

*** APPROVALS ***

CITY OF MEDFORD PLANNING
File No. LDP-04-308

PARTITION PLAT NO. P-49-2005

LAND PARTITION (LDP-04-308)
In the N.W. 1/4 of Section 34, T.37S, R.1W., W.M.
City of Medford, Jackson County, Oregon.

*** RECORDER'S CERTIFICATE ***

Filed for record this 30th day of June, 20 05, at
2:41 o'clock 9 .M., and recorded as Partition Plat No. P-39-2005
of "Record of Partition Plats" of Jackson County, Oregon. Index Volume 16, Page 40
and as Document No. 2005-039442, Official Records of Jackson County, Oregon.

Moh Gilberg Acting Director
June 29 2005 Date
Examined and approved this 8 day of JUNE, 20 05.

SURVEY FOR:
GREGG ADAMS & C.A. GALPIN
P.O. BOX 8271
MEDFORD, OR 97504

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

DATE OF SURVEY:
JUNE 1, 2005

Kathleen J. Beckett County Clerk
Carmen D. Helman Deputy
County Surveyor File No. 18789

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have
been paid as of June 30, 20 05.

Gregg Adams Deputy Assessor 6/30/05 Date
Patricia Budong Deputy Tax Collector 6-30-05 Date

*** DECLARATION ***

Know all men by these presents that KOKANEE INVESTMENTS, LLC, is the owner in fee of the land shown hereon, more particularly described in the Surveyor's Certificate and have Partitioned the same into the Parcels as shown hereon and does hereby dedicate to the public for public use the tract labeled as Street Dedication as well as the Public Utility Easement (PUE) 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 and maintenance of their communication facilities.

Gregg Adams GREGG ADAMS, MEMBER OF ADAMS GROUP, LLC MEMBER OF KOKANEE INVESTMENTS, LLC.
C.A. Galpin C.A. GALPIN, MEMBER KOKANEE INVESTMENTS, LLC.

STATE OF OREGON }
COUNTY OF JACKSON } SS.

PERSONALLY appeared the above named Gregg Adams, and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Adams Group, LLC member of Kokanee Investments, LLC.

Dated this 1st day of June, 20 05.

Guidance Escriq
Guidance Escriq Notary Public - Oregon
Commission No. 362050
My Commission Expires Oct 14, 2006

STATE OF OREGON }
COUNTY OF JACKSON } SS.

PERSONALLY appeared the above named C.A. Galpin, and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Kokanee Investments, LLC.

Dated this 1st day of June, 20 05.

Guidance Escriq
Guidance Escriq Notary Public - Oregon
Commission No. 362050
My Commission Expires Oct 14, 2006

*** AFFIDAVIT OF CONSENT ***

FROM SOUTH VALLEY BANK & TRUST RECORDED AS DOC. #2005-039441, ORJCO

*** 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 SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 58, IN TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE ALONG THE CENTERLINE OF NORTH PHOENIX ROAD, SOUTH 13°30'45" WEST (RECORD SOUTH 13°29'35" WEST), 598.97 FEET; THENCE SOUTH 89°38'15" EAST (RECORD SOUTH 89°39'25" EAST), 30.81 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NORTH PHOENIX ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, SOUTH 13°30'45" WEST (RECORD SOUTH 13°29'35" WEST), 199.98 FEET TO THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN VOLUME 442, PAGE 158, JACKSON COUNTY DEED RECORDS AND THE INITIAL POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID TRACT, SOUTH 89°38'15" EAST (RECORD SOUTH 89°39'25" EAST), 470.10 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00°21'45" WEST (RECORD SOUTH 00°20'35" WEST), 233.99 FEET TO THE NORTH LINE OF HARBROOKE ROAD DESCRIBED IN VOLUME 473, PAGE 114, SAID DEED RECORDS; THENCE ALONG SAID NORTH LINE, NORTH 89°38'15" WEST, 524.76 FEET TO THE EASTERLY LINE OF NORTH PHOENIX ROAD; THENCE ALONG SAID EASTERLY LINE, NORTH 13°30'45" EAST, 240.29 FEET TO THE INITIAL POINT OF BEGINNING.

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

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 City of Medford Planning File No. LDP-04-308.

PROCEDURE: Made ties to monuments of record as shown. Harbrooke Road was held per Vol. 473, Pg. 114, JCDR and as monumented by FS8579. The North line was held per Vol. 442, Pg. 458, JCDR. The East line was held by Doc. #2004-072275, ORJCO. Set pins at the locations shown on Sheet 2.

RECEIVED
DATE 6-30-05 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.
[Signature]
SURVEYOR

SHEET 1 OF 2
01135FM

PARTITION PLAT NO. P-40-2005
LAND PARTITION (LDP-04-308)
 In the N.W. 1/4 of Section 34, T.37S., R.1W., W.M.
 City of Medford, Jackson County, Oregon.

SURVEY FOR:
 GREGG ADAMS & C.A. GALPIN
 P.O. BOX 8271
 MEDFORD, OR 97504

SURVEY BY:
 L.J. FRIAR & ASSOCIATES, P.C.
 CONSULTING LAND SURVEYORS
 816 WEST EIGHTH STREET
 MEDFORD, OREGON 97501
 PHONE: (541) 772-2782

LEGEND:

- ⊙ = FD. BRASS CAP IN MONUMENT CASE SEE FS8579.
 - = FD. 5/8" IRON PIN PER FS8579 OR AS NOTED.
 - = SET 5/8" X 30" IRON PIN W/PLASTIC CAP MKD. "L.J. FRIAR & ASSOC."
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 FS = FILED SURVEY #
 JCDR = JACKSON COUNTY DEED RECORDS
 () = RECORD DATA AS SHOWN.
 -X-X- = FENCE LINE
 PUE = PUBLIC UTILITY EASEMENT, INCLUDING CHARTER COMMUNICATIONS.
 C1 = SEE COURSE DATA TABLE.
 DR = DEED RECORD DATA.

BASIS OF BEARINGS:
 CENTERLINE OF NORTH PHOENIX RD PER FS8579 AS SHOWN HEREON.
 DATE: JUNE 1, 2005 UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	103°09'00"	36.01	20.00	S38°03'45"E 31.34

- EASEMENTS PER SUBDIVISION GUARANTEE**
- 1) RIGHT OF WAY FOR MEDFORD IRRIGATION DISTRICT CANAL DOES NOT APPEAR TO LIE WITHIN THE SUBJECT TRACT.
 - 2) BUILDING SETBACK LINES PER V.442, P.159 & V.509, P.180, JCDR ARE LOCATED WITHIN THE EXISTING RIGHT OF WAY OR ADDITIONAL DEDICATION OF RIGHT OF WAY ALONG NORTH PHOENIX ROAD.
 - 3) RIGHT OF WAY FOR ELECTRICITY PER V.477, P.171, JCDR CANNOT BE DEPICTED HEREON MAY AFFECT THE SUBJECT PROPERTY.

NOTE PLACED PER ORS 92.090
 AT THE TIME OF THIS PLAT RECORDING NO DOMESTIC WATER SUPPLY FACILITY WILL BE PROVIDED TO THE PURCHASER OF PARCEL NO. 2.

PLANNING NOTE:

NO DIRECT VEHICULAR ACCESS IS ALLOWED ACROSS THE NORTH PHOENIX ROAD FRONTAGE OF PARCEL 2.

FD. 5/8" IRON PIN
 N89°38'15"W, 0.23
 FROM SET PIN.
 ORIGIN UNKNOWN.

FD. 5/8" IRON PIN
 N89°38'15"W, 0.24
 FROM INITIAL POINT.
 ORIGIN UNKNOWN.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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

RECEIVED
 DATE 6-30-05 BY
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

NW COR
 DLC #57

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.

