

PARTITION PLAT NO. P-20-2007


Located In:  
in the Southeast 1/4 of Section 2,  
Township 37 South, Range 2 West, W.M.,  
City of Central Point, Jackson County, Oregon

For:  
**BEAR BRIDGE II, L.L.C.**  
1060 Crater Lake Avenue  
Medford, Oregon 97504  
(Property Line Adjustment)

DECLARATION:  
WE, BEAR BRIDGE II, L.L.C., AN OREGON LIMITED LIABILITY COMPANY, ARE THE OWNERS IN FEE SIMPLE OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE PUBLIC UTILITY EASEMENTS SHOWN HEREON. WE HEREBY GRANT FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCEL 1, A 5-FOOT PRIVATE SANITARY SEWER EASEMENT OVER AND ACROSS PARCEL 2. WE HEREBY GRANT FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCEL 2, A 5-FOOT PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS PARCEL 1.

BEAR BRIDGE II, L.L.C. AN OREGON LIMITED LIABILITY COMPANY  
IN WITNESS HEREOF, SIGNED THIS 6<sup>th</sup> DAY OF December, 2006.  
STATE OF OREGON }  
COUNTY OF JACKSON } SS.  
Frank J. Pulver III  
FRANK J. PULVER III, MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 6<sup>th</sup> DAY OF December, 2006, BY FRANK J. PULVER III, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF BEAR BRIDGE II, LLC.

BEFORE ME:  
J.S. Flanagan  
NOTARY  



IN WITNESS HEREOF, SIGNED THIS 14 DAY OF November, 2006.  
STATE OF OREGON }  
COUNTY OF JACKSON } SS.  
William L. Leever  
WILLIAM L. LEEVER, MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 14<sup>th</sup> DAY OF November, 2006, BY WILLIAM L. LEEVER, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF BEAR BRIDGE II, LLC.

BEFORE ME:  
Cindi Poling  
NOTARY  



THE FAMILY CREDIT SHELTER TRUST  
IN WITNESS HEREOF, SIGNED THIS 15 DAY OF November, 2006.  
STATE OF OREGON }  
COUNTY OF JACKSON } SS.  
Helen C. Hoffbuhr  
HELEN C. HOFFBUHR, MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 15 DAY OF November, 2006, BY HELEN C. HOFFBUHR, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF BEAR BRIDGE II, LLC.

BEFORE ME:  
Cindi Poling  
NOTARY  



IN WITNESS HEREOF, SIGNED THIS 27<sup>th</sup> DAY OF November, 2006.  
Gregory T. Hornecker  
GREGORY T. HORNECKER, MEMBER

STATE OF OREGON }  
COUNTY OF JACKSON } SS.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 27 DAY OF November, 2006, BY GREGORY T. HORNECKER, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF BEAR BRIDGE II, LLC.

BEFORE ME:  
Cindi Poling  
NOTARY  



IN WITNESS HEREOF, SIGNED THIS 14 DAY OF November, 2006.  
STATE OF OREGON }  
COUNTY OF JACKSON } SS.  
Russell Ray Heysell  
RUSSELL RAY HEYSELL, MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 14 DAY OF November, 2006, BY RUSSELL RAY HEYSELL, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF BEAR BRIDGE II, LLC.

BEFORE ME:  
Cindi Poling  
NOTARY  


HUNTER SEVEN, L.L.C.  
IN WITNESS HEREOF, SIGNED THIS 27 DAY OF November, 2006.  
STATE OF OREGON }  
COUNTY OF JACKSON } SS.  
John E. Batzer  
JOHN E. BATZER, MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 27 DAY OF November, 2006, BY JOHN E. BATZER, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF BEAR BRIDGE II, LLC.

BEFORE ME:  
Cindi Poling  
NOTARY  


I certify this plat to be an exact photocopy of the original.  
David M. Minnici  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
David M. Minnici  
OREGON  
JULY 28, 1989  
DAVID M. MINNICI  
2348  
EXPIRES 12/31/08

RECEIVED  
Date: 3-23-07  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY SURVEYOR

IN WITNESS HEREOF, SIGNED THIS 7<sup>th</sup> DAY OF December, 2006.  
Robert H. Hutchins  
ROBERT H. HUTCHINS, MEMBER

STATE OF OREGON }  
COUNTY OF JACKSON } SS.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 7<sup>th</sup> DAY OF December, 2006, BY ROBERT H. HUTCHINS, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF BEAR BRIDGE II, LLC.

BEFORE ME:  
J.S. Flanagan  
NOTARY  


IN WITNESS HEREOF, SIGNED THIS 17 DAY OF November, 2006.  
STATE OF OREGON }  
COUNTY OF JACKSON } SS.  
James M. Wright  
JAMES M. WRIGHT, MEMBER

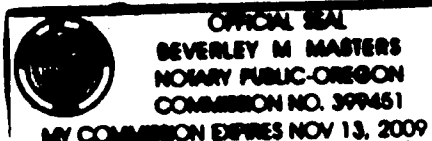
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 17 DAY OF November, 2006, BY JAMES M. WRIGHT, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF BEAR BRIDGE II, LLC.

BEFORE ME:  
Judy Ziegler  
NOTARY  


UMPQUA BANK, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED DATED MARCH 23, 2004 AND RECORDED MARCH 31, 2004 AS DOCUMENT NO. 2004-016943, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASES FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

IN WITNESS HEREOF, SIGNED THIS 9 DAY OF January, 2007.  
Donald J. Becka  
AUTHORIZED REPRESENTATIVE  
UMPQUA BANK  
SJP REAL ESTATE  
TITLE

STATE OF Oregon }  
COUNTY OF Multnomah } SS.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF January, 2007, BY Donald J. Becka, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF UMPQUA BANK.

WITNESS MY HAND AND OFFICIAL SEAL:  
Beverly M. Masters  
NOTARY  


PARTITION PLAT NO. P-20-2007

Located In:  
in the Southeast 1/4 of Section 2,  
Township 37 South, Range 2 West, W.M.,  
City of Central Point, Jackson County, Oregon

For:  
**BEAR BRIDGE II, L.L.C.**  
(Property Line Adjustment)

APPROVALS:

EXAMINED AND APPROVED BY THE CITY OF CENTRAL POINT PLANNING DEPARTMENT THIS  
19<sup>th</sup> DAY OF March, 2007.  
*[Signature]* PUBLIC WORKS DIRECTOR  
*[Signature]* PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 15<sup>th</sup> DAY OF FEBRUARY, 2007.

*[Signature]*  
COUNTY SURVEYOR

RECORDER'S CERTIFICATE:  
FILED FOR RECORD THIS 23<sup>rd</sup> DAY OF March 2007, AT 11:25 O'CLOCK, A.M.  
AND RECORDED AS PARTITION PLAT NO. P-20-2007 OF "RECORD OF PARTITION PLATS"  
IN JACKSON COUNTY, OREGON. (INDEX VOLUME 18 PAGE 20.)

*[Signature]* COUNTY CLERK  
*[Signature]* DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 19566

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 COM-  
PLIES WITH REGULATIONS FOR LAND PARTITIONS, AND THE FOLLOWING IS AN ACCURATE DE-  
SCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

COMMENCING AT THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 55 IN TOWN-  
SHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE  
SOUTH 89°52'30" WEST 1187.65 FEET ALONG THE SOUTH LINE OF SAID CLAIM; THENCE SOUTH  
16°43'00" EAST 73.04 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF  
THE CENTRAL POINT MARKET ROAD WITH THE EASTERLY LINE OF TRACT DESCRIBED IN VOLUME  
236, PAGE 240 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON; THENCE, ALONG SAID  
SOUTH RIGHT-OF-WAY LINE, NORTH 89°52'30" EAST 216.98 FEET TO THE INITIAL POINT OF  
BEGINNING; THENCE CONTINUE NORTH 89°52'30" EAST 182.43 FEET; THENCE SOUTH 84°21'41"  
EAST 47.83 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°07'30" EAST  
385.20 FEET; THENCE SOUTH 89°52'30" WEST 330.80 FEET TO THE AFORESAID EASTERLY  
LINE OF TRACT DESCRIBED IN VOLUME 236, PAGE 240; THENCE, ALONG SAID EASTERLY LINE,  
NORTH 16°43'00" WEST 252.89 FEET; THENCE, LEAVING SAID EASTERLY LINE, NORTH 89°47'00"  
EAST 193.82 FEET; THENCE NORTH 00°07'30" WEST 93.33 FEET; THENCE SOUTH 89°52'30"  
WEST 20.83 FEET; THENCE NORTH 00°07'30" WEST 54.00 FEET TO THE POINT OF BEGINNING.

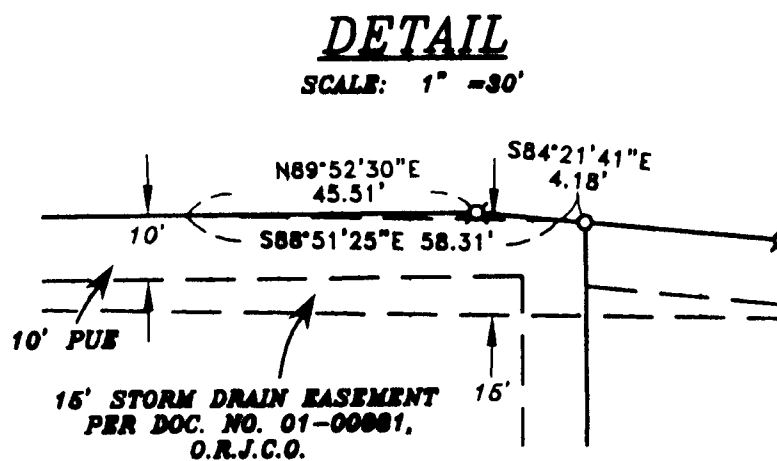
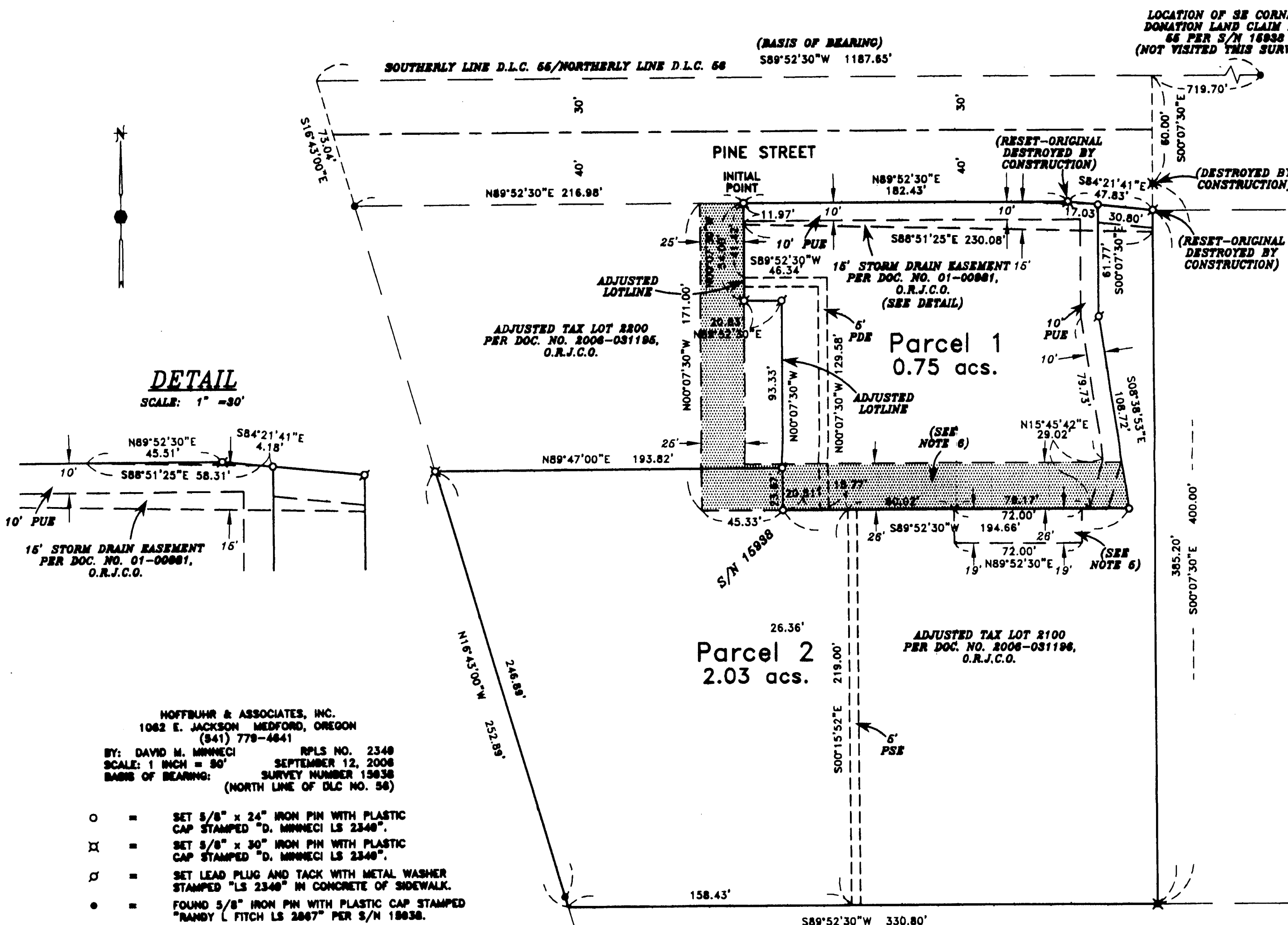
*[Signature]*  
SURVEYOR

NOTES:

- 1.) EASEMENT IN FAVOR OF THE CITY OF CENTRAL POINT FOR STORM DRAIN FACILITIES PER DOC. NO. 01-00881 O.R.J.C.O. (SHOWN)
- 2.) RECIPROCAL CROSS ACCESS EASEMENT PER DOC. NO. 01-01329 O.R.J.C.O. (APPURTENANT TO EAST LINE)
- 3.) EASEMENT IN FAVOR OF PACIFICORP PER VOLUME 363, PAGE 146, D.R.J.C.O. (EXACT LOCATION NOT GIVEN)
- 4.) TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF JACKSON COUNTY PER DOC. NO. 03-41967, O.R.J.C.O. (AFFECTS PORTION OF TAX LOT 2200) (SHOWN)
- 5.) DECLARATION OF PARKING LICENSE PER DOC. NO. 2007-003903, O.R.J.C.O. (SHOWN)
- 6.) EASEMENT AGREEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS PURPOSES PER DOC. NO. 2007-003904, O.R.J.C.O. (SHOWN)

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095  
HAVE BEEN PAID AS OF THIS 23<sup>rd</sup> DAY OF March, 2007.

*[Signature]* deputy 3-23-07  
ASSESSOR DATE  
*[Signature]* deputy 3-23-07  
TAX COLLECTOR DATE



HOFFBUHR & ASSOCIATES, INC.  
1062 E. JACKSON MEDFORD, OREGON  
(541) 778-4641  
BY: DAVID M. MINNECI RPLS NO. 2348  
SCALE: 1 INCH = 30' SEPTEMBER 12, 2006  
BASE OF BEARING: SURVEY NUMBER 15638  
(NORTH LINE OF DLC NO. 56)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2348"
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2348"
- ⊙ = SET LEAD PLUG AND TACK WITH METAL WASHER STAMPED "LS 2348" IN CONCRETE OF SIDEWALK.
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "RANDY L FITCH LS 2847" PER S/N 18638.
- ⊗ = FOUND 3/4" IRON PIPE PER S/N 376.
- PDE = PRIVATE STORM SEWER EASEMENT
- PSE = PRIVATE SANITARY SEWER EASEMENT
- O.R.J.C.O. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- D.R.J.C.O. = DEED RECORDS OF JACKSON COUNTY, OREGON
- S/N = SURVEY NUMBER
- [Hatched Area] = AREA OF EASEMENT AGREEMENT PER DOC. NO. 2007-003904, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

I certify this plat to be an exact  
photocopy of the original.  
*[Signature]*  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*[Signature]*  
OREGON  
DAVID M. MINNECI  
2348  
EXPIRES 12/31/06

"RECEIVED"  
Date 3-23-07 By [Signature]  
This survey consists of:  
2 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

SURVEY NO 19566  
*P 20-2007*

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

Survey for: **BEAR BRIDGE, L.L.C.**  
1060 Crater Lake Avenue  
Medford, Oregon 97504

Location: The Southeast one-quarter (1/4) of Section 2, Township 37 South,  
Range 2 West, Willamette Meridian, City of Central Point, Jackson  
County, Oregon.

Purpose: To survey, monument and record a Partition Plat per client's re-  
quest. (Central Point Planning Department File No. 06053).

Procedure: Utilizing control and found monuments from Surveys No. 376 and  
15938, I set monuments as shown on the accompanying Partition  
Plat. This property is the result of a Property Line Adjustment be-  
tween tax lots 2100 and 2200, and is described by Document No.  
2006-031196, Official Records of Jackson County, Oregon.

Basis of  
Bearing: North line of D.L.C. per Survey No. 15938.

Date: September 12, 2006

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David M. Minneci*

OREGON  
JULY 26, 1982  
DAVID M. MINNECI  
2349

David M. Minneci  
L.S. 2349 - Oregon  
Expires 12/31/08  
880 Golf View Dr., Suite 201  
Medford, Oregon 97504

(BearBnar.doc)

