

PARTITION PLAT NO. P-38-200~~6~~⁷

A replat of Lot 104, Block 5 of Amblegreen Estates, Unit No. 3, Phase 1, as Recorded September 20, 1990, in Volume 16 of Plats at Page 79 of the Records of Jackson County, Oregon; being located in the Southwest One-quarter of Section 16, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

Reginald P. Breeze
Security Plaza
1175 East Main St, Suite 1C
Medford, Oregon 97504

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that REGINALD P. and ANNETTE C. BREEZE, husband and wife, 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 City of Medford, for public use, that area depicted hereon as right of way dedication. Declarants hereby create: A 5.00 foot wide Private Sanitary Sewer Easement over, under, through and across Parcel 1 for the use and benefit of Parcel 2; and those areas depicted hereon as "Shared Driveway Easement", over, through and across Parcels 1 and 2 for the use and benefit of Parcels 1 and 2. This replat does not extinguish or vacate any existing easements.

IN WITNESS WHEREOF, signed this 18 day of AUGUST, 2006.

Reginald P. Breeze Annette C. Breeze
Reginald P. Breeze Annette C. Breeze

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Reginald P. Breeze and Annette C. Breeze, known to me to be husband and wife, acknowledged the foregoing instrument to be their voluntary act and deed.

WITNESS my hand and seal this 18th day of August, 2006.

Before me:
Mark Neathamer
NOTARY PUBLIC-OREGON
COMMISSION NO.: 374275
MY COMMISSION EXPIRES: OCT. 30th, 2007

NOTES:

"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 Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, 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 the prior written approval of the utilities with facilities in the PUE."

THIS PLAT IS SUBJECT TO THE FOLLOWING MATTERS OF RECORD:

- 1) Waiver for claims against the Medford Irrigation District per Volume 201, Page 345 of the Deed Records of Jackson County, Oregon.
- 2) Easement per Volume 255, Page 588 of the Deed Records of Jackson County, Oregon, does not give a specific location, but is defined as a 20-foot wide easement, being 10-feet each side of the pole and wire lines as constructed. No visible poles or overhead wires could be found within the bounds of this land division.
- 3) The Covenants, Easements and Restrictions per Document Number 90-24226 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:

Lot 104, Block 5 of Amblegreen Estates, Unit No. 3, Phase 1, as recorded September 20, 1990, in Volume 16 of Plats at Page 79 of the Records of Jackson County, Oregon. EXCEPTING therefrom that area depicted as "1' NON-ACCESS STRIP", as granted to the City of Medford in fee simple on said plat.

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 as approved by the City of Medford Planning Commission (File No. LDP-05-125).

Procedure: Utilized a Trimble 5600 instrument and TSC2 data collector with Trimble software, all found monuments were tied via closed traverses or by redundant ties. Records utilized were: Document Number 2004-056332 of the Official Records of Jackson County, Oregon; and Survey Number 12193, as filed in the office of the Jackson County Surveyor.

Utilizing Survey Number 12193 and the located centerline monuments of Wilshire Drive to establish the Basis of Bearings.

Located controlling corners of said Survey Number 12193 to establish the exterior boundary of Lot 4, Block 5 of Amblegreen Estates, Unit No. 3, Phase 1.

The interior parcel corners were computed, and monuments were set as depicted hereon. The first monument was set on March 20, 2006.

APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBER: LDP-05-125

I CERTIFY THAT, PURSUANT TO THE AUTHORITY GRANTED IN ORDINANCE NO. 5785, OF THE CITY OF MEDFORD MUNICIPAL CODE, THAT THIS PLAT IS HEREBY APPROVED.

[Signature] September 11, 2006
Medford Planning Department Date

EXAMINED AND APPROVED THIS 31 DAY OF AUGUST, 2006.

[Signature]
City Surveyor

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 6-6, 2006.

[Signature] [Signature]
Tax Collector Deputy Assessor

RECORDING

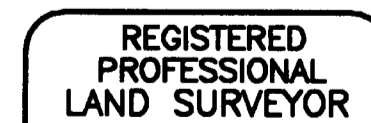
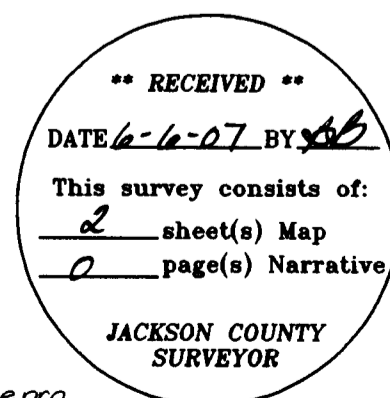
FILED FOR RECORD THIS THE 6 DAY OF JUNE, 2006, AT 12:07 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-38-200~~6~~⁷ OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON.

[Signature] [Signature]
County Clerk Deputy

COUNTY SURVEYOR FILE NUMBER: 19658

I hereby certify that this is an exact copy of the original.

Cael E. Neathamer
Surveyor



Cael E. Neathamer
OREGON
JULY 09, 2001
CAEL E. NEATHAMER
56545
Renewal Date 12/31/06

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

PLOT DATE: August 18, 2006 PROJECT NUMBER: 06016
Sheet 1 of 2 © EN

PARTITION PLAT NO. P-38-2006

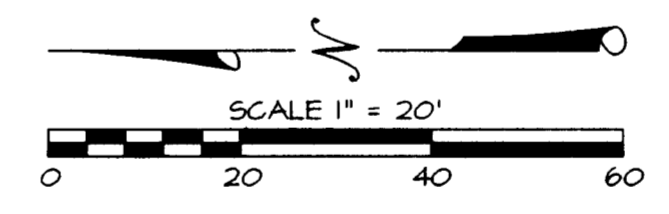
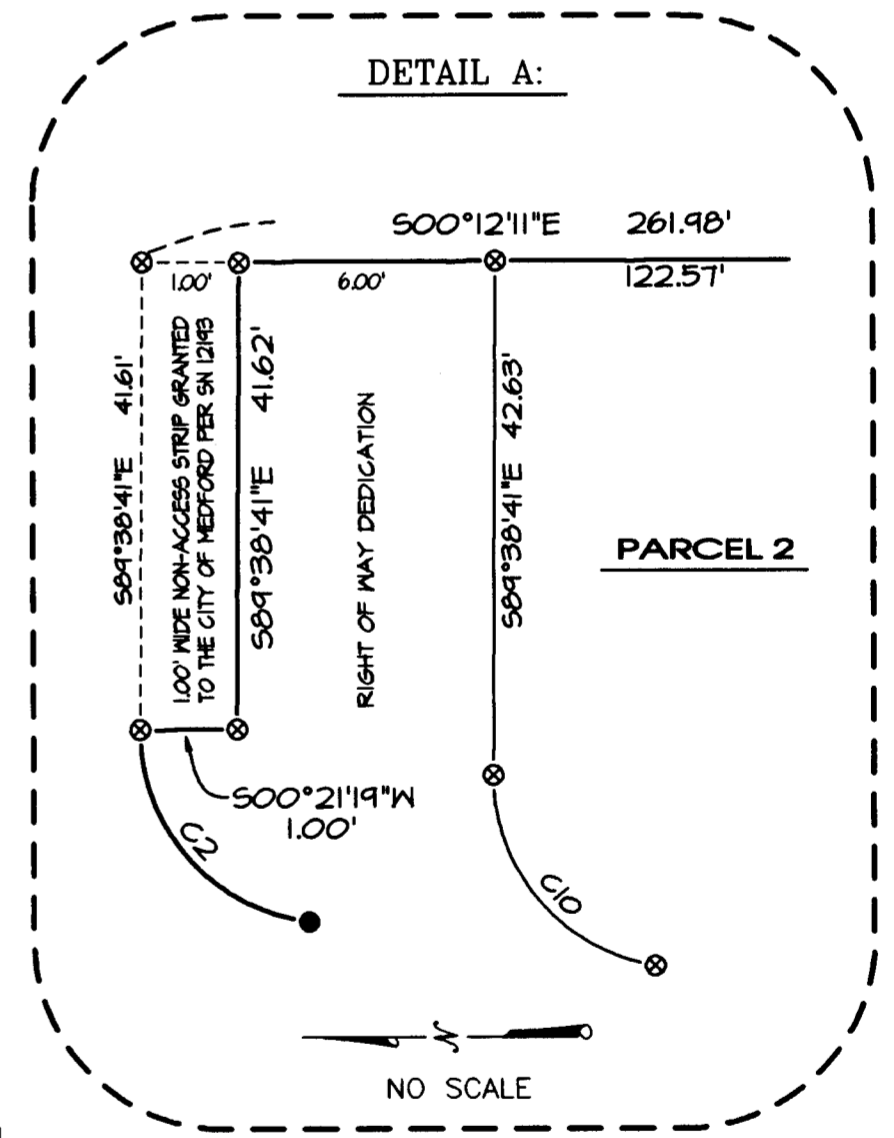
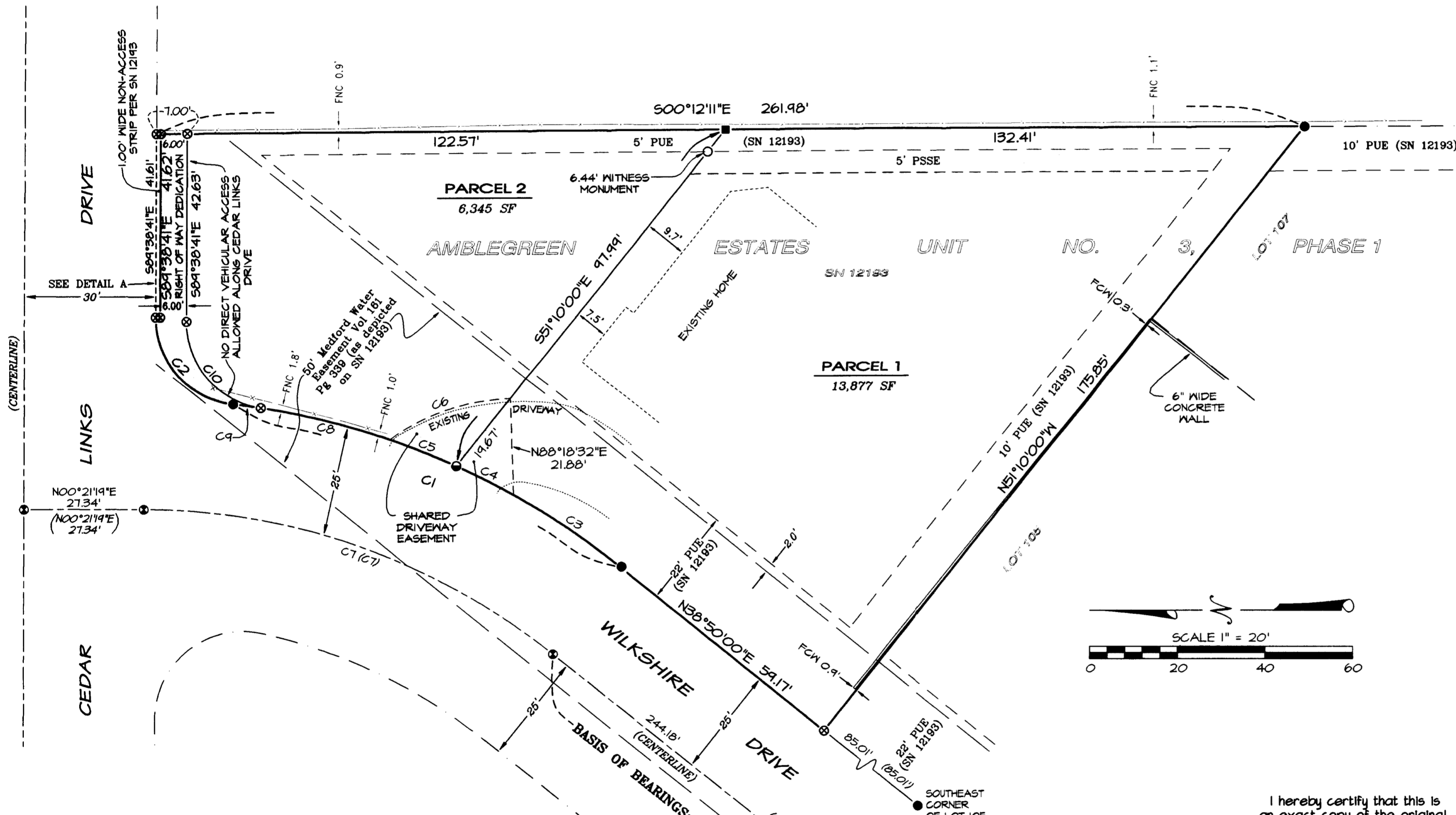
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PREPARED FOR:

Reginald P. Breeze
 Security Plaza
 1175 East Main St, Suite 10
 Medford, Oregon 97504

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 set 38-caliber shell set in concrete with lead, a tack and a brass washer marked "NEATHAMER LS 56545".
- Indicates a found 5/8-inch diameter iron pin with plastic cap marked "D. MCMAHAN LS1913", per SN 12193, or as noted hereon.
- Indicates a found 2-inch diameter brass cap in concrete, marked "LS1913", per SN 12193.
- Indicates a computed position.
- () Indicates record information as per SN 12435.
- 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 an existing Public Utility Easement per SN 12193.
- PSSE Indicates a Private Sanitary Sewer Easement, being created hereon.
- FCW Indicates the face of a 6-inch wide concrete wall and its distance from the boundary line.
- 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.



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	31°48'18"	175.00'	47.14'	N22°55'51"E	45.40'
C2	83°19'37"	20.00'	24.09'	N48°41'31"E	26.54'
C3	09°41'23"	175.00'	24.60'	N33°59'18"E	24.56'
C4	04°45'39"	175.00'	14.54'	N26°45'47"E	14.53'
C5	05°21'51"	175.00'	16.38'	N21°42'01"E	16.38'
C6	33°41'53"	50.00'	24.44'	N18°35'24"W	24.07'
C7	38°28'41"	150.00'	100.74'	N19°35'40"E	48.85'
C8	09°54'51"	175.00'	30.28'	N14°03'40"E	30.24'
C9	02°04'32"	175.00'	6.34'	N08°03'59"E	6.34'
C10	81°15'04"	20.00'	28.36'	N49°43'47"E	26.04'

I hereby certify that this is an exact copy of the original.

Carl E. Neathamer
 Surveyor

**** RECEIVED ****
 DATE 6-16-07 BY *BB*
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Carl E. Neathamer
 OREGON
 JULY 08, 2001
 CAEL E. NEATHAMER
 58545
 Renewal Date 12/31/06

BASIS OF BEARINGS:

The centerline of Wilshire Drive per Amblegreen Estates, Unit No. 3, Phase 1, also filed as Survey Number 12193 in the office of the Jackson County Surveyor.

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PLOT DATE: August 18, 2006 **PROJECT NUMBER:** 06016