

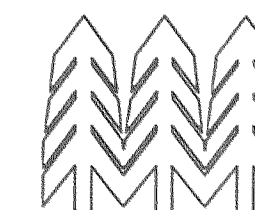
SURVEY FOR:

RYAN BLACKWELL DRYWALL, INC.  
RYAN BLACKWELL, PRESIDENT  
2621 WHITTLE AVENUE #5  
MEDFORD, OREGON 97504  
DATE: AUGUST 15, 2006

PARTITION PLAT No. P-96-2006

located in the  
SOUTHEAST QUARTER OF SECTION 35,  
TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN, CITY OF MEDFORD,  
JACKSON COUNTY, OREGON

SURVEY BY:



**TIMBERLINE, INC.**  
**LAND SURVEYING**

KERRY K. BRADSHAW L.S. 2271  
P.O. BOX 3064  
CENTRAL POINT, OREGON 97502  
(541)664-7510 CELL: 944-6692

**DECLARATION**

KNOW ALL MEN BY THESE PRESENTS THAT RYAN BLACKWELL DRYWALL, INC., AN OREGON CORPORATION, IS THE OWNER OF THE LANDS REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS, AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC RIGHT-OF-WAY PURPOSES THE VARIABLE WIDTH STRIP OF LAND, AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC THE 10-FOOT WIDE PUBLIC UTILITY EASEMENT, AS SHOWN HEREON, AND DOES HEREBY CREATE THE PRIVATE SANITARY SEWER EASEMENT ACROSS PARCEL 2 FOR THE BENEFIT OF PARCEL 1, AS SHOWN HEREON, AND DOES HEREBY CREATE THE 5-FOOT WIDE PRIVATE STORM DRAIN EASEMENT ACROSS PARCEL 3 FOR THE BENEFIT OF PARCELS 1 AND 2, AS SHOWN HEREON, AND DOES HEREBY CREATE THE 20-FOOT WIDE PRIVATE ACCESS EASEMENT ACROSS PARCELS 2 AND 3 FOR THE BENEFIT OF PARCELS 1 AND 2, AS SHOWN HEREON, WITH THE COST OF MAINTENANCE AND REPAIR OF SAID PRIVATE EASEMENT BEING SHARED BETWEEN PARCELS 1, 2 AND 3 AS DESCRIBED IN INSTRUMENT RECORDED

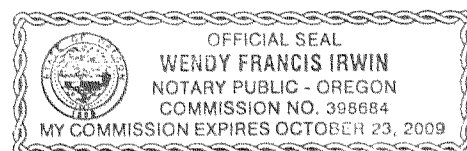
September 29, 2006 AS INSTRUMENT NO. 2006-049672 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

*Ryan S. Blackwell*  
RYAN S. BLACKWELL, PRESIDENT

STATE OF OREGON )  
                          ) SS  
COUNTY OF JACKSON )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF August, 2006, BY RYAN S. BLACKWELL AS PRESIDENT OF RYAN BLACKWELL DRYWALL, INC., AN OREGON CORPORATION, AND ACKNOWLEDGED THIS TO BE HIS VOLUNTARY ACT AND DEED.

*Wendy Francis Irwin*  
NOTARY PUBLIC



**APPROVALS**

*Bianca Peterson* Sept. 15, 2006  
CITY OF MEDFORD PLANNING DEPARTMENT (LDP-04-259) DATE

EXAMINED AND APPROVED THIS 18<sup>th</sup> DAY OF AUGUST, 2006.

*Paul D. Linn*  
CITY SURVEYOR

**TAX STATEMENT**

ALL FEES, TAXES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 9/29, 2006.

*Patty Budaryg*, Deputy 9-29-06  
TAX COLLECTOR DATE

*Amanda Kirkpatrick*, deputy 9/29/06  
ASSESSOR DATE

**AFFIDAVIT OF CONSENT**

FOR AFFIDAVIT OF CONSENT FROM BANK OF THE CASCADES SEE INSTRUMENT No. 2006-049671 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

*Kerry K. Bradshaw*  
I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

**SURVEYOR'S CERTIFICATE**

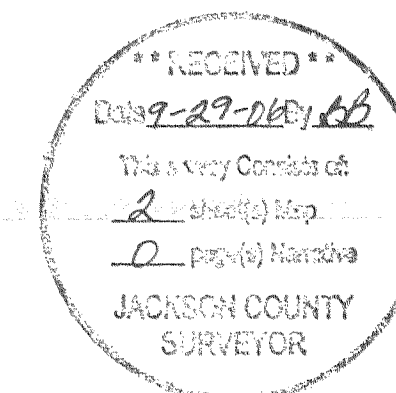
I, KERRY K. BRADSHAW, A DULY REGISTERED SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT AS SET FORTH HEREON.

COMMENCING AT THE NORTHWEST CORNER OF DONATION LAND CLAIM No. 81 IN TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON; THENCE SOUTH 00°05'42" WEST (D.R. SOUTH 00°05' WEST), ALONG SAID DONATION LAND CLAIM LINE, 16.64 FEET (D.R. 16.62 FEET) TO A POINT ON THE EXTENSION OF THE NORTH LINE OF CUNNINGHAM AVENUE (RECORD ORCHARD HOME DRIVE); THENCE, LEAVING SAID DONATION LAND CLAIM LINE, SOUTH 89°59'37" EAST (D.R. EAST), ALONG SAID EXTENSION, 106.89 FEET (D.R. 107.00 FEET) TO THE INITIAL POINT OF BEGINNING, SAID INITIAL POINT BEING ON THE NORTH LINE OF CUNNINGHAM AVENUE (RECORD ORCHARD HOME DRIVE); THENCE CONTINUING SOUTH 89°59'37" EAST (D.R. EAST), ALONG SAID NORTH LINE, 124.95 FEET (D.R. 125.05 FEET) TO A POINT OF CURVE; THENCE ALONG THE ARC OF A 50.00-FOOT RADIUS CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 89°56'51", AN ARC LENGTH OF 78.49 FEET (D.R. 78.48 FEET) [THE LONG CHORD TO WHICH BEARS NORTH 45°01'58" EAST (D.R. NORTH 45°01'38" EAST) 70.68 FEET] TO THE POINT OF TANGENCY; THENCE NORTH 00°03'33" EAST (D.R. NORTH 00°03'15" EAST), ALONG THE THE WEST LINE OF ORCHARD HOME DRIVE, 75.05 FEET TO THE MOST EASTERLY-SOUTHEAST CORNER OF CLEAR SPRINGS ESTATES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID COUNTY; THENCE NORTH 89°59'37" WEST (D.R. WEST) ALONG THE EXTERIOR BOUNDARY OF SAID SUBDIVISION AND PARALLEL TO THE NORTH LINE OF CUNNINGHAM AVENUE (RECORD ORCHARD HOME DRIVE) 174.90 FEET (D.R. 175.00 FEET) TO AN ANGLE POINT IN SAID EXTERIOR BOUNDARY, SAID ANGLE POINT ALSO BEING THE NORTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT RECORDED JUNE 2, 1997 IN THE "RECORDS OF PARTITION PLATS" OF JACKSON COUNTY, OREGON AS PARTITION PLAT No. P-40-1997 AND FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY No. 15380; THENCE SOUTH 00°03'38" WEST (D.R. SOUTH 00°03'15" WEST), ALONG SAID EXTERIOR BOUNDARY AND THE EAST LINE OF SAID PARCEL 2 [AND THE EXTENSION THEREOF], A DISTANCE OF 125.00 FEET TO THE INITIAL POINT OF BEGINNING.



*Kerry K. Bradshaw*  
OREGON  
JULY 16, 1987  
KERRY K. BRADSHAW  
2271

EXP. 12-31-07



**RECORDING STATEMENT**

FILED FOR RECORD THIS 29<sup>th</sup> DAY OF September, 2006 AT 10:56 O'CLOCK A. M. AND RECORDED AS

PARTION PLAT No. P-96-2006 OF THE "RECORDS OF PARTITION PLATS" IN JACKSON COUNTY, OREGON.

INDEX VOLUME 17, PAGE 96

*Kathleen S. Beckett* COUNTY CLERK  
*Carmen D. Helman* DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY No. 19356

**NARRATIVE**

**PURPOSE:**

TO PARTITION THE PARCEL OF LAND DESCRIBED IN INSTRUMENT No. 2006-026098 AS DIRECTED BY THE CLIENT AND AS APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT (LDP-04-259).

**PROCEDURE:**

A WILD T-1000 TOTAL STATION WAS USED TO TIE FOUND MONUMENTS FROM FILED SURVEY No.'s 15026 AND 15380. THE NORTH BOUNDARY OF THIS PARTITION WAS ESTABLISHED USING FOUND MONUMENTS AT THE SOUTH CORNERS OF LOTS 13 AND 14 OF CLEAR SPRINGS ESTATES SUBDIVISION (FS 15026). THE NORTHWEST AND NORTHEAST CORNERS OF THIS PARTITION WERE MONUMENTED AT PLAT RECORD BEARING AND DISTANCE PER SAID SUBDIVISION. THE SOUTH BOUNDARY OF THIS PARTITION WAS ESTABLISHED AT THE DEED AND PLAT RECORD DISTANCE OF 125.00 FEET SOUTHERLY AND PARALLEL TO SAID NORTH BOUNDARY. IT WAS DECIDED TO HOLD THE ESTABLISHED MONUMENTS SET BY THE "CLEAR SPRINGS ESTATES SUBDIVISION" SURVEY TO CONTROL THE WEST BOUNDARY, ALTHOUGH IT DOES NOT AGREE WITH THE RECORD CALL OF 107.00 FEET FROM THE WEST LINE OF DLC No. 81. IT DOES, HOWEVER, FIT WELL WITH FENCE LINES, ELIMINATES A SMALL GAP BETWEEN PROPERTIES AND IN THIS CASE SUPPORTS AN OBVIOUS INTENT. THE ALIGNMENT OF ORCHARD HOME DRIVE WAS DETERMINED BY SIMPLY HOLDING FOUND MONUMENTS FROM SAID "CLEAR SPRINGS ESTATES SUBDIVISION" AND THE LATER PARTITION (FS 15380). THE FOUND 3/4 INCH IRON PIN AT THE CENTERLINE ANGLE POINT OF ORCHARD HOME DRIVE, AS SHOWN ON SAID "CLEAR SPRINGS ESTATES SUBDIVISION" AND SAID PARTITION (FS 15380), IS NOW GONE.

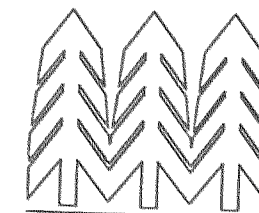
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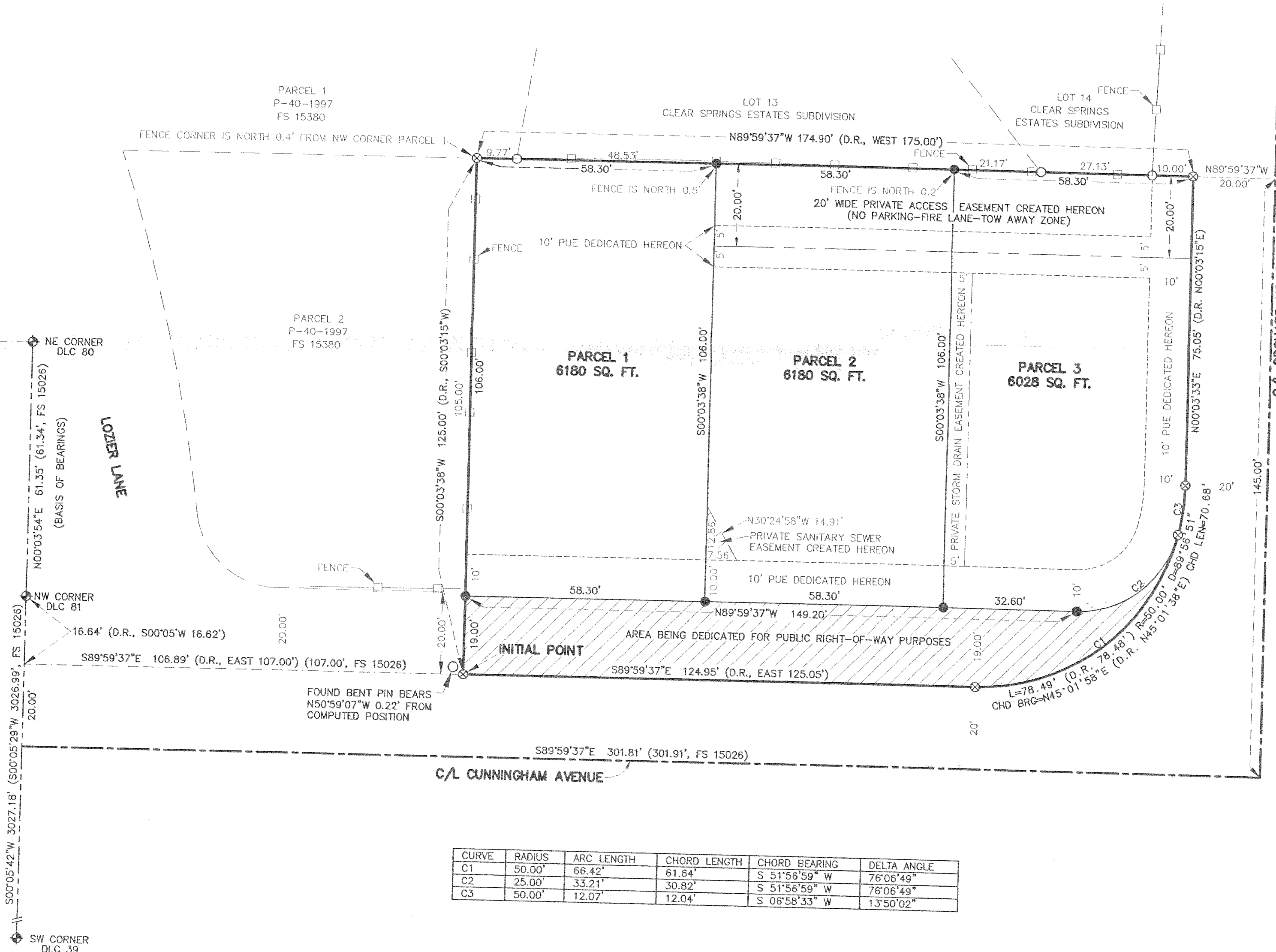
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**SURVEY BY:**



**TIMBERLINE, INC.**  
**LAND SURVEYING**

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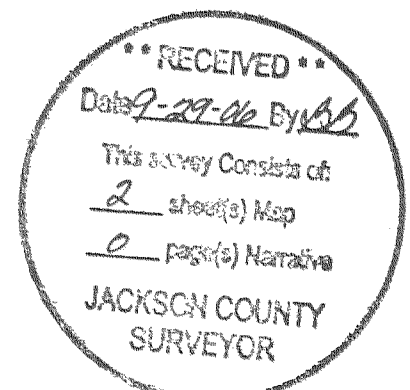
- ⊗ - SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW, LS 2271".
  - - SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW, LS 2271".
  - - FOUND 5/8" PIN PER FILED SURVEY 15026
  - ⊕ - FOUND BRASS DISC MONUMENT AS NOTED
- FS - FILED SURVEY IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR  
 D.R. - DEED RECORD  
 DLC - DONATION LAND CLAIM  
 PUE - PUBLIC UTILITY EASEMENT

**BASIS OF BEARINGS**

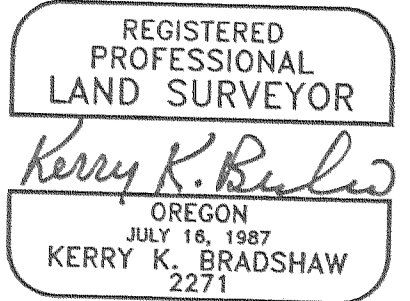
THE MONUMENTED LINE BETWEEN THE NE CORNER OF DLC 80 AND THE NW CORNER OF DLC 81 SHOWN AS N00°03'54"E ON FS 15026.

**ACCESS NOTE**

VEHICULAR ACCESS TO ORCHARD HOME DRIVE FROM PARCELS 1, 2 AND 3 WILL BE VIA THE 20-FOOT WIDE PRIVATE ACCESS EASEMENT SHOWN HEREON. NO DIRECT VEHICULAR ACCESS TO CUNNINGHAM AVENUE IS ALLOWED.



*Kerry K. Bradshaw*  
 I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.



SCALE: 1" = 20'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	66.42'	61.64'	S 51°56'59" W	76°06'49"
C2	25.00'	33.21'	30.82'	S 51°56'59" W	76°06'49"
C3	50.00'	12.07'	12.04'	S 06°58'33" W	13°50'02"