42" West, 60.00 feet to its intersection with the Southwesterly right of way of the Oregon & Pacific Railroad and the INITIAL POINT OF BEGINNING; thence along said Southwesterly right of way line, South 35°08'46" East, 663.97 feet to the most Easterly corner of that tract described in Volume 146, Page 197, Jackson County Deed Records; thence along the Southeasterly line of said tract, South 54°51'14" West, 220.43 feet to the Northeasterly right of way line of Fir Street; thence along said Northeasterly right of way line, North 35°08'00" West, 664.26 feet to the Southeasterly right of way line of Twelfth Street; thence along said Southeasterly right of way line, North 54°55'42" East, 220.28 feet to the INITIAL POINT OF BEGINNING.

*** DECLARATION ***

Know all men by these presents that NAUMES, INC., is the owner in fee of the land shown hereon more particularly described in the Surveyor's Certificate and has Partitioned the same into the Parcels as shown hereon and does hereby make and establish the Reciprocal No-Build Easement as shown on Sheet 2. The intention of this Easement is to maintain a 20 foot horizontal separation between buildings adjacent to the Parcel line. 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 for the placement of their communication facilities.

Michael D. Naumes
MICHAEL D. NAUMES, President
NAUMES, INC.

Susan F. Naumes
SUSAN F. NAUMES, Secretary
NAUMES, INC.

STATE OF OREGON }
COUNTY OF JACKSON } SS.

PERSONALLY appeared the above named Michael D. Naumes, and acknowledged the foregoing instrument to be his voluntary act and deed was signed on behalf of Naumes, Inc.

Dated this 7th day of April, 20 05.

Mary C. Rodriguez
Notary Public - Oregon

Commission No. May 09, 2007
My Commission Expires 368057

STATE OF OREGON }
COUNTY OF JACKSON } SS.

PERSONALLY appeared the above named Susan F. Naumes, and acknowledged the foregoing instrument to be her voluntary act and deed was signed on behalf of Naumes, Inc.

Dated this 7th day of April, 20 05.

Mary C. Rodriguez
Notary Public - Oregon

Commission No. 368057
My Commission Expires May 09, 2007

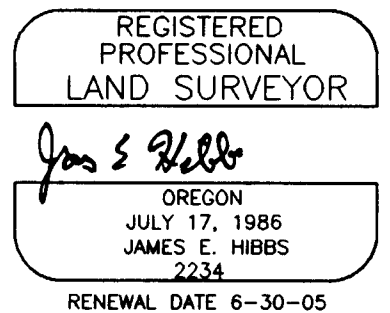
*** AFFIDAVIT OF CONSENT ***

From Northwest Farm Credit Services, ACA recorded as Doc, # 2005-027943, ORJCO.

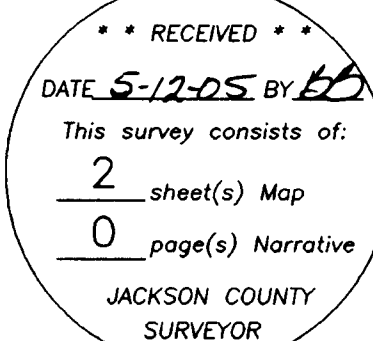
I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs
SURVEYOR

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



NOTE PLACED AT THE REQUEST OF UTILITY PROVIDERS:
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 EASEMENT IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREON, 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 PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE, AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.



SURVEY FOR:
 NAUMES, INC.
 P.O. BOX 996
 MEDFORD, OR 97501

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PARTITION PLAT NO. P-25-2005
LAND PARTITION (LDP-03-156)
 In the S.W. 1/4 of Section 30, T.37S., R.1W., W.M.
 City of Medford, Jackson County, Oregon.

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

PURPOSE: TO SURVEY AND MONUMENT TWO PARCELS CREATED THROUGH A LAND PARTITION. SEE LDP-03-156.

PROCEDURE: MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THIS SURVEY. STREET & RAILROAD R/W LINES WERE DETERMINED FROM CENTERLINE MONUMENTS AND MONUMENTS PER FS15456 & 11512. THE SOUTHERLY LINE OF THE FORMER CITY OF MEDFORD BOUNDARY WAS HELD AT THE EXTENSION OF THE FOUND CENTERLINE MONUMENTS. SEE FS2412 & 2425. FROM THE INTERSECTION OF THIS SOUTHERLY LINE AND THE NEL'Y LINE OF FIR STREET, HELD DEED RECORD DISTANCE SEL'Y ALONG SAID NEL'Y LINE PER V. 146, P.197, JCDR TO POSITION THE MOST S'LY CORNER OF THE SUBJECT TRACT. THE SEL'Y LINE OF SAID TRACT WAS HELD AT DEED ANGLE TO THE RAILROAD R/W. COMPUTED THE PARCEL CORNER POSITIONS PER THE APPROVED TENTATIVE PLAT AND SET PINS AS SHOWN HEREON.

LEGEND:

- ⊙ = POSITION OF CENTERLINE MONUMENT PER CITY REFERENCES. SEE FS14947.
- ⊗ = FD. CENTERLINE INTERSECTION MONUMENT AS SHOWN ON FS17515.
- = FD. 5/8" IRON PIN. ORIGIN UNKNOWN.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. KAISER RLS803 PER FS11512.
- ⊗ = FD. BRASS TAG MKD. LS1913 IN LEAD PLUG IN CONCRETE PER FS15456.
- = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. & ASSOC.

JCDR = JACKSON COUNTY DEED RECORDS.
 ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 () = RECORD DATA AS SHOWN.
 DR = DEED RECORD DATA.
 FS = FILED SURVEY #.
 RNBE = RECIPROCAL NO BUILD EASEMENT.
 PUE = PUBLIC UTILITY EASEMENT, INCLUDING CHARTER COMMUNICATIONS.

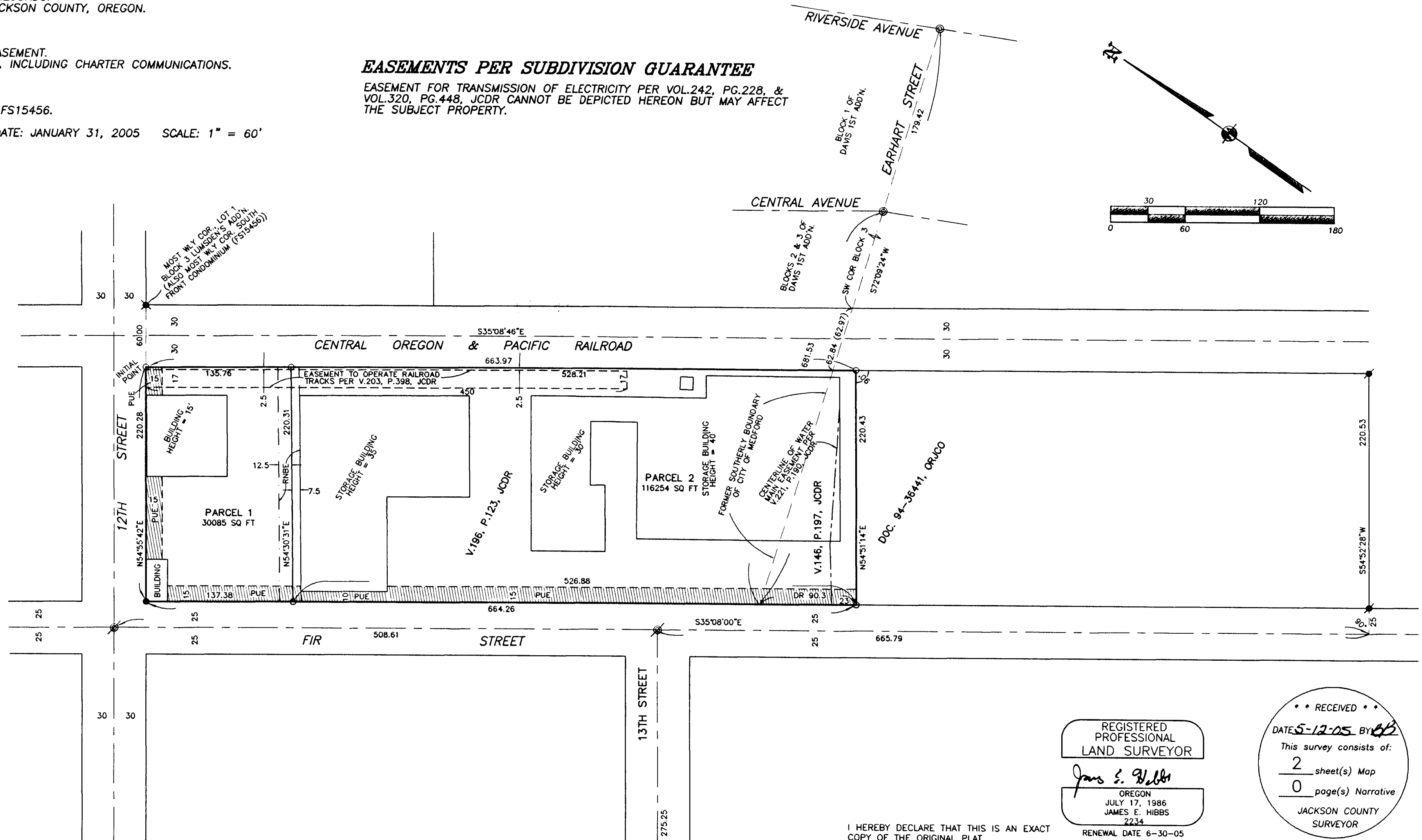
BASIS OF BEARINGS:

CENTERLINE OF 12TH STREET PER FS15456.

UNIT OF MEASUREMENT = FEET DATE: JANUARY 31, 2005 SCALE: 1" = 60'

EASEMENTS PER SUBDIVISION GUARANTEE

EASEMENT FOR TRANSMISSION OF ELECTRICITY PER VOL.242, PG.228, & VOL.320, PG.448, JCDR CANNOT BE DEPICTED HEREON BUT MAY AFFECT THE SUBJECT PROPERTY.



371W30CA TL7100

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 5-12-05 BY *JB*
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

SHEET 2 OF 2