

PARTITION PLAT NO. P-108-2006

Located within Donation Land Claim Number 44 in the Southeast One-quarter of Section 9, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that EDWARD E. HANSON, an individual, and MARK E. HANSON, an individual, hereinafter referred to as Declarants, are the fee title owners of the real property as depicted hereon, being more particularly described in the "SURVEYOR'S CERTIFICATE" herewith. Declarants have caused this tract of land to be surveyed and platted into parcels and easements as depicted hereon, and the number of each parcel and the course and length of all lines are plainly set forth, and this plat is a correct representation of the land division. Declarants hereby dedicate to the Public, for public use, that area depicted hereon as right of way dedication, and those areas depicted hereon as Public Utility Easements. Declarants hereby create: A 25.00 foot wide Private Access Easement (depicted hereon as "GARRETT COURT, PRIVATE"), over, through, under and across Parcels 1 and 2, for the use and benefit of Parcels 1, 2 and 3; A 10.00 foot wide Private Sanitary Sewer Easement over, under, through and across Parcel 1 for the use and benefit of Parcel 3; and those areas depicted hereon as Private Storm Drain Easements, being over, through, under and across Parcels 1, 2 and 3, for the use and benefit of said parcels.

IN WITNESS WHEREOF, signed this 22 day of October, 2006.

Edward E. Hanson EDWARD E. HANSON
Mark E. Hanson MARK E. HANSON

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named EDWARD E. HANSON, known to me, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 27 day of October, 2006.
Before me:
Logan Miles NOTARY PUBLIC-OREGON
COMMISSION NO.: 407319
MY COMMISSION EXPIRES: July 29, 2010

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named MARK E. HANSON, known to me, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 27 day of October, 2006.
Before me:
Logan Miles NOTARY PUBLIC-OREGON
COMMISSION NO.: 407319
MY COMMISSION EXPIRES: July 29, 2010

NOTES:

- THIS PLAT MAY BE SUBJECT TO THE FOLLOWING MATTERS OF RECORD:
- 1) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Rogue River Valley Irrigation District.
 - 2) Regulations, including levies, assessments, water and irrigation rights and easements for the Rogue Valley Sewer Services.
 - 3) Easement per Document Number 68-10239 of the Official Records of Jackson County, Oregon, does not give a specific location nor a specific width, for a transmission and distribution line. No existing transmission or distribution line exists within the bounds of this property.
 - 4) No visible diversion point nor existing pipeline or ditch from the existing irrigation canal, easterly across the subject tract of land was found to establish the 3.00 foot wide easement as reserved by Document Number 88-05320 of the Official Records of Jackson County, Oregon.
 - 5) A reservation for 20.00 foot building setback pursuant to Document Number 88-05320 of the Official Records of Jackson County, Oregon.

SURVEYOR'S CERTIFICATE

I, Cael E. Neathamer, 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:

All that real property being located within Donation Land Claim Number 44 in the Southeast One-quarter of Section 9, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon, being more particularly described as follows:

Commencing at a point on the centerline of a county road (Beall Lane), being a point on the north line of Donation Land Claim (DLC) No. 44, and being North 89°59'46" West, 1254.90 feet from the Northeast Corner of said DLC 44; thence leaving said centerline and claim line, and along the easterly right of way of the Rogue River Valley Irrigation District boundary (per Volume 115 at Page 617 of the Deed Records of Jackson County, Oregon) the following courses and distances: South 05°43'14" West, 15.50 feet; thence South 20°53'53" West, 15.60 feet, to a point at the intersection with the southerly right of way of Beall Lane, the True Point of Beginning; thence South 38°11'28" West, 35.02 feet; thence South 00°34'36" West, 162.92 feet; thence South 03°54'44" West, 58.90 feet; thence leaving said right of way, North 89°57'30" East, 249.07 feet; thence North 00°00'14" East, 249.00 feet to a point on the southerly right of way of Beall Lane; thence along said right of way, North 89°59'46" West, 221.78 feet to the point of beginning.

Cael E. Neathamer
Surveyor

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and the approved application by Jackson County Development Services on July 20, 2006 (File No. SUB2006-00025).

PROCEDURE: Utilizing a Trimble 5600 robotic instrument, a Trimble 5700 Global Positioning System (GPS), and TSC2 data collector with Trimble Survey Controller software, all found monuments were tied via closed traverses or by redundant ties. Records utilized were: Volume 115 at Page 617 of the Deed Records of Jackson County, Oregon; Document Number 2006-030637 of the Official Records of Jackson County, Oregon; and Surveys Numbered 1998 and 18890, as filed in the office of the Jackson County Surveyor.

Utilizing said GPS equipment, established Basis of Bearings based on Geodetic North (NGS 84 datum), via GPS observations. Applied basis to the north line of Donation Land Claim No 44, also being the centerline of Beall Lane, as depicted hereon.

Established the southerly right of way of Beall Lane per record dimensions, also establishing the north line of the subject property.

Pursuant to Document Number 2006-030637, a bound call for the west boundary of the subject property to be along the east right of way boundary of the Rogue River Valley Irrigation District was held. Per Volume 115 at Page 617, established said right of way boundary utilizing the located average centerline of the existing canal, and offsetting a line 20.00 feet easterly and perpendicular to said centerline. At the intersection of said line, and the established southerly right of way of Beall Lane, established the northwest corner of the subject tract.

Utilizing the record distance along aforesaid Donation Land Claim line of 214.67 feet, and holding the record turning angle off said line, determined the location of the easterly boundary. At its intersection with the established southerly right of way of Beall Lane, established the northeast corner of the subject tract.

Utilizing the monument per Survey Number 1998 and a the monument per Survey Number 18890, as depicted hereon, established the location of the southerly boundary. At its intersection with said irrigation easterly right of way, established the southwest corner of the subject tract. At its intersection with aforesaid easterly boundary, established the southeast corner of the subject tract.

The interior parcel corners were computed, and monuments were set as depicted hereon. The first monument was set on October 10, 2006.

PREPARED FOR:

EDWARD E. HANSON
MARK E. HANSON
475 Valley Oak Boulevard
Central Point, Oregon 97502

APPROVALS:

JACKSON COUNTY DEVELOPMENT SERVICES FILE NO: SUB2006-00025

EXAMINED AND APPROVED THIS 30th DAY OF OCTOBER, 2006.
Gregory Roberts
JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED THIS 16th DAY OF NOVEMBER, 2006.
Jeanette
JACKSON COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 13th DAY OF NOVEMBER, 2006.
Dale Peterson
JACKSON COUNTY ENGINEER

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095, HAVE BEEN PAID AS OF November 21, 2006.
Shirley Deputy TAX COLLECTOR
Amanda Kirkpatrick ASSESSOR DEPUTY

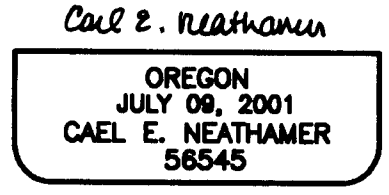
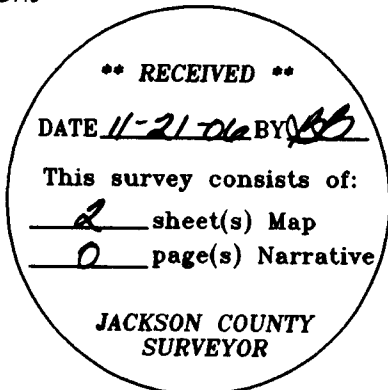
APPROVED BY A MAJORITY FOR RECORDING:
(NOT APPLICABLE) RRR, C.S.
JACKSON COUNTY COMMISSIONER/ADMINISTRATOR Nov. 21, 2006 DATE

RECORDING

FILED FOR RECORD THIS THE 21ST DAY OF Nov., 2006, AT 10:30 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P-108-2006 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON.
Kathleen S. Beckett County Clerk
Sonya S. Morgan Deputy

I hereby certify that this is an exact copy of the original.
Cael E. Neathamer
Surveyor

COUNTY SURVEY FILE NUMBER: 19421



PREPARED BY: Neathamer Surveying, Inc.
3132 State St, Suite 110
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

DATE: October 10, 2006 PROJECT NUMBER: 05091
Sheet 1 of 2 © CEN

PARTITION PLAT NO. P-108-2006

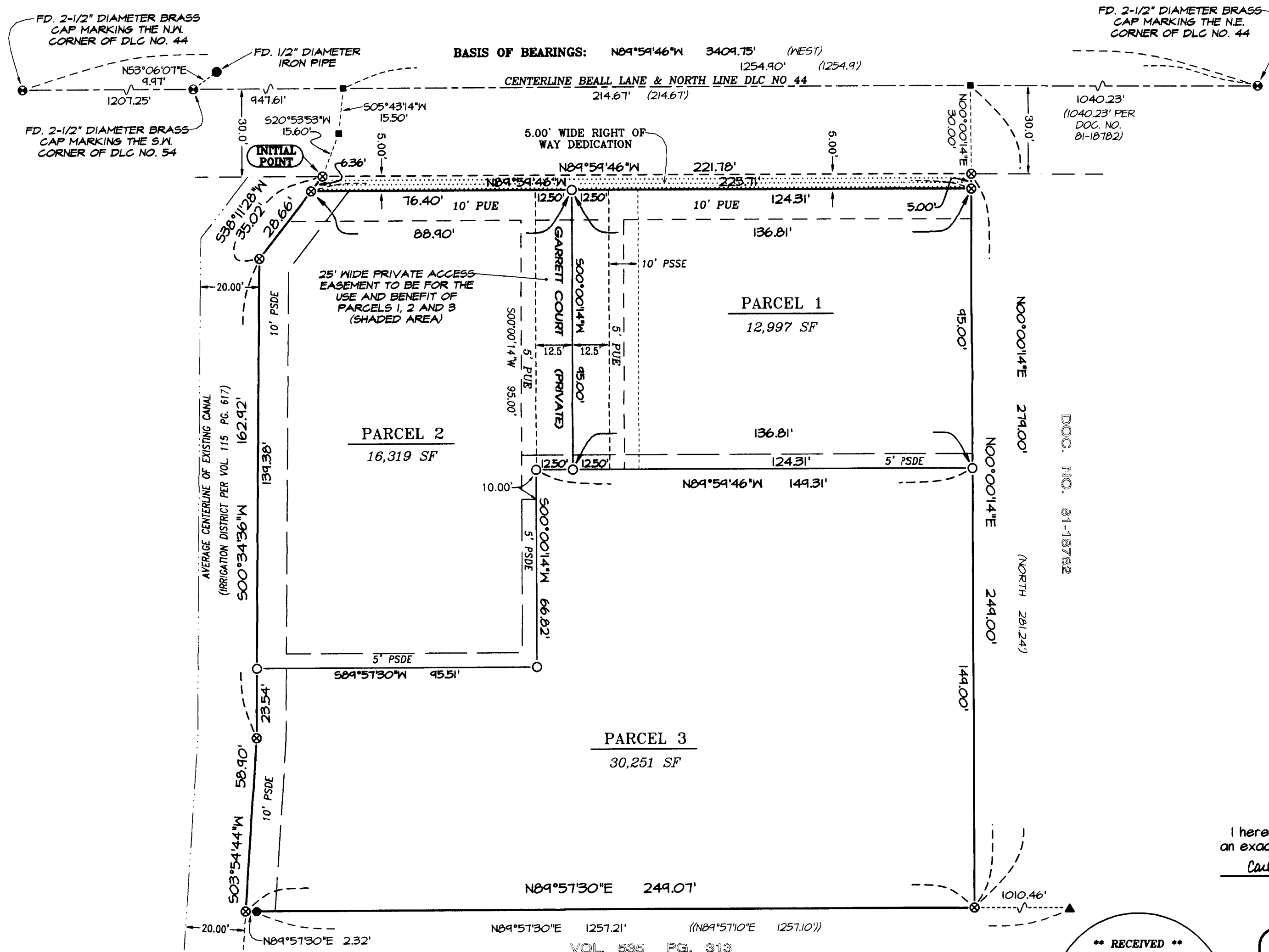
Located within Donation Land Claim Number 44 in the Southeast One-quarter of Section 9, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon.

PREPARED FOR:

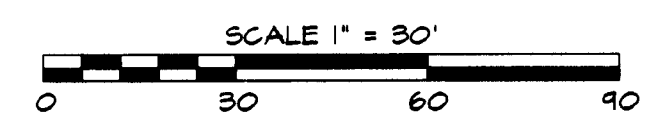
EDWARD E. HANSON
MARK E. HANSON
 475 Valley Oak Boulevard
 Central Point, Oregon 97502

LEGEND:

- Indicates a set 5/8 inch diameter iron pin, 24 inches in length, with an orange plastic cap marked "C. NEATHAMER LS 56545".
- ⊗ Indicates a set 5/8 inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "C. NEATHAMER LS 56545".
- Indicates a found 1/2-inch diameter iron pipe per SN 199B.
- ▲ Indicates a found 5/8-inch diameter iron pin with plastic cap marked "KAMPMANN PLS 2003", per SN 10040.
- ⊙ Indicates a found monument as depicted hereon.
- Indicates a computed position.
- () Indicates record information as per DOC NO 2006-030637.
- (()) Indicates record information as per SN 199B.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- Vol. Pg. Indicates an instrument recorded by Volume and Page of the Deed Records of Jackson County, Oregon.
- PUE Indicates a Public Utility Easement being created hereon.
- PSSE Indicates a Private Sanitary Sewer Easement, being created hereon.
- PSDE Indicates a Private Storm Drain Easement, being created hereon.
- 2.9' FNC Indicates the distance and which side from the boundary line that the centerline of fence line is located.
- Indicates the centerline of an existing fence.



DOC. NO. 01-13752



I hereby certify that this is an exact copy of the original.
 Carl E. Neathamer
 Surveyor

BASIS OF BEARINGS:

Geodetic North based on NGS datum, attained by Global Positioning System (GPS) observations. Bearing base applied to the north line of Donation Land Claim No. 44.

** RECEIVED **
 DATE 11-21-06 BY [Signature]
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Carl E. Neathamer
 OREGON
 JULY 09, 2001
 CAEL E. NEATHAMER
 58545
 Renewal Date 12/31/06

PREPARED BY: Neathamer Surveying, Inc.
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DATE: October 10, 2006 PROJECT NUMBER: 05091
 Sheet 2 of 2 © CEN