

PARTITION PLAT NO. P-59-2005

A PAD LOT DEVELOPMENT
CITY OF MEDFORD PLANNING ACTION LDP-03-129
LOCATED IN
NE 1/4 of SEC. 12, T37S, R2W, W.M.
CITY OF MEDFORD, JACKSON COUNTY, OREGON
JULY 2005

••• DECLARATION •••

KNOW ALL MEN BY THESE PRESENTS, that H2 DEVELOPMENT, LLC, an Oregon limited liability company, is the owner in fee simple of the lands hereon described, and said H2 DEVELOPMENT has partitioned the same into parcels as shown hereon, and the number and size of said parcels and the course and length of all lines are plainly set forth, and that this plat is a correct representation of said partition.

H2 DEVELOPMENT managing members:

Robert C. Hernandez
ROBERT C. HERNANDEZ

Thomas D. Hall
THOMAS D. HALL

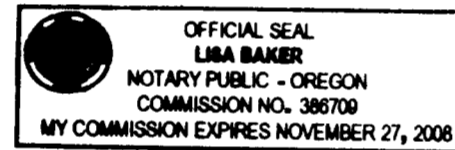
Antoinette L. Hernandez
ANTOINETTE L. HERNANDEZ

Bonnie R. Hall
BONNIE R. HALL

STATE OF OREGON)
COUNTY OF JACKSON) S.S.

Personally appeared the above named Robert C. Hernandez, who being duly sworn, did say that he is a managing member of H2 DEVELOPMENT, LLC, an Oregon limited liability company, and acknowledges the foregoing instrument to be his voluntary act and deed. Before me this 19 day of July, 2005.

Susa Baker
Notary Public for Oregon



STATE OF OREGON)
COUNTY OF JACKSON) S.S.

Personally appeared the above named Antoinette L. Hernandez, who being duly sworn, did say that she is a managing member of H2 DEVELOPMENT, LLC, an Oregon limited liability company, and acknowledges the foregoing instrument to be her voluntary act and deed. Before me this 19 day of July, 2005.

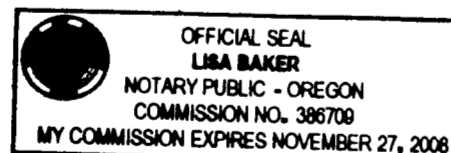
Susa Baker
Notary Public for Oregon



STATE OF OREGON)
COUNTY OF JACKSON) S.S.

Personally appeared the above named Thomas D. Hall, who being duly sworn, did say that he is a managing member of H2 DEVELOPMENT, LLC, an Oregon limited liability company, and acknowledges the foregoing instrument to be his voluntary act and deed. Before me this 19 day of July, 2005.

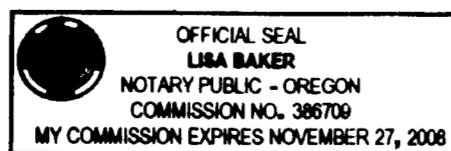
Susa Baker
Notary Public for Oregon



STATE OF OREGON)
COUNTY OF JACKSON) S.S.

Personally appeared the above named Bonnie R. Hall, who being duly sworn, did say that she is a managing member of H2 DEVELOPMENT, LLC, an Oregon limited liability company, and acknowledges the foregoing instrument to be her voluntary act and deed. Before me this 19 day of July, 2005.

Susa Baker
Notary Public for Oregon



37-2W-12A, TAX LOT 304

SURVEY FOR :

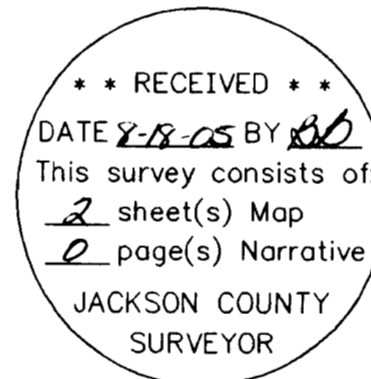
H2 DEVELOPMENT, LLC
C/O TOM HALL
1720 WEST ANTELOPE ROAD
WHITE CITY, OREGON 97503

SURVEY BY :

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

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

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



ASSESSOR / TAX COLLECTOR:

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of AUGUST 18, 2005.

William Johnson Deputy Assessor

8-18-2005
Date

Patty Budson Deputy Tax Collector

8-18-05
Date

RECORDER'S CERTIFICATE:

Filed for record this 18th day of August, 2005 at 11:58 O'Clock, A M. and recorded as PARTITION PLAT NO. P-59-2005 In "RECORD OF PARTITION PLATS" in Jackson County, Oregon. INDEX VOLUME 16 PAGE 59

Kathleen S. Beckett
County Clerk

Sonya S. Morgan
Deputy

Filed in the office of Jackson County Surveyor as Survey No. 18859

APPROVALS:

Medford City Planning

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

Rob E. Lott
Planning Director

August 5, 2005
Date

Medford City Surveyor

Examined and approved this 20th day of JULY, 2005.

Joseph D. Brigg
ACTING City Surveyor

••• 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.

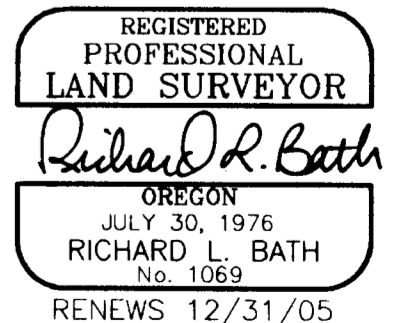
Parcel No. ONE (1) of Partition Plat recorded the 4th day of March, 1997 as Partition Plat No. P-16-1997 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 15299 in the office of the Jackson County Surveyor.

NARRATIVE:

PURPOSE: To further partition the subject property as described in the Surveyor's Certificate, into two parcels as tentatively approved by Planning Action LDP-03-129.

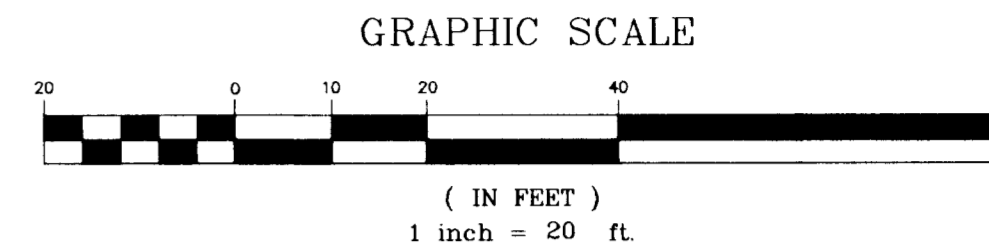
PROCEDURE: Based on two previous partitions of the subject property, P-71-1995 (S/N 14652) and P-16-1997 (S/N 15299), created the fourth and last "Pad Lot" as approved by the City of Medford. Marked Parcel No. 2 as directed by our client in order to accommodate the proposed building and provide necessary access to public utilities.

BASIS OF BEARING: Business Park Drive per S/N 15299.

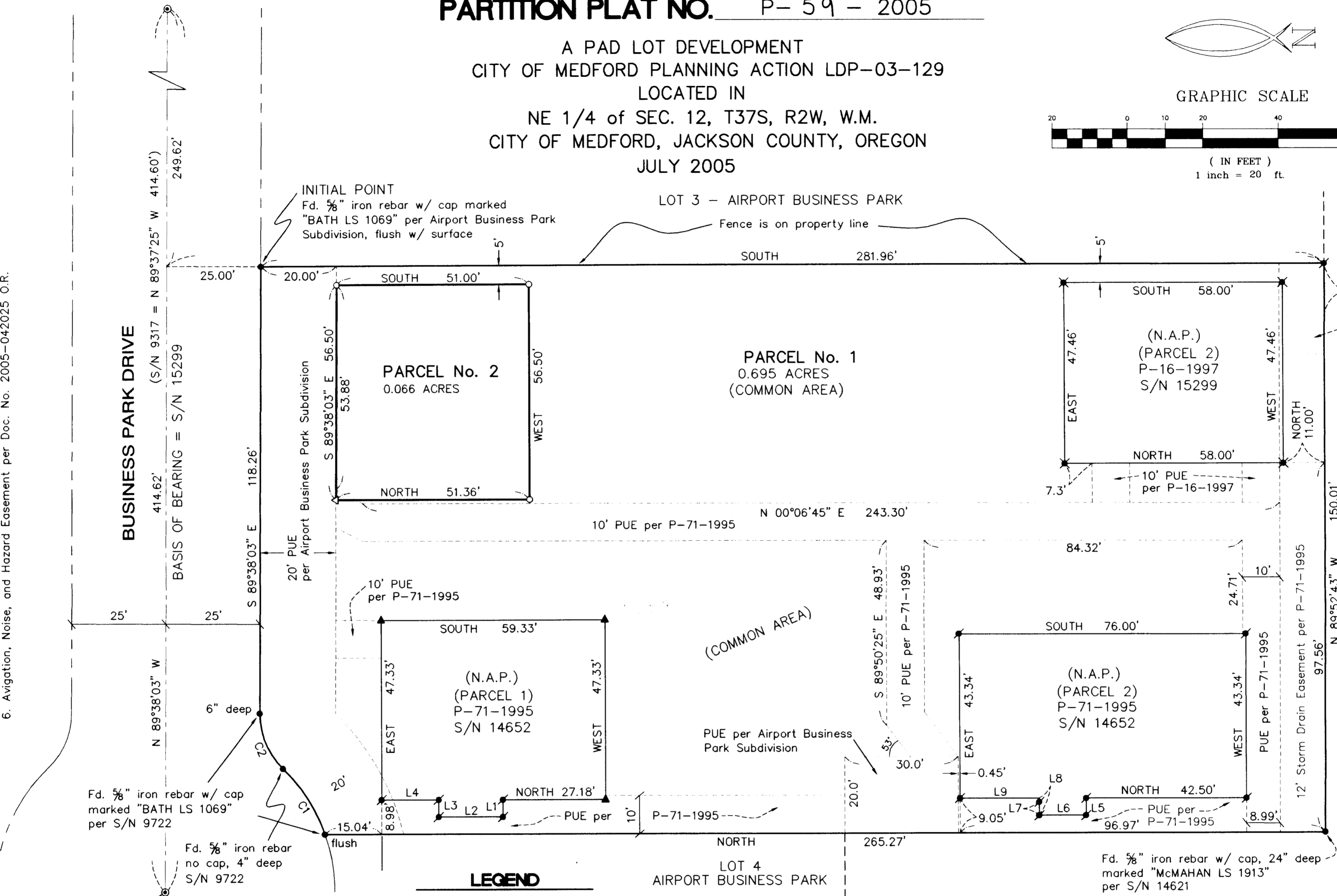


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 LOCATED IN
 NE 1/4 of SEC. 12, T37S, R2W, W.M.
 CITY OF MEDFORD, JACKSON COUNTY, OREGON
 JULY 2005



- ENCUMBRANCES OF RECORD:**
1. Covenants, conditions, and restrictions per Doc. No. 82-08701 O.R.
 2. Building Site Improvement Agreement per Doc. No. 95-12190 O.R.
 3. Covenants, conditions, and restrictions per Doc. No. 95-28093 O.R.
 4. Temporary Easement for ingress/egress per Doc. No. 95-29645 and 98-00594 O.R.
 5. Ingress/Egress easement over common area per Doc. No. 01-17414 O.R.
 6. Avigation, Noise, and Hazard Easement per Doc. No. 2005-042025 O.R.



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Richard L. Bath
 OREGON
 JULY 30, 1976
 RICHARD L. BATH
 No. 1069
 RENEWS 12/31/05

- LEGEND**
- = SET 5/8" x 30" IRON REBAR W/ORANGE PLASTIC CAP STAMPED "HARDEY ENG. & ASSOC."
 - △ = SET LEAD AND TACK W/ BRASS TAG STAMPED "LS 1069"
 - = FOUND MONUMENT AS NOTED
 - ✦ = FOUND 5/8" IRON REBAR W/ PLASTIC CAP MARKED "MARQUESS & ASSOC." PER S/N 14652
 - ✖ = FOUND 5/8" IRON REBAR W/ PLASTIC CAP MARKED "MARQUESS & ASSOC." PER S/N 15299
 - ▲ = FOUND LEAD PLUG W/ TACK IN CONCRETE SIDEWALK TAGGED "LS 2464" PER S/N 14652
 - ⊙ = FOUND 2 1/2" BRASS DISK IN CONCRETE PER S/N 9317
- PUE = PUBLIC UTILITY EASEMENT
 S/N = FILED SURVEY NUMBER
 O.R. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
 N.A.P. = NOT A PART OF THIS PARTITION
 P = PARTITION PLAT RECORDING NUMBER

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	26°22'24" (26°22'16")	45.00'	20.71'	N57°22'02"E (N57°21'52"E) 20.53'
C2	46°09'39"	20.00'	16.11'	N67°15'33"E 15.68'

LINE DATA

LINE	BEARING	DISTANCE
L1	WEST	4.50'
L2	NORTH	17.00'
L3	EAST	4.50'
L4	NORTH	15.15'
L5	WEST	4.50'
L6	NORTH	12.50'
L7	EAST	3.50'
L8	EAST	4.50'
L9	NORTH	21.00'

NOTE:
 This is a "PAD LOT DEVELOPMENT" according to City of Medford Code 10.703
 Exterior Boundary is based on Recorded Partitions P-71-1995, S/N 14652 and P-16-1997, S/N 15299 and Airport Business Park Subd. = S/N 9722

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 Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, 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 owner's 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 the prior written approval of the utilities with facilities in the PUE.

** RECEIVED **
 DATE 8-18-05 BY *RLB*
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

I HEREBY CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL PLAT.
Richard L. Bath
 RICHARD L. BATH P.L.S. 1069