

PARTITION PLAT NO. P-18-2007
 LOCATED IN
**THE SOUTHEAST QUARTER OF SECTION 36,
 TOWNSHIP 36 SOUTH, RANGE 2 WEST,
 WILLAMETTE MERIDIAN,
 CITY OF MEDFORD, JACKSON COUNTY, OREGON
 NOVEMBER 15, 2006**

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT FRANKLIN BRUCE BATEMAN AND ANNE W. BATEMAN ARE THE OWNERS IN FEE SIMPLE OF THAT CERTAIN REAL PROPERTY AS SET FORTH IN THE SURVEYOR'S CERTIFICATE SHOWN HEREON. SAID OWNERS HAVE CAUSED THIS REAL PROPERTY TO BE SURVEYED AND PARTITIONED AND HEREBY CREATE AND ESTABLISH PARCEL 1 (ONE), PARCEL 2 (TWO) AND PARCEL 3 (THREE) AS SHOWN HEREON. THE SIZES OF THE LOTS, AS WELL AS THE COURSES AND LENGTHS OF ALL BOUNDARY LINES ARE PLAINLY SET FORTH AND THIS A CORRECT REPRESENTATION OF THE PARTITION AND SURVEY. WE DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE THE 1.5 FOOT WIDE STRIP OF LAND ALONG BATEMAN DRIVE FOR STREET RIGHT OF WAY PURPOSES AND ALSO THE 10 FOOT WIDE STRIP DESIGNATED AS PUBLIC UTILITY EASEMENT (PUE) AS SHOWN HEREON. WE DO HEREBY ALSO CREATE THE 50 FOOT WIDE CREEK ACCESS AND MAINTENANCE EASEMENT TO THE CITY OF MEDFORD AS SHOWN HEREON.

Franklin Bruce Bateman
 FRANKLIN BRUCE BATEMAN

Anne W. Bateman
 ANNE W. BATEMAN

ACKNOWLEDGEMENT

STATE OF Oregon)
 COUNTY OF Jackson) S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF February, 2007 BY FRANKLIN BRUCE BATEMAN AND ANNE W. BATEMAN KNOWN TO ME AS THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED.

Diana L. Cutwood
 NOTARY PUBLIC

NARRATIVE

THE PUPOSE OF THIS SURVEY IS TO DETERMINE AND MONUMENT THE BOUNDARIES OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 79-14394 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND TO DEFINE AND MONUMENT THE PARTITION LINES AS DIRECTED BY THE CLIENT AND PER APPROVAL OF THE CITY OF MEDFORD PLANNING DEPARTMENT.

CONTROL WAS ESTABLISHED THROUGH THE SUBJECT AREA USING A DTM 522 TOTAL STATION AND CARLSON DATA COLLECTOR. SURVEY MONUMENTS SET BY BEIRSON SUBDIVISION (FS 15015), FS 7891, FS 9673 AND FS 1888 AS WELL AS THE CENTER AND SOUTH 1/4 CORNERS WERE TIED IN SAID CONTROL SURVEY. THE SUBJECT PARCEL BOUNDARIES HAD BEEN SURVEYED BY MARK BOYDEN PER FS 7891 IN 1979. RECORD DISTANCE ALONG THE NORTH SOUTH CENTERLINE OF SECTION 36 WAS HELD TO CONTROL THE WEST END OF BATEMAN DRIVE AND FOUND MOMUMENTS PER FS 18881 WERE HELD TO CONTROL THE ALIGNMENT, WHICH DEFINES THE NORTH BOUNDARY FOR THIS SURVEY. AGAIN RECORD POSITION FOR THE CENTER SOUTH 1/16 WAS HELD TO ESTABLISH THE WEST END OF THE SOUTH LINE AND A FOUND 5/8" PIN AND CAP FROM FS 7891 WAS HELD FOR ALINGMENT OF SAID SOUTH LINE. BEIRSON SUBDIVISION HAD CALLED FOR THE SAME PIN, BUT HAD MISLABLED IT AS A "THOMAS" MONUMENT. MONUMENTS (5/8" PINS AND CAPS) SET BY FS 7891 ALONG THE WEST BOUNDARY WERE SEARCHED FOR BUT NOT FOUND, THUS RECORD DISTANCE OF 447.50' FORM THE NORTH-SOUTH CENTERLINE OF SECTION 36 WAS HELD AS CONTROLLING. THE FOUND MONUMENTS ALONG THE EAST LINE WERE HELD AS SHOWN..

SURVEYOR'S CERTIFICATE

I KERRY K. BRADSHAW, 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 THE REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

COMMENCING AT A BRASS CAP MONUMENT SET FOR THE CENTER QUARTER CORNER OF SECTION 36, TOWNSHIP 36 SOUTH, RANGE 2 WEST, OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 36, SOUTH 00°11'00" EAST, 600.25 FEET ; THENCE SOUTH 89°59'50" EAST ALONG THE NORTH RIGHT OF WAY LINE OF BATEMAN DRIVE, A DISTANCE OF 1997.25 FEET TO A 5/8" IRON PIN AND THE INITIAL POINT OF BEGINNING; THENCE SOUTH 00°10'09" EAST, 60.00 FEET TO A 5/8" IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF SAID BATEMAN DRIVE; THENCE CONTINUE SOUTH 00°10'09" EAST, 726.72 FEET TO A 5/8" IRON PIN ON THE SOUTH BOUNDARY OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE ALONG SAID SOUTH BOUNDARY, NORTH 89°48'53" WEST, 1549.59 FEET TO A POINT FROM WHICH THE NORTH-SOUTH CENTERLINE OF SAID SECTION 36 BEARS NORTH 89°48'53" WEST, 447.50 FEET; THENCE NORTH 00°11'00" WEST, PARALLEL WITH SAID NORTH-SOUTH CENTERLINE OF SECTION 36, A DISTANCE OF 721.79 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID BATEMAN DRIVE; THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 89°59'50" EAST, 1549.73 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO JACKSON COUNTY, OREGON IN DEED RECORDED SEPTEMBER 30, 1982, AS NO. 82-14127 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

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

EXP. 12-31-07

I HEREBY CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

Kerry K. Bradshaw
 KERRY K. BRADSHAW L.S. 2271

APPROVALS

Robert O. Latta
 MEDFORD CITY PLANNING
 FILE NO. LDP-06-38

March 15, 2007
 DATE

EXAMINED THIS 7th DAY OF MARCH, 2007.

Wendell...
 MEDFORD CITY SURVEYOR

TAX STATEMENT

ALL TAXES, FEES, ASSESSMENTS OR ANY OTHER CHARGES AS REQUIRED BY OREGON REVISED STATUE 92.095 HAVE BEEN PAID AS OF THE

20th DAY OF MARCH, 2007.

William Johnson Deputy
 ASSESSOR

M. Morgan Deputy
 TAX COLLECTOR

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS THE 20th DAY OF March

20 07 AT 2:36 O'CLOCK P. M. AND RECORDED AS

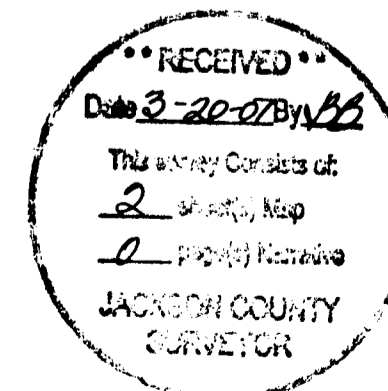
PARTITION PLAT NO. P-18-2007 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON.

INDEX VOLUME 18 PAGE 18

Kathleen S. Beckett
 COUNTY CLERK

Sonya S. Morgan
 DEPUTY

COUNTY SURVEYOR FILE NO. 19560



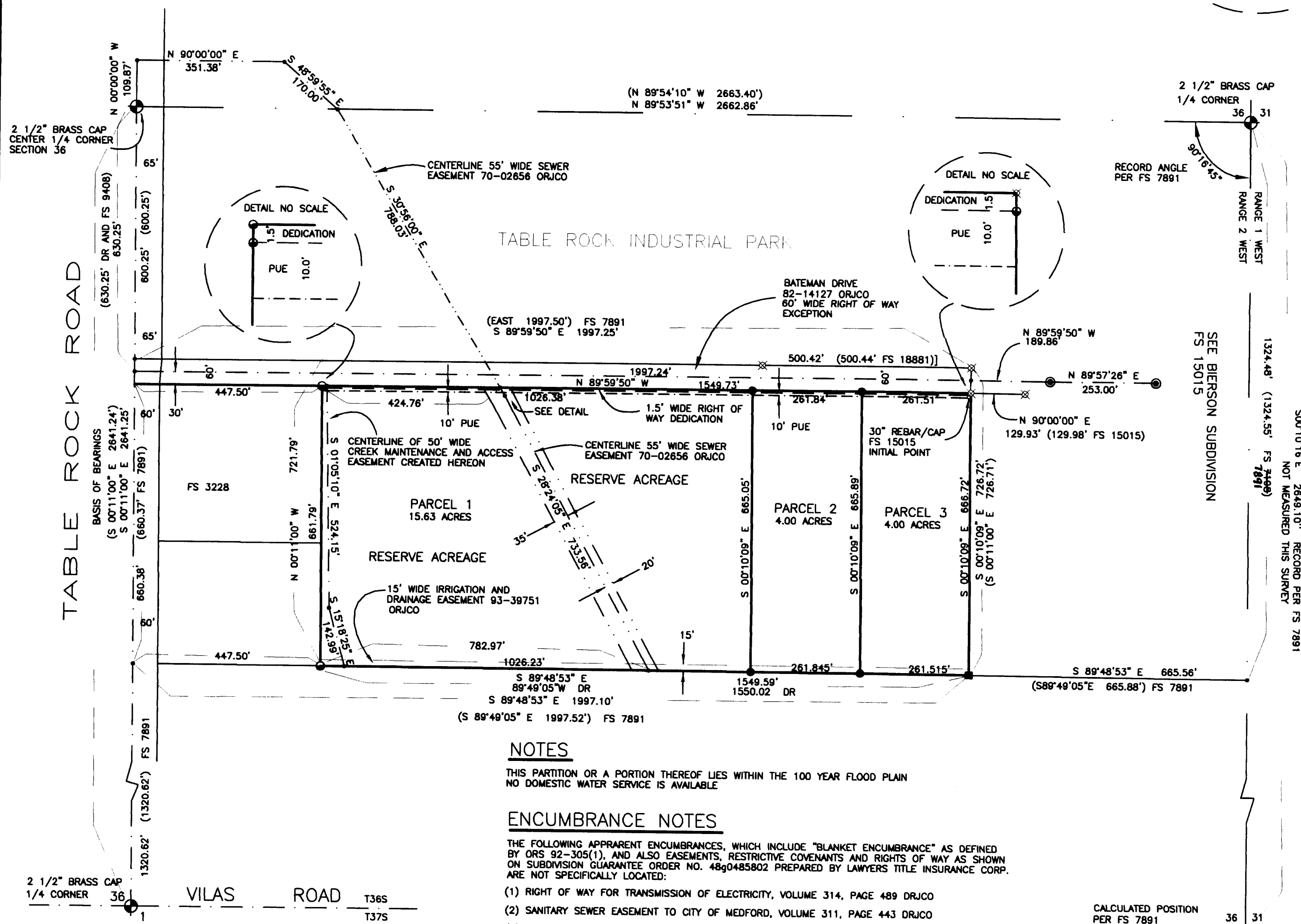
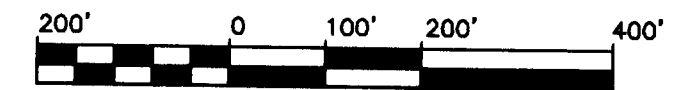
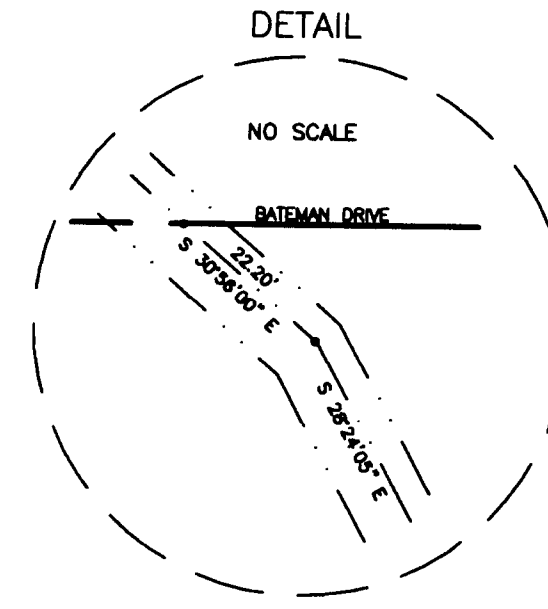
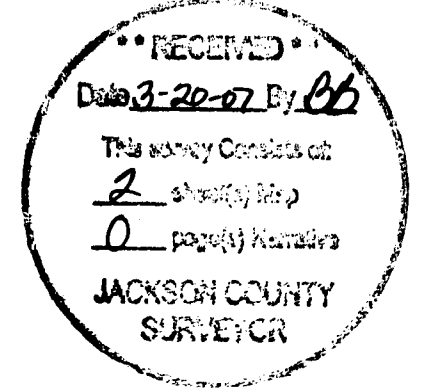
TIMBERLINE LAND SURVEYING, INC.
 LAND SURVEYING-WATER RIGHTS
 KERRY K. BRADSHAW, P.L.S. CHARLES R. SMITH, P.L.S.
 CELL: 541-944-6692 CELL: 541-778-6629
 P.O. BOX 3064 PHONE: (541) 664-7510
 CENTRAL POINT, OREGON 97502 FAX: (541) 664-7883

JOB #: 05-077 PREPARED FOR: **FRANKLIN AND ANNE BATEMAN**
 DATE: 05/24/2006 P.O. BOX 3760, CENTRAL POINT, OREGON 97502
 DRAWN BY: TWO D
 CHECKED BY: KKB FILE: Work/Projects/2005/05-077/BatemanSchindler.dwg SHEET 1 OF 2

PARTITION PLAT NO. P-18-2007

LOCATED IN

THE SOUTHEAST QUARTER OF SECTION 36
TOWNSHIP 36 SOUTH, RANGE 2 WEST
WILLAMETTE MERIDIAN
CITY OF MEDFORD, JACKSON COUNTY, OREGON
NOVEMBER 15, 2006



LEGEND

- FOUND 2 1/2" BRASS CAP CENTERLINE MONUMENT PER FS 15015
 - ⊕ FOUND BRASS CAP MONUMENT AS NOTED
 - ⊗ FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "FARBER PLS 2189" PER FS 15015 OR FS 18881 AS NOTED
 - SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW LS 2271"
 - SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW LS 2271"
 - FOUND 5/8" IRON PIN PER FS 7891
 - CALCULATED POSITION
- FS = FILED SURVEY WITH JACKSON COUNTY SURVEYOR'S OFFICE
(.....) = DEED RECORD DATA AS NOTED
ORJCO = OFFICIAL RECORDS JACKSON COUNTY, OREGON
DR = DEED RECORD

REGISTERED PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THIS TO AN EXACT COPY OF THE ORIGINAL PLAT
Kerry K. Bradshaw
KERRY K. BRADSHAW LS 2271

OREGON
JULY 16, 1987
KERRY K. BRADSHAW
2271
EXPIRES: 12/31/07

NOTES

THIS PARTITION OR A PORTION THEREOF LIES WITHIN THE 100 YEAR FLOOD PLAIN NO DOMESTIC WATER SERVICE IS AVAILABLE

ENCUMBRANCE NOTES

THE FOLLOWING APPARENT ENCUMBRANCES, WHICH INCLUDE "BLANKET ENCUMBRANCE" AS DEFINED BY ORS 92-305(1), AND ALSO EASEMENTS, RESTRICTIVE COVENANTS AND RIGHTS OF WAY AS SHOWN ON SUBDIVISION GUARANTEE ORDER NO. 48g0485802 PREPARED BY LAWYERS TITLE INSURANCE CORP. ARE NOT SPECIFICALLY LOCATED:

- (1) RIGHT OF WAY FOR TRANSMISSION OF ELECTRICITY, VOLUME 314, PAGE 489 DRJCO
- (2) SANITARY SEWER EASEMENT TO CITY OF MEDFORD, VOLUME 311, PAGE 443 DRJCO
- (3) RESTRICTIVE COVENANT PERTAINING TO FUTURE DEVELOPMENT (2005-075841) RELATES TO THE PARCELS SHOWN ON THIS PLAT.

CALCULATED POSITION PER FS 7891 NOT TIED THIS SURVEY

36 31
1 6

ASSESSOR'S MAP: 36-2W-36D / TAX LOT 102 SITE ADDRESS: BATEMAN DRIVE, CENTRAL POINT, OR 97502

TIMBERLINE LAND SURVEYING, INC.
LAND SURVEYING-WATER RIGHTS
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CENTRAL POINT, OREGON 97502 FAX: (541) 664-7863

JOB #: 05-077	PREPARED
DATE: 09/15/2006	FOR: FRANKLIN AND ANNE BATEMAN
DRAWN BY: KKB	PO BOX 3760, CENTRAL POINT, OR. 97502
CHECKED BY: CRS	FILE NAME: 05-077BATEMAN-SCHINDLER
	SHEET 2 OF 2