

PREPARED FOR:

E & G PROPERTY INVESTMENTS, LLC.
6090 Crater Lake Avenue, Suite C
Central Point, Oregon 97502

PARTITION PLAT NO. P-41-2007

A replat of Lot 3 and a portion of Lots 2 and 4, in Block 4 of the MEDICAL OFFICE PARK SUBDIVISION, Unit No. 1, as Recorded March 2, 1977, in Volume 13 of Plats at Page 6 of the Records of Jackson County, Oregon; and a Property Line Adjustment being located in the Southeast One-quarter of the Southwest One-quarter of Section 28, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

Purpose: To survey and monument Client's property pursuant to the conditionally approved Tentative Partition Plat, File Number LDP-06-07, April 13, 2006. Also perform Property Line Adjustments per the referenced records herein.

Procedure: Utilizing a Nikon DTM-522 Total Station, and a TSCe Data Collector with Trimble Software and a Trimble 5-6 Robotic Total Station, and TSC2 Data Collector with Trimble Software, all found monuments, as depicted hereon, were tied in a closed loop traverse. Based on said traverse the exterior boundary of this project was based on the following records: Property Line Adjustment Documents Numbered 07-08682 and 07-08683 of the Official Records of Jackson County, Oregon Maps and Plats, MEDICAL OFFICE PARK, Unit No. 1 as recorded in Volume 13 of Plats at Page 6 of records of Jackson County, Oregon and filed as Survey Number 6669 in the office of the Jackson County Surveyor. Also DOCTORS PARK as recorded in Volume 9 of plats at Page 54 of records of Jackson County, Oregon, and Surveys Numbered 7195, 8786 and 18137 all on file in the office of the Jackson County Surveyor.

The project boundaries and interior Parcel was computed and monumented as depicted hereon, with the first monument being set on March 27, 2006.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that E and G Property Investments, LLC, an Oregon Limited Liability Company, hereinafter referred to as Declarant, is the fee title owner of the real property as depicted hereon, being more particularly described in the "SURVEYOR'S CERTIFICATE" herewith. Declarant has caused this tract of land to be surveyed and platted into Parcel 1, and easements as depicted hereon, and the course and length of all lines are plainly set forth, and this plat is a correct representation of the land division (Re-plat). Declarant hereby dedicates to the City of Medford for public use all public utility easements and a additional 150 feet right-of-way dedication for Siskiyou Boulevard, as shown hereon. All Public Utility Easements created on said Medical Office Park Unit No. 1 within the bounds of this partition are to be extinguished, said easements are to be replaced with the dedicated Public Utility Easements as shown hereon.

IN WITNESS WHEREOF, signed this 3 day of May, 2007.

George H. Gardner, Member
E and G Property Investments, LLC.

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named George H. Gardner, as Member of E and G Property Investments, LLC., and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 3 day of May, 2007.

Miriam E. Ellis, NOTARY PUBLIC-OREGON
COMMISSION NO.: 410279
MY COMMISSION EXPIRES: Sept 25, 2010

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) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Medford Irrigation District.
2) Restrictive Covenant, including the terms and provisions thereof; Recorded September 1, 1964, in Volume 573 of Plats at Page 62 of the Records of Jackson County, Oregon. Affects Parcel 1.
3) Covenants, conditions, restrictions of easements, but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, imposed by instrument, including the terms and provisions thereof; Recorded December 15, 1964, in Volume 579 of Plats at Page 7 of the Records of Jackson County, Oregon.
4) Covenants, conditions, restrictions of easements, but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, imposed by instrument, including the terms and provisions thereof; Recorded March 2, 1977, per Document Number 77-04126 of the Official Records of Jackson County, Oregon.
5) Building Site Improvement Agreement, including the terms and provisions thereof; Recorded January 6, 2006, per Document Number 06-00779 of the Official Records of Jackson County, Oregon.

SURVEYOR'S CERTIFICATE

I, Cael 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 depicted hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

All that real property described in Instrument Record as 06-00629 of the Official Records of Jackson County, Oregon, situated within Lot 3 and portions of Lots 2 and 4, Block 4 of MEDICAL OFFICE PARK, Unit NO. 1 a recorded in Volume 13 of Plats at Page 6 of the Records of Jackson County Oregon, located in the Southeast One-Quarter of the Southwest One-Quarter of Section 28, Township 37 South, Range 1 West of the Willamette Meridian, City of Medford, Jackson County, Oregon, the exterior boundary of which being more particularly described as follows:

Lot 3, Block 4 of said MEDICAL OFFICE PARK, UNIT NO. 1.

TOGETHER WITH: The westerly 77.18 feet of Lot 2, Block 4 of said MEDICAL OFFICE PARK, UNIT NO. 1.

ALSO TOGETHER WITH: The easterly 40.00 feet of Lot 4, Block 4 of said MEDICAL OFFICE PARK, UNIT NO. 1, being parallel with and contiguous to the easterly boundary of said Lot 4.

Cael E. Neathamer, Surveyor

RELEASE

Liberty Bank, as holder of beneficiary interest under that certain Trust Deed, dated October 19, 2005, and recorded October 24, 2005, as Instrument Number 05-65020, Official Records of Jackson County, Oregon, affecting the land depicted hereon, do hereby release from lien of said trust deed, all property described in the "SURVEYOR'S CERTIFICATE" hereon, dedicated to public use.

Signed this 8 day of MAY, 2007.

Alexander S. Pawlowski, Vice President, Liberty Bank

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Alex Pawlowski, known to me as the vice president, of Liberty Bank, who acknowledged the foregoing instrument, to be his voluntary act and deed.

WITNESS my hand and seal this 8th day of May, 2007.

Andy Giles, NOTARY PUBLIC-OREGON
COMMISSION NO.: 382218
MY COMMISSION EXPIRES: July 20, 2008

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

APPROVALS:

PLANNING FILE NUMBER: LDP-06-07

Examined and approved this 6 day of June, 2007.

Medford Planning Department

Examined and approved this 9th day of May, 2007.

City of Medford Surveyor

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF June 8th, 2007.

S. Hunsfeld, deputy ASSESSOR 6-8-07 Date
M. J. Deputy TAX COLLECTOR 6/8/7 Date

RECORDING:

FILED FOR RECORD THIS THE 8th DAY OF June, 2007 AT 2:06 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-41-2007 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON. INDEX VOLUME 18, PAGE 41.

Kathleen S. Beckett COUNTY CLERK
Sonja S. Morgan DEPUTY

COUNTY SURVEYOR FILE NO. 19663

RECEIVED
DATE 6-8-07 BY 66
This survey consists of: 2 sheet(s) Map, 0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer
OREGON JULY 9, 2001 CAEL E. NEATHAMER 56545

Renewal Date 12/31/08

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

PROJECT NUMBER: 03097 PLOT DATE: May 3, 2007
Sheet 1 of 2

# PARTITION PLAT NO. P-41-2007

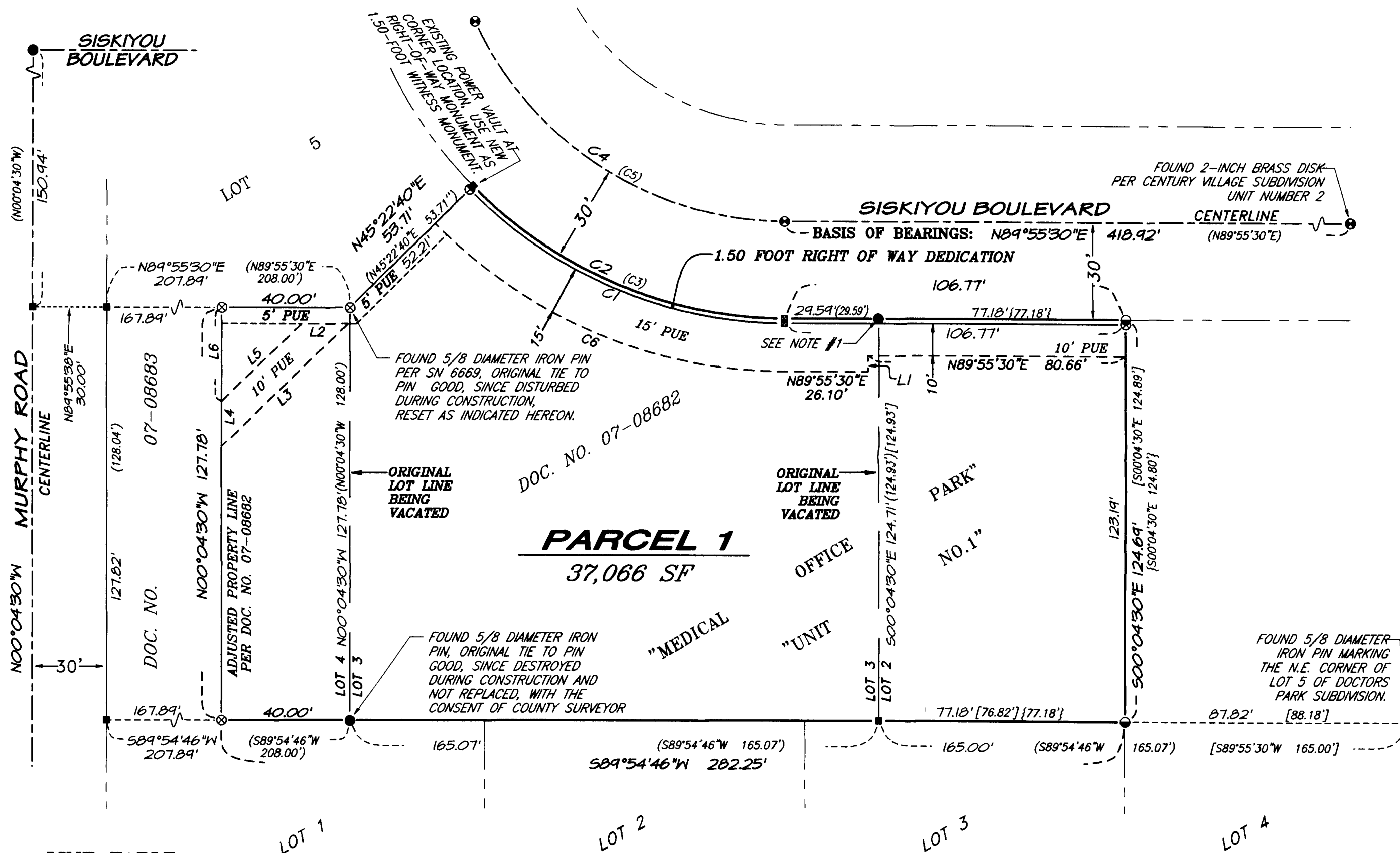
## PREPARED FOR:

**E & G PROPERTY INVESTMENTS, LLC.**  
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### LEGEND:

- ⊗ Indicates a set 5/8-inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a set 038-caliber shell casing, lead, tack and brass washer marked "NEATHAMER SURVEYING".
- Indicates a found 5/8-inch diameter iron pin, per SN 6669, unless noted otherwise.
- ⊕ Indicates a found 3-inch diameter brass cap in monument case, per SN 6669, has since been paved over, unless otherwise noted hereon.
- Indicates a found 3-inch diameter brass cap in monument case, per SN 6669, unless otherwise noted.
- Indicates a found 5/8-inch diameter iron pin, with an yellow plastic cap marked "D. MCMAHAN LS 1913", per SN 18137.
- Indicates a computed position, nothing found or set.
- ( ) Indicates record information as per SN 6669.
- [ ] Indicates record information as per SN 7195.
- { } Indicates record information as per SN 18137.
- 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.
- Doc. No. Indicates an instrument recorded by Volume and Page of the Official Records of Jackson County, Oregon.
- PUE Indicates a Public Utility Easement being created hereon (refer to Declaration).
- M.O.P. Indicates an existing Public Utility Easement per previously recorded "MEDICAL OFFICE PARK SUBDIVISION" SN 6669.
- D.P.S. Indicates an existing Irrigation Easement per previously recorded "DOCTORS PARK".



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N00°04'30"W	5.00'
L2	N89°55'30"E	14.41'
L3	S45°54'42"W	54.58'
L4	N00°04'30"W	13.88'
L5	N45°54'42"E	34.57'
L6	S00°04'30"E	24.98'

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	45°26'54"	137.40'	104.34'	S67°21'00"E	106.54'
C2	45°26'54"	136.40'	108.20'	S67°21'00"E	105.38'
(C3)	45°27'10"	136.40'	108.20'	-	-
C4	65°19'47"	106.40'	121.32'	S57°24'36"E	114.85'
(C5)	65°19'47"	106.40'	121.32'	-	-
C6	45°27'01"	152.40'	121.29'	S67°21'00"E	118.13'

**NOTES:**  
 #1 DESTROYED DURING CONSTRUCTION, AND NOT REPLACED, WITH THE CONSENT OF COUNTY SURVEYOR.

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

Carl E. Neathamer  
 Surveyor

**BASIS OF BEARINGS:**  
 Basis of bearings is the centerline of Siskiyou Boulevard per the MEDICAL OFFICE PARK UNIT NO. 1, a plat now of record.

\*\* RECEIVED \*\*  
 DATE 6-20-07 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 9, 2001  
**CAEL E. NEATHAMER**  
 56545  
 Renewal Date 12/31/08

**PREPARED BY: Neathamer Surveying, Inc.**  
 3132 State Street, Suite 110  
 P.O. Box 1584  
 Medford, Oregon 97501-0120  
 Phone (541) 732-2869  
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PROJECT NUMBER: 03097 PLOT DATE: May 3, 2007  
 Sheet 2 of 2