

*** APPROVALS ***

PARTITION PLAT NO. P-78-2006

File No. LDP-06-56

I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED IN ORDINANCE NO. 5785 THIS PLAT IS HEREBY APPROVED.

Located in the N.E. 1/4 of Section 7, T.37S., R.1W., W.M. in the City of Medford Jackson County, Oregon (File LDP-06-56)

*** RECORDER'S CERTIFICATE ***

FILED FOR RECORD THIS 18th DAY OF August, 2006, AT 1:59 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-78-2006 OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON. INDEX VOLUME 17 PAGE 78. DOC. # 2006-042126, ORJCO

Kathleen S. Beckett COUNTY CLERK Cheryl Augeris DEPUTY

COUNTY SURVEYOR FILE NO. 19295

Bill O. Lott August 17, 2006 PLANNING DIRECTOR DATE

EXAMINED AND APPROVED THIS 4th DAY OF August, 2006

Paul D. Linn CITY SURVEYOR

SURVEY FOR:

LEAR WAY PLAZA, LLC P.O. BOX 4521 MEDFORD, OR 97501

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET MEDFORD, OREGON 97501 PHONE: (541) 772-2782 EMAIL: LJFRIAR@CHARTER.NET

DATE:

JULY 27, 2006

*** SURVEYOR'S CERTIFICATE ***

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY BY ME, AND CONFORMS WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 4 OF KING CENTER SUBDIVISION, UNIT NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, IN JACKSON COUNTY, OREGON; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION, NORTH 89°23'48" EAST, 236.99 FEET TO THE SOUTHEAST CORNER OF THAT TRACT CONVEYED TO THE CITY OF MEDFORD BY DOCUMENT NO. 2005-022857, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND THE INITIAL POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID TRACT, NORTH 01°03'02" WEST, 548.95 FEET TO AN ANGLE POINT; THENCE CONTINUE ALONG SAID EAST LINE, NORTH 44°26'53" EAST, 47.35 FEET TO THE NORTH LINE OF THAT TRACT DESCRIBED IN DOCUMENT NO. 01-11703, SAID OFFICIAL RECORDS; THENCE ALONG THE NORTH LINE OF SAID TRACT, NORTH 89°51'52" EAST, 86.45 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE OF SAID TRACT, SOUTH 00°08'08" EAST, 581.70 FEET TO THE NORTH LINE OF SAID KING CENTER SUBDIVISION, UNIT NO. 1; THENCE ALONG SAID NORTH LINE, SOUTH 89°23'48" WEST, 110.93 FEET TO THE INITIAL POINT OF BEGINNING.

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY ORS 92.095 HAVE BEEN PAID AS OF August 18, 2006

S. Hensold, deputy 8-18-06 ASSESSOR DATE James Clark, Deputy 8-18-06 TAX COLLECTOR DATE

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT LEAR WAY PLAZA, LLC, IS THE OWNER IN FEE OF THE OF THE LAND SHOWN HEREON, MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS PARTITIONED THE SAME INTO THE PARCELS AS SHOWN HEREON AND DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, UNDER THE JURISDICTION OF THE CITY OF MEDFORD, THE RIGHT OF WAY DEDICATION TOGETHER WITH THE PUBLIC UTILITY EASEMENT (PUE) SHOWN ON SHEET 2.

Signatures of Billy Hogue, David C. Smith, and Brenda T. Smith, Trustees of Lear Way Plaza, LLC.

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED BILLY HOGUE AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF LEAR WAY PLAZA, LLC.

DATED THIS 27th DAY OF July, 2006

Notary Public - Oregon: Karen L. Lafitte, Commission No. 402251, My Commission Expires March 20, 2010

STATE OF OREGON) ss. COUNTY OF JACKSON)

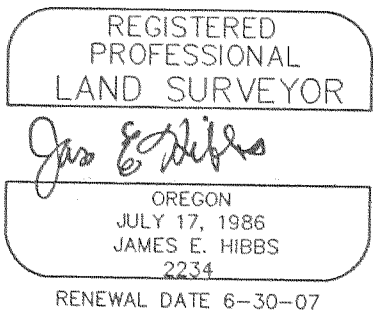
PERSONALLY APPEARED THE ABOVE NAMED DAVID C. SMITH AND BRENDA T. SMITH AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF LEAR WAY PLAZA, LLC.

DATED THIS 31st DAY OF July, 2006

Notary Public - Oregon: Karen L. Lafitte, Commission No. 402251, My Commission Expires March 20, 2010

*** AFFIDAVITS OF CONSENT ***

FROM PREMIERWEST BANK RECORDED AS DOC. NO. 2006-042125, ORJCO.



SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO PARCELS CREATED THROUGH A LAND PARTITION. SEE MEDFORD FILE NO. LDP-06-56. PROCEDURE: MADE TIES TO MONUMENTS OF RECORD AS SHOWN ON SHEET 2 TO CONTROL THIS SURVEY. USED DEED RECORD DATA PER DOC. 2005-022857, ORJCO TO COMPUTE THE LEAR WAY RIGHT OF WAY. THE NORTH LINE WAS HELD PER FOUND MONUMENTS PER FS4479 & 7490 AND PROLONGING THIS LINE WESTERLY, HELD DEED RECORD ANGLE TO POSITION THE EAST LINE. THE SOUTH LINE WAS HELD PER KING CENTER SUBDIVISION, UNIT NO. 1. COMPUTED THE PARCEL LINE PER THE APPROVED TENTATIVE PARTITION AND SET MONUMENTS AS SHOWN ON SHEET 2. IT SHOULD BE NOTED THAT THE CITY OF MEDFORD IS CURRENTLY IN THE PROCESS OF DEDICATING THE LEAR WAY PROPERTY TO THE PUBLIC FOR STREET PURPOSES.

NOTE PLACED AT THE REQUEST OF UTILITY PROVIDERS:

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 EASEMENT IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREON, 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 PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE

RECEIVED stamp: DATE 8-18-06 BY [Signature] This survey consists of: 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. [Signature] SURVEYOR

