

Partition Plat

for
The City of Rogue River
located in the NW 1/4 Section 22,
T36S, R4W, WM, Jackson County, Oregon

by
William Colisch PLS
291 Pyle Drive, Grants Pass, OR 97527
541-474-1081 Survey@rvi.net
May 15, 2006

PARTITION PLAT NO. P-51-2006
City of Rogue River File Number SUB2006-005

Declaration

Know all men by these presents that Rogue River Holdings, LLC, an Oregon Limited Liability Company, is the owner of the land described on this plat, and Capital Pacific Bank is the Beneficiary of that Deed of Trust recorded as Document No. 2004-058058, Jackson County Official Records, and they have caused the land to be subdivided. The triangular area indicated by hatching is hereby dedicated to the public for road purposes as a part of Classick Drive.


Rogue River Holdings, LLC, an Oregon Limited Liability Company
By Jeff McLaughlin, President

State of Oregon
County of Josephine

This instrument was acknowledged before me on June 2, 2006 by Jeff McLaughlin,
President of Rogue River Holdings, LLC

CAROL J. WEIR Carol J. Weir
Notary Public - State of Oregon (Print Name) Notary Public - State of Oregon (Signature)

Commission No. 386586 My commission expires: Nov. 22, 2008



Consent Affidavit

From Capital Pacific Bank recorded as Document No. _____

Easements of Record

The following easements, listed in the Preliminary Title Report issued October 4, 2005 by First American Title, may affect the subject property, but are not locatable from the record:
Volume D of Miscellaneous Records, Pages 282 & 571 (Telephone Poles & Lines);
Volume 183 of Deed Records, Pages 98, 100, & 103 (Telephone Poles & Lines);
Volume 135 of Deed Records, Page 519 (Irrigation Ditch);
Volume 213 of Deed Records, Page 303 (Irrigation/Drainage Ditch);
Volume 242 of Deed Records, Page 584 (Irrigation/Drainage Ditch);
Volume 376 of Deed Records, Page 338 (Telephone Poles & Lines);
Volume 462 of Deed Records, Page 312 (Telephone Poles & Lines);
Volume 474 of Deed Records, Page 91 (Telephone Poles & Lines);
Volume 544 of Deed Records, Pages 307 & 308 (Pipeline easement) (now in Classick Drive Right of Way);
Document No. 67-03899 (Pipeline easement) (reassigned by Document No. 91-23655) (now in Classick Drive Right of Way);
Document No. 84-04555 (Road & Bridge) (revised by Partition Plat 74-1991);
Document No. 85-01906 (Powerline easement);
Document No. 88-15377 (Powerline easement);
Document No. 93-37121 (Powerline easement).

Note:

According to the City of Rogue River: City water is available in Classick Drive & North River Road and Sanitary Sewer is available in North River Road & at the intersection of Classick Drive & Gilmore Avenue.

Approvals

Approved by the City of Rogue River Administrator.

Mike Rugh 6-2-06
Administrator Date

Approved by the City of Rogue River Public Works Director.

Ken Blum 6-2-06
Public Works Director Date

Approved by the Jackson County Surveyor.

Robert Roberts 6/02/06
Jackson County Surveyor Date

All taxes, fees, assessments, or other charges as provided by O.R.S. 92.095 have been paid.

Amanda Kirkpatrick, deputy 6/2/06
Jackson County Assessor or Deputy Date

Suey Mancuso, Deputy 6-2-06
Jackson County Tax Collector Date

Recorder's Certification

I hereby certify that this Partition Plat was received for recording on the 2ND day of JUNE, 2006, at 2:22 o'clock P. and recorded as Partition Plat No. 2006-28639 Jackson County Records, Index Volume 17, Page 51.

KATHLEEN S. BECKETT CHERYL AUGERIS
Jackson County Clerk DEPUTY

Jackson County Surveyor File No. 19208

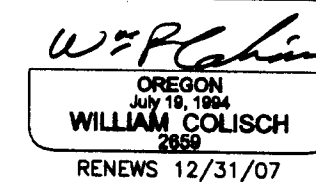
Surveyor's Certificate

I, William Colisch, Professional Land Surveyor No. 2659, do hereby certify that I have accurately surveyed and marked with proper monuments the land represented on this Partition Plat and described as follows:

Parcel 1 of the Partition Plat recorded July 26, 1991, as Partition Plat No. P-74-1991 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 12600 in the office of the Jackson County Surveyor.

Containing 28.54 acres of land, more or less.

W.P. Colisch
William P. Colisch PLS 2659



This is an exact copy of the original plat.

William Colisch PLS 2659 W.P. Colisch

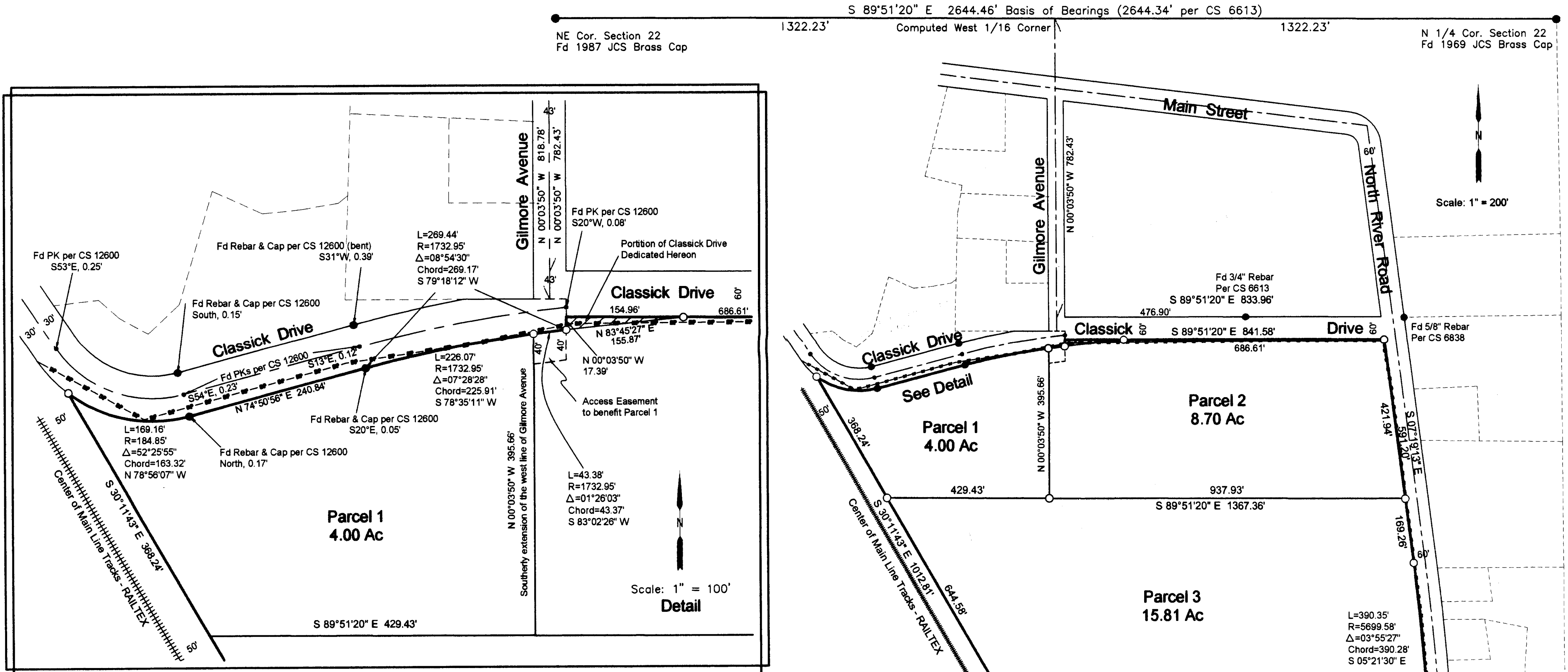
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- Legend**
- = Found monument as described
 - = Set 5/8"x30" rebar & yellow plastic cap stamped "COLISCH PLS 6151"
 - = Overhead power lines



Narrative

The purpose of this survey is to partition the tract described in Doc. No. 03-87447, Jackson County Official Records, as Parcel 1 of the Partition Plat recorded July 26, 1991, as Partition Plat No. P-74-1991 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 12600 in the office of the Jackson County Surveyor.

Procedure: Utilizing a Nikon DTM-522 total station, I ran a multi-loop control network and tied the monuments shown. The location of the Rogue River Shopping Center & Gilmore Avenue (& Classick Drive adjacent) is per CS 6613. (note that this location of Gilmore Avenue varies from that shown on CS 6412 et al) (monuments per CS 6872 were not found after a thorough search) The location of Classick Drive (west of Gilmore) is per Partition Plat #P-74-1991 (CS 12600) The location of North River Road is based upon Boyden's surveys CS 3395 & CS 6613. (note that this location varies from that monumented by CS 8447 et al) The location of the RAILTEX RW is 50' offset from centerline of the main tracks.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

W. P. Colisch

OREGON
July 19, 1984
WILLIAM COLISCH
2659
RENEWS 12/31/07

This is an exact copy of the original plat.

William Colisch PLS 2659 *W. P. Colisch*