

PARTITION PLAT NO. P-92-2005 (FILE NO. SUB2004-00095)

LOCATED IN:
LOT 10 OF PRAIRIE VIEW SUBDIVISION, IN
THE S.W. 1/4 OF SECTION 20, T.36S., R.1W., W.M.
JACKSON COUNTY, OREGON

FOR:

DONNA BECK
1150 CRATER LAKE AVENUE #L
MEDFORD, OREGON 97504

APPROVALS:

JACKSON COUNTY PLANNING DEPARTMENT:

Anna Bishop Planner 12/08/05 Date

Examined and approved this 8th day of December, 2005.

Paul Roberts
County Surveyor

SURVEYOR'S CERTIFICATE:

I, DOUGLAS C. MCMAHAN, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS. THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT:

LOT TEN (10) OF PRAIRIE VIEW SUBDIVISION, A RESUBDIVISION OF LOTS 2-7 AND 8 IN BLOCK 4 OF AGATE SUBDIVISION EXTENSION NO. 1 IN JACKSON COUNTY, OREGON ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD.

Douglas C. McMahon
Surveyor

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO PREPARE FINAL PLAT OF A 2-LOT PARTITION PER JACKSON COUNTY PLANNING FILE NO. SUB2004-00095 AND PER THE CLIENT'S REQUEST.

PROCEDURE: UTILIZING INFORMATION AND FOUND MONUMENTS PER FILED SURVEYS NO. 10159 AND 18467 AND PLAT OF PRAIRIE VIEW SUBDIVISION, FOR CONTROL, I PROPORTIONED, AS SHOWN HEREON, THE MEASURED DISTANCE TO PLAT DISTANCES TO DETERMINE PROPER LOCATION FOR CORNERS OF LOT 10. INSTRUMENT NO. 00-00234, J.C.D.R. WAS USED FOR CLIENT'S PROPERTY. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

HOFFBUHR & ASSOCIATES, INC.

880 GOLF VIEW DRIVE, SUITE 201 MEDFORD, OREGON 97504
(541) 779-4641
SCALE: 1" = 50' DATE: JULY 27, 2005
BASIS OF BEARING: PRAIRIE VIEW SUBDIVISION

- = SET 5/8"X24" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊗ = SET 5/8"X30" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- = FOUND 5/8" IRON PIN PER PLAT OF PRAIRIE VIEW SUBDIVISION, UNLESS OTHERWISE SHOWN.
- ⊗ = FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER S/N 18467.

sf = SQUARE FEET, MORE OR LESS Pd = PROPORTIONED DISTANCE — = FENCE LINE
J.C.D.R = JACKSON COUNTY DEED RECORDS OR OFFICIAL RECORDS S/N = FILED SURVEY NUMBER

NOTES:

- 7.) EASEMENTS, RIGHTS OF WAY, RESERVATIONS AND RESTRICTIVE COVENANTS AND CONDITIONS IN CONNECTION THEREWITH, RESERVED BY THE UNITED STATES OF AMERICA, IN DEED RECORDED OCTOBER 24, 1949, IN VOLUME 325 PAGE 83 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- 8.) COVENANTS, RESTRICTIONS, EASEMENTS AND/OR SETBACKS IMPOSED BY INSTRUMENT, SUBJECT TO THE TERMS AND PROVISIONS THEREOF, RECORDED SEPTEMBER 5, 1963 IN VOLUME 70, PAGE 278 OF THE MISCELLANEOUS RECORDS AND DEED RECORDED AS NO. 70-08012, OF THE OFFICIAL RECORDS OF JACKSON COUNTY.
- 9.) COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND/OR SETBACKS IMPOSED BY INSTRUMENT, SUBJECT TO THE TERMS AND PROVISIONS THEREOF, RECORDED NOVEMBER 8, 1963 IN VOLUME 556, PAGE 284 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- 10.) FUELBREAK EASEMENT, SUBJECT TO THE TERMS AND PROVISIONS THEREOF, RECORDED MAY 24, 1996 AS NO. 96-17155 OF OR THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 11.) RIGHT(S) OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES, GRANTED TO PACIFICORP, AN OREGON CORPORATION, OR ITS PREDECESSOR IN INTEREST, BY INSTRUMENT(S) RECORDED OCTOBER 21, 2004 AS NO. 2004-061753 OF THE OFFICIAL RECORDS OF JACKSON COUNTY. (SPECIFIC LOCATION IS NOT GIVEN.)

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT DONNA Y. BECK AND ALAN K. BECK ARE THE OWNERS IN FEE SIMPLE OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON, AND DO HEREBY CREATE AN EASEMENT ACROSS PARCEL 2, FOR THE USE, INSTALLATION AND MAINTENANCE OF A WATER WELL AND RELATED FACILITIES FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF PARCEL 1, AS SHOWN HEREON, AND DO ALSO HEREBY CREATE AN EASEMENT FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF A SANITARY SEWER LATERAL ACROSS PARCEL 1, FOR THE BENEFIT OF THE OWNERS, HEIRS, AND ASSIGNEES OF PARCEL 2, AS SHOWN HEREON.

IN WITNESS WHEREOF, SIGNED THIS 25 DAY OF August, 2005.

Donna Y. Beck
DONNA Y. BECK

Alan K. Beck
ALAN K. BECK

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY APPEARED THE ABOVE NAMED DONNA Y. BECK AND ALAN K. BECK AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED BEFORE ME THIS 25 DAY OF August, 2005.

BEFORE ME: *P. Elwin Duffler*
NOTARY

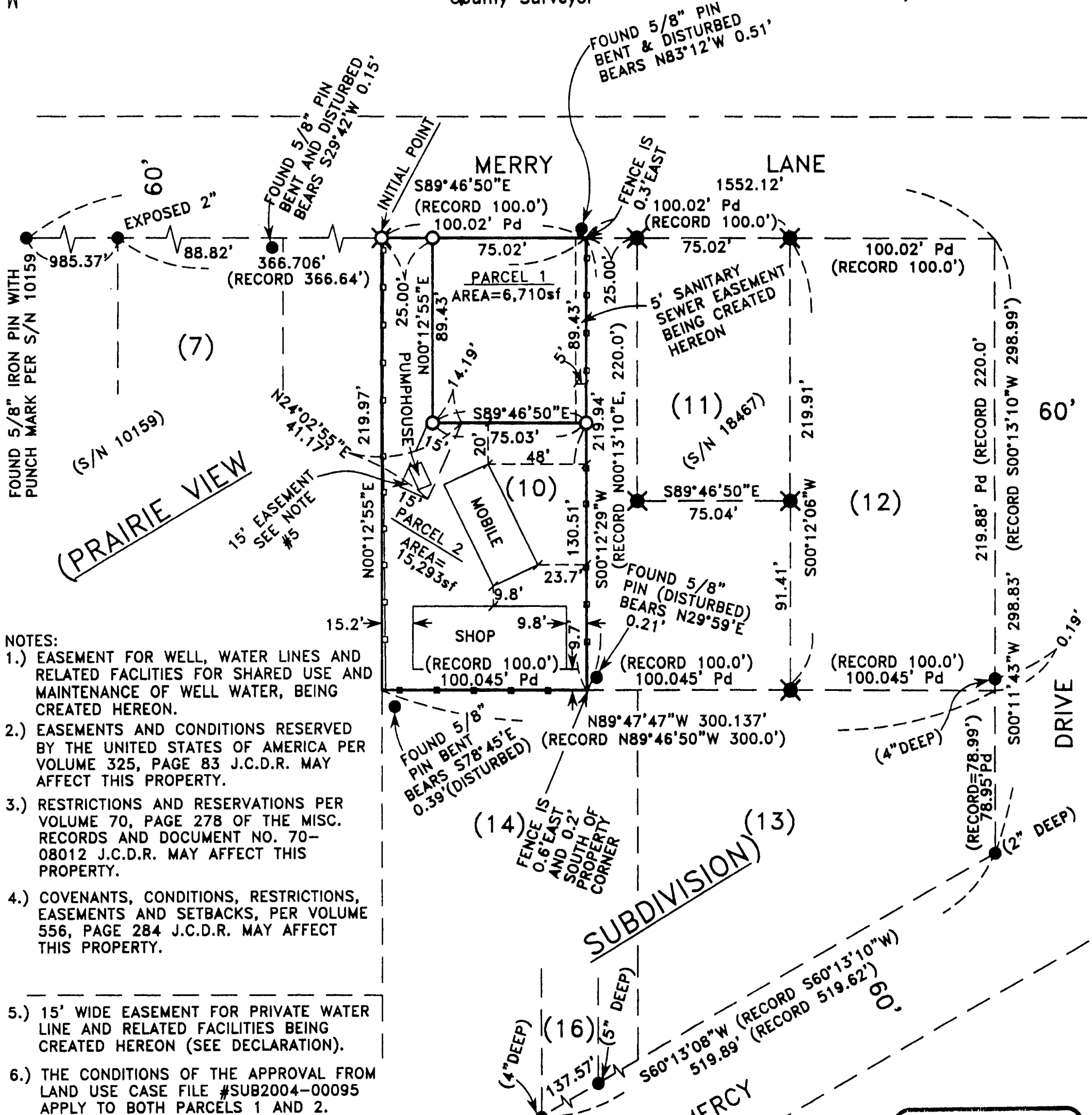


RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 14th DAY OF December, 2005, AT 1:42 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-92-2005 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON (INDEX VOLUME 16 PAGE 92).

Kathleen S. Beckett COUNTY CLERK
Carmen D. Helmer DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 1900 1



- 1.) EASEMENT FOR WELL, WATER LINES AND RELATED FACILITIES FOR SHARED USE AND MAINTENANCE OF WELL WATER, BEING CREATED HEREON.
- 2.) EASEMENTS AND CONDITIONS RESERVED BY THE UNITED STATES OF AMERICA PER VOLUME 325, PAGE 83 J.C.D.R. MAY AFFECT THIS PROPERTY.
- 3.) RESTRICTIONS AND RESERVATIONS PER VOLUME 70, PAGE 278 OF THE MISC. RECORDS AND DOCUMENT NO. 70-08012 J.C.D.R. MAY AFFECT THIS PROPERTY.
- 4.) COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND SETBACKS, PER VOLUME 556, PAGE 284 J.C.D.R. MAY AFFECT THIS PROPERTY.
- 5.) 15' WIDE EASEMENT FOR PRIVATE WATER LINE AND RELATED FACILITIES BEING CREATED HEREON (SEE DECLARATION).
- 6.) THE CONDITIONS OF THE APPROVAL FROM LAND USE CASE FILE #SUB2004-00095 APPLY TO BOTH PARCELS 1 AND 2.

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. As of DECEMBER 14, 2005

Walter Johnson Deputy Assessor
Patty Budney Deputy Tax Collector

12-14-2005 Date
12-14-05 Date

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMahon
DOUGLAS C. MCMAHAN
JULY 18, 1980
NO. 1913
RENEWS 12/31/06