

FD. 2 1/2" BRASS CAP IN MONUMENT CASE STAMPED T37S R1W

16  
1/4  
21  
CS  
1992

16  
21  
849.38'  
(849.32 PER S/N 7680)

FOUND 2 1/2" DISC PER S/N 3995 15" DEEP

PARTITION PLAT NO. P-62-2006

(LAND PARTITION LDP-03-63)

Located In:  
In the Northeast 1/4 of Section 21,  
Township 37 South, Range 1 West, W.M.,  
in the City of Medford, Jackson County, Oregon  
Tax Lot 500

NE CORNER  
DLC 63  
FD. 3" BRASS CAP IN CONCRETE STAMPED T37S R1W  
DLC  
NE  
63  
CS  
1980

APPROVALS:

Scott O. Lantz  
DIRECTOR

CITY OF MEDFORD PLANNING  
June 12, 2006  
DATE

EXAMINED AND APPROVED THIS 24<sup>th</sup> DAY OF MAY, 2006.

RECORDER'S CERTIFICATE:  
FILED FOR RECORD THIS 22<sup>nd</sup> DAY OF June 2006, AT 2:33O'CLOCK, P.M.  
AND RECORDED AS PARTITION PLAT NO. P-62-2006 OF "RECORD OF PARTITION PLATS"  
IN JACKSON COUNTY, OREGON. (INDEX VOLUME 17 PAGE 62)  
Kathleen S. Beckett COUNTY CLERK  
Sonya S. Morgan Deputy

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 19234

SURVEYOR'S CERTIFICATE  
I, DAVID M. MINNECI, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND COMPLIES WITH REGULATIONS FOR LAND PARTITIONS, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

COMMENCING AT THE NORTHEAST CORNER OF DONATION LAND CLAIM NO. 63 IN TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH 00°12'52" WEST, ALONG THE EAST LINE OF SAID CLAIM, 1339.85 FEET TO THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 90-06053, SAID OFFICIAL RECORDS; THENCE, ALONG THE SOUTHERLY LINE OF SAID TRACT, NORTH 89°30'58" WEST 148.61 FEET TO THE INITIAL POINT OF BEGINNING; THENCE CONTINUE NORTH 89°30'58" WEST 193.30 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF FOOTHILL ROAD; THENCE, ALONG SAID EASTERLY LINE, NORTH 00°13'20" EAST 217.95 FEET TO THE NORTHERLY LINE OF THE AFORESAID TRACT; THENCE, ALONG SAID NORTHERLY LINE, SOUTH 89°32'10" EAST 94.74 FEET; THENCE, LEAVING SAID NORTHERLY LINE, SOUTH 11°11'00" EAST 47.03 FEET; THENCE SOUTH 56°51'00" EAST 56.64 FEET; THENCE SOUTH 70°28'00" EAST 70.49 FEET; THENCE SOUTH 06°00'00" EAST 38.00 FEET; THENCE SOUTH 20°00'00" WEST 85.50 FEET TO THE POINT OF BEGINNING.

DECLARATION:  
KNOW ALL MEN BY THESE PRESENTS, THAT WE, PACIFIC INTERNATIONAL ENTERPRISES, INC., AN OREGON CORPORATION, ARE THE OWNERS OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYORS CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON THE PARTITION PLAT. I HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THOSE AREAS DESIGNATED FOR ROAD PURPOSES TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. I HEREBY CREATE FOR THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCELS 1, 2 AND 3, A MINIMUM ACCESS AND DRAINAGE EASEMENT OVER AND ACROSS PARCELS 1, 2 AND 3. I HEREBY CREATE FOR THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCELS 2 AND 3, A 5-FOOT PRIVATE SANITARY SEWER EASEMENT OVER AND ACROSS PARCELS 1 AND 2.  
PACIFIC INTERNATIONAL ENTERPRISES, INC.  
IN WITNESS WHEREOF, SIGNED THIS 19 DAY OF May, 2006.

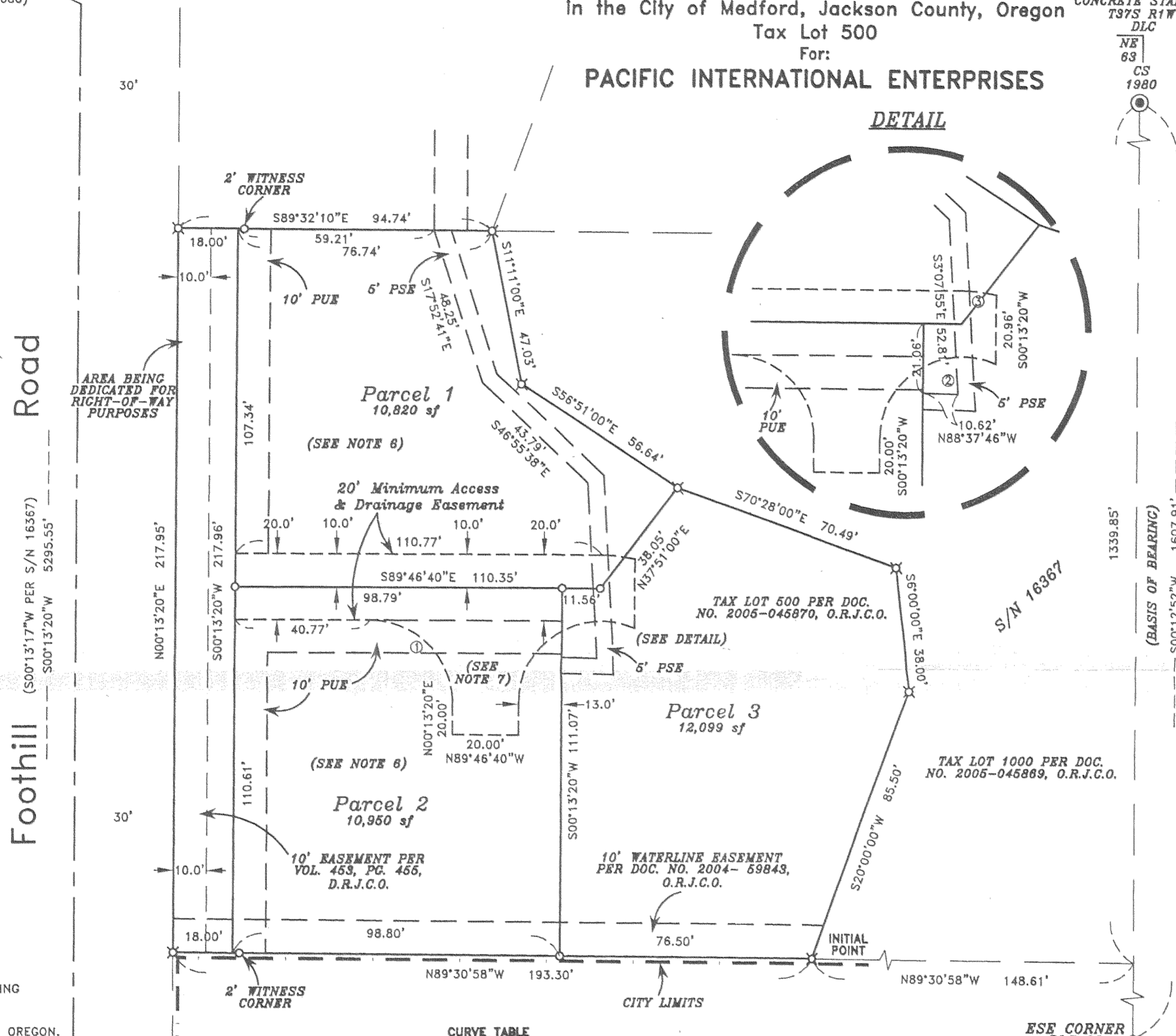
STATE OF OREGON }  
COUNTY OF JACKSON } SS. BY: Arthur R. Dubs  
TITLE: President.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 19 DAY OF May, 2006, BY Arthur R. Dubs, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF PACIFIC INTERNATIONAL ENTERPRISES, INC., AN OREGON CORPORATION.

BEFORE ME:  
Dianna Bowdish NOTARY  
OFFICIAL SEAL  
DIANNA BOWDISH  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 40378  
ALL COMMISSION EXPRESSES EXPIRES 06/30/08  
HAVE BEEN PAID AS OF THIS 21 DAY OF June, 2006.

Amanda Kirkpatrick, deputy 6/21/06  
ASSESSOR DATE  
Patty Burdson, Deputy 6/21/06  
TAX COLLECTOR DATE

- NOTES
- 1.) RIGHT TO CONSTRUCT, MAINTAIN AND REPAIR WATER LINE FOR MUNICIPAL PURPOSES GRANTED TO THE MEDFORD IRRIGATION DISTRICT IN VOLUME 69, PAGE 258 D.R.J.C.O. (SPECIFIC LOCATION NOT GIVEN)
  - 2.) RIGHT-OF-WAY FOR AN IRRIGATION DITCH AND ROAD PURPOSES AS RE-SERVED IN VOLUME 142, PAGE 2, D.R.J.C.O. (SPECIFIC LOCATION NOT GIVEN)
  - 3.) RESTRICTIONS, COVENANTS AND OBLIGATIONS AS SET OUT IN VOLUME 241, PAGE 255, D.R.J.C.O.
  - 4.) RIGHT-OF-WAY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED PACIFICORP PER VOLUME 453, PAGE 455, D.R.J.C.O. (SHOWN)
  - 5.) AN EASEMENT, 10 FEET IN WIDTH, FOR WATER MAINS GRANTED IN INSTRUMENT RECORDED OCTOBER 12, 2004 AS NO. 2004-059843, O.R.J.C.O. (SHOWN)
  - 6.) VEHICULAR ACCESS FROM PARCELS 1, 2 AND 3 TO FOOTHILL ROAD IS RESTRICTED TO THE MINIMUM ACCESS EASEMENT SHOWN HEREON.
  - 7.) NO PARKING IS PERMITTED WITHIN THE MINIMUM ACCESS EASEMENT.



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	90°00'00"	25.00'	39.27'	35.36'	S44°46'40"E
2	113°34'42"	25.00'	49.56'	41.83'	N57°00'41"E
3	12°50'23"	45.00'	10.08'	10.06'	S83°21'29"E

RECEIVED  
Date 6-22-06 By SS  
This survey consists of:  
1 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

AFFIDAVIT OF CONSENT  
FROM JEFFERY L. CHAMBERLAIN, MANAGING MEMBER OF BELLA VISTA HEIGHTS, LLC, RECORDED AS DOC. NO. 2005-04570, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

REGISTERED PROFESSIONAL LAND SURVEYOR

David M. Minnecci  
OREGON  
JULY 26, 1988  
DAVID M. MINNECCI  
2349  
EXPIRES 12/31/06

SURVEY NO 19234  
P-62-2006

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES**

Survey for: Pacific International Enterprises, Inc.  
P.O. Box 1727  
Medford, Oregon 97501

Location: The Northeast one-quarter (1/4) of Section 21, Township 37 South,  
Range 1 West, Willamette Meridian, City of Medford, Jackson  
County, Oregon.

Purpose: To survey, monument and record a Partition Plat (City of Medford  
file No. LDP-03-63) per client's request.

Procedure: Utilizing found monuments and control from Survey No. 16367, I  
set monuments as shown on the accompanying Partition Plat. The  
property is described in Document No. 2005-045870, Official Re-  
cords of Jackson County, Oregon.

Basis of  
Bearing: The East line of DLC No. 63 per Survey No. 16367.

Date: May 15, 2006

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David M. Minneci*

OREGON  
JULY 26, 1988  
DAVID M. MINNECI  
2349

David M. Minneci  
L.S. 2349 - Oregon  
Expires 12/31/06  
880 Golf View Dr. St., Ste. 201  
Medford, Oregon 97504

(10thPIEnar.doc)

