

PARTITION PLAT NO. P-58-2006

Located within Block 3 of "ORCHARD HOME ASSOCIATION" in the Northwest One-quarter of Section 36, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

LOUIS F. MAHAR &
ELAINE DECARLOW
1014 N. RIVERSIDE AVE
MEDFORD, OREGON 97501

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, that LOUIS F. MAHAR and ELAINE DECARLOW, together as tenants in common, hereafter referred to as Declarants, are the owners in fee simple of the lands as described in the "SURVEYOR'S CERTIFICATE" herewith, and have caused the same to be partitioned into Parcels 1 and 2, and hereby dedicate to the City of Medford for public use, a right-of-way dedication for Columbus Avenue South as depicted hereon, and all Public Utility Easements and a 10-foot wide Storm Drain Easement, as depicted hereon. Further Declarants hereby create a 10-wide private sewer easement over, across, under and through Parcel 1, for the use and benefit of Parcel 2 as depicted hereon, and a shared access and turnaround easement over and across Parcel 1 and Parcel 2 for the use and benefit of Parcel 1 and Parcel 2 as depicted hereon.

[Signature] 5/30/06
LOUIS F. MAHAR Date

[Signature] 5-24-06
ELAINE DECARLOW Date

STATE OF OREGON }
County of Jackson } ss

Personally appeared before me the above named LOUIS F. MAHAR, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 30th day of May, 2006.

Before me:
Joy N. Pinkham
Joy N. Pinkham NOTARY PUBLIC-OREGON
COMMISSION NO.: 392875
MY COMMISSION EXPIRES: Oct. 26, 2009

STATE OF OREGON }
County of Jackson } ss

Personally appeared before me the above named ELAINE DECARLOW, and acknowledged the foregoing instrument to be her voluntary act and deed.

WITNESS my hand and seal this 24 day of May, 2006.

Before me:
Kathy J Lamson
Kathy J Lamson NOTARY PUBLIC-OREGON
COMMISSION NO.: 392601
MY COMMISSION EXPIRES: May 9, 2009

NOTES:

This Partition Plat is subject to the following matters of record:

- 1) The premises herein described are within and subject to the statutory powers, including the power of assessment, of Rogue Valley Sewer Services.

SURVEYOR'S CERTIFICATE

I, Logan Miles, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments, as provided by law, the tract of land shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

A portion of that certain real property described in Document Number 92-18000 of the Official Records of Jackson County, Oregon, being located within a portion of Lot 6, Block 3 of "ORCHARD HOME ASSOCIATION" in the Northwest One-quarter of Section 36, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon more particularly described as follows:

Beginning at the Initial Point, from which the Northwest corner of Donation Land Claim Number 84, in said township, range and meridian, bears North, 336.13 feet and East, 537.64 feet, said point being the beginning of a curve to the right, having a radius of 542.96 feet and a central angle of 12°26'14" (the long chord of said curve bears South 22°20'01" East, 117.63 feet); thence along the arc of said curve 117.86 feet; thence South 89°54'00" West; 178.21 feet to the easterly line of LEXINGTON VILLAGE SUBDIVISION, Unit Number 1, recorded in Volume 18 of Plats at Page 2 of the records of Jackson County, Oregon, and filed as Survey Number 13294 in the office of the Jackson County Surveyor; thence along said easterly line, North 00°08'20" East, 108.73 feet to the boundary line described in Document Number 77-08975 of the Official Records of Jackson County, Oregon; thence along last said boundary line, North 89°50'00 East, 133.31 feet to the True Point of Beginning.

[Signature]
SURVEYOR

NARRATIVE:

Purpose: To survey and monument Client's property pursuant to the conditionally approved Tentative Partition Plat, File Number LDP-05-7, March 24, 2005.

Procedure: Utilizing a Nikon DTM-522 Total Station, and a TSCe Data Collector with Trimble Software, all found monuments, as depicted hereon, were tied in a closed loop traverse. Based on said traverse, Documents Numbered 77-08975 and 92-18000 of the Official Records of Jackson County, Oregon, Lexington Village Subdivision, Unit No. 1 as recorded in Volume 18 of Plats at Page 2 of records of Jackson County, Oregon and filed as Survey Number 13294 in the office of the Jackson County Surveyor. Partition Plat P-52-2000 of the "Records of Partition Plats" in Jackson County Oregon (Index Volume II, Page 52), filed as Survey Number 16632 in the office of the Jackson County Surveyor, and Surveys Numbered 446, 8322, 15116 and 17035 all on file in the office of the Jackson County Surveyor.

The project boundaries and interior lots were computed and monumented as depicted hereon, with the first monument being set on February 3, 2006.

APPROVALS:

PLANNING FILE NO.: LDP-05-7

Examined and approved this 14 day of June, 2006.

[Signature]
Medford Planning Department

Examined and approved this 31 day of MAY, 2006.

[Signature]
City of Medford Surveyor

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF June 16th, 2006.

Amanda Kirkpatrick ASSESSOR Date 6-16-06
Patty Budrone Deputy TAX COLLECTOR Date

RECORDING:

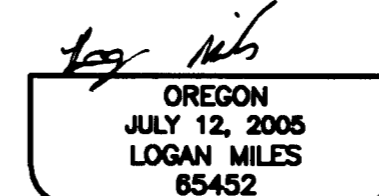
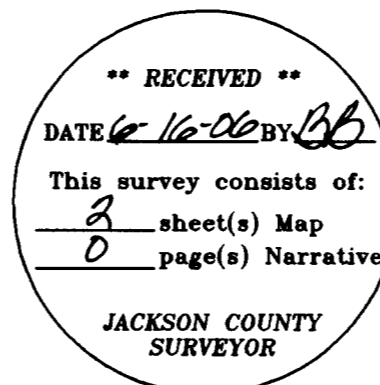
FILED FOR RECORD THIS THE 16th DAY OF JUNE, 2006 AT 11:52 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P-58-2006 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 17, PAGE 58.

Kathleen S Beckett COUNTY CLERK
Barbara J Shaw DEPUTY

COUNTY SURVEYOR FILE NO. 19227

I hereby certify that this is an exact copy of the original.

[Signature]
Surveyor



Renewal Date 12/31/06

PREPARED BY: Neathamer Surveying, Inc.
3126 State St., Suite 200
PO Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: May 24, 2006 PROJECT NUMBER: 04105

Sheet 1 of 2 © LTM

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Located within Block 3 of "ORCHARD HOME ASSOCIATION" in the Northwest One-quarter of Section 36, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

**LOUIS F. MAHAR &
ELAINE DECARLOW**
1014 N. RIVERSIDE AVE
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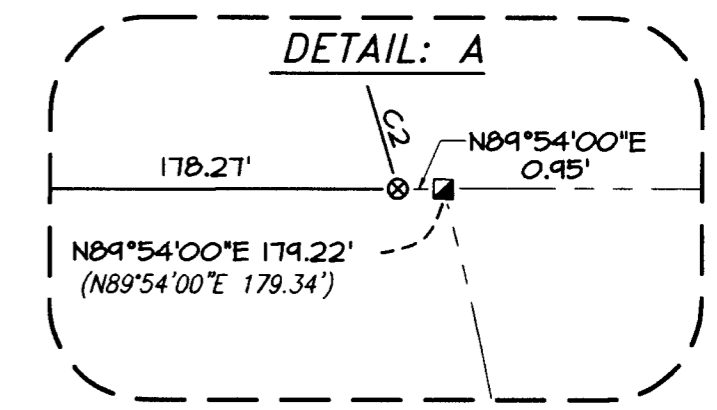
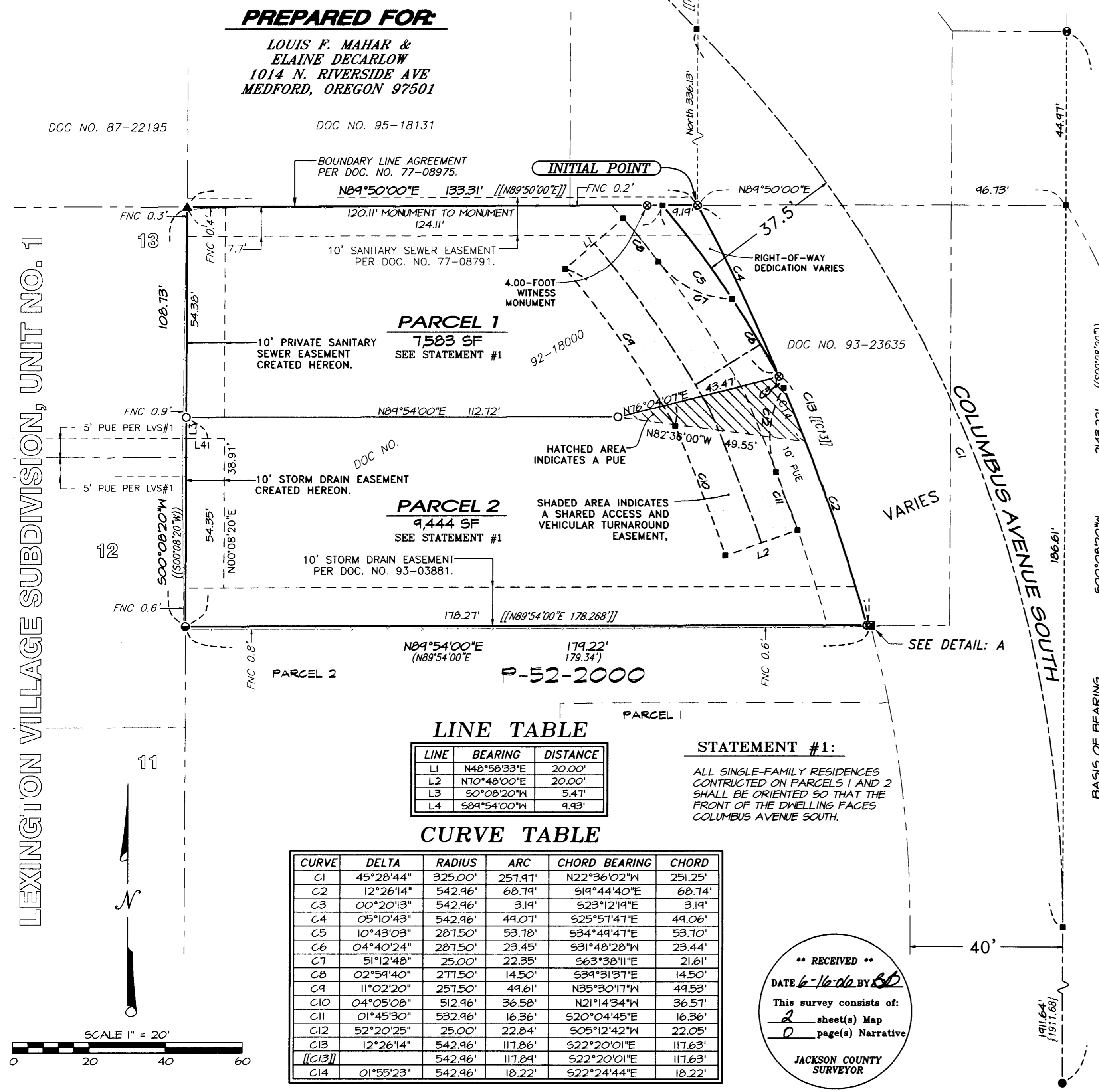
DOC NO. 87-22195

DOC NO. 95-18131

BOUNDARY LINE AGREEMENT
PER DOC. NO. 77-08975.

INITIAL POINT

LEXINGTON VILLAGE SUBDIVISION, UNIT NO. 1



- LEGEND:**
- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
 - ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
 - Indicates a computed position, nothing found or set.
 - ▣ Indicates a found 5/8-inch diameter iron pin, with a yellow plastic cap marked "Templin LS 2354". Refer to SN 16632.
 - ▲ Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "D.McMahan LS 1913". Refer to SN 13244.
 - Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "Friar PLS 961". Refer to SN 8322.
 - ⦿ Indicates a found 5/8-inch diameter iron pin with a red plastic cap marked "D. Huck LS 2023". Refer to SN 17035.
 - Indicates a found 3/4-inch diameter iron pin. Refer to SN 496, unless otherwise noted hereon.
 - (()) Indicates record information per SN 13244.
 - () Indicates record information per SN 16632.
 - [] Indicates record information per SN 17035.
 - { } Indicates record information per SN 15116.
 - [] Indicates record information per Doc. No. 92-18000.
 - SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
 - Doc. No. Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
 - PUE Indicates a Public Utility Easement.
 - LVS#1 Lexington Village Subdivision, Unit NO. 1.
 - DLC Indicates Donation Land Claim.
 - Indicates an existing fence.
 - FNC 0.0' Indicates the distance and which side of the boundary line that the centerline of the fence line is located.

PARCEL 1
7,583 SF
SEE STATEMENT #1

PARCEL 2
9,444 SF
SEE STATEMENT #1

LINE TABLE

LINE	BEARING	DISTANCE
L1	N48°58'33"E	20.00'
L2	N70°48'00"E	20.00'
L3	S0°08'20"W	5.47'
L4	S89°54'00"W	9.93'

STATEMENT #1:

ALL SINGLE-FAMILY RESIDENCES CONSTRUCTED ON PARCELS 1 AND 2 SHALL BE ORIENTED SO THAT THE FRONT OF THE DWELLING FACES COLUMBUS AVENUE SOUTH.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	45°28'44"	325.00'	251.97'	N22°36'02"W	251.25'
C2	12°26'14"	542.96'	68.79'	S19°44'40"E	68.74'
C3	00°20'13"	542.96'	3.19'	S23°12'19"E	3.19'
C4	05°10'43"	542.96'	49.07'	S25°57'47"E	49.06'
C5	10°43'03"	287.50'	53.78'	S34°49'47"E	53.70'
C6	04°40'24"	287.50'	23.45'	S31°48'28"W	23.44'
C7	51°12'48"	25.00'	22.35'	S63°38'11"E	21.61'
C8	02°54'40"	277.50'	14.50'	S39°31'37"E	14.50'
C9	11°02'20"	257.50'	49.61'	N35°30'17"W	49.53'
C10	04°05'08"	512.96'	36.58'	N21°14'34"W	36.57'
C11	01°45'30"	532.96'	16.36'	S20°04'45"E	16.36'
C12	52°20'25"	25.00'	22.84'	S05°12'42"W	22.05'
C13	12°26'14"	542.96'	117.86'	S22°20'01"E	117.63'
[[C13]]		542.96'	117.84'	S22°20'01"E	117.63'
C14	01°55'23"	542.96'	18.22'	S22°24'44"E	18.22'

**** RECEIVED ****
DATE 6-16-06 BY *BD*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

I hereby certify that this is an exact copy of the original.
Log Miles
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

Log Miles
OREGON
JULY 12, 2005
LOGAN MILES
65452
Renewal Date 12/31/06

Basis of Survey:

Basis of Bearings is Lexington Village Subdivision, Unit Number 1, recorded in Volume 18 of Plats at Page 2 of the records of Jackson County, Oregon, and filed as Survey Number 13294 in the office of the Jackson County Surveyor.

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