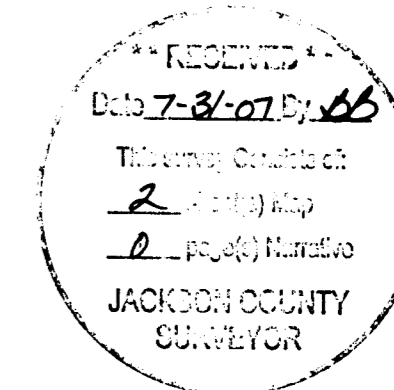


PARTITION PLAT NO. P-53-2007  
(FILE NO. LDP-05-249)

LOCATED IN:  
THE NORTHWEST 1/4 OF SECTION 27  
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN  
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON



APPROVALS:

MEDFORD CITY PLANNING: (LDP-05-249)

[Signature]  
Director

July 19, 2007  
Date

Examined and approved this 31 day of May, 2007.

[Signature]  
City Surveyor

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY NO. 19724.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT, DEL ROSSO LAND DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER IN FEE SIMPLE OF THE PARCEL OF REAL PROPERTY SITUATED IN JACKSON COUNTY, OREGON, AND HAS CAUSED THE SAME TO BE SURVEYED, MAPPED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE AREA FOR STREET PURPOSES (PIEDMONT TERRACE) AND THE PUBLIC UTILITY EASEMENTS SHOWN HEREON, AND DOES ALSO HEREBY GRANT TO THE CITY OF MEDFORD THE 10.00 FOOT WIDE EASEMENT FOR ACCESS, INSTALLATION AND MAINTENANCE OF STORM DRAINAGE FACILITIES AS SHOWN HEREON, AND WE DO ALSO CREATE THE 10.00 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT (PSSE) ACROSS PARCEL NO. 2 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF PARCEL NO. 3, AS SHOWN HEREON.

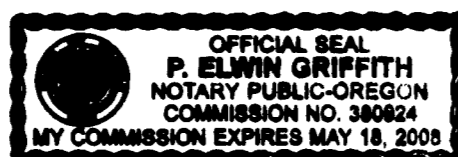
DEL ROSSO LAND DEVELOPMENT, LLC.

STATE OF OREGON  
County of Jackson )ss. May 23, 2007.

[Signature]  
GARY T. DELROSSO, MANAGING MEMBER

PERSONALLY APPEARED THE ABOVE NAMED GARY T. DELROSSO, AS MANAGING MEMBER, AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED, ON BEHALF OF DEL ROSSO LAND DEVELOPMENT, LLC., AN OREGON LIMITED LIABILITY COMPANY.

BEFORE ME: [Signature]  
NOTARY



PREMIERWEST BANK, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED DATED MAY 3, 2007 AND RECORDED MAY 11, 2007 AS DOCUMENT NO. 2007-022490, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM THE LIEN OF SAID TRUST DEED ALL PROPERTY SHOWN AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

IN WITNESS WHEREOF, SIGNED THIS 30th DAY OF May, 2007.

[Signature]  
AUTHORIZED REPRESENTATIVE PREMIERWEST BANK  
Vice President  
TITLE

STATE OF OREGON )  
COUNTY OF JACKSON )ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF May, 2007, BY JAMES ERSKINE, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF PREMIERWEST BANK.

BEFORE ME: [Signature]  
NOTARY



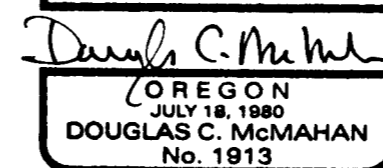
RECORDER:

FILED FOR RECORD THIS 31 DAY OF July, 2007, AT 11:35 O'CLOCK, A.M. AND RECORDED AS PARTITION PLAT NO. P-53-2007 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 18 PAGE 53.)

[Signature]  
County Clerk

[Signature]  
Deputy

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



RENEWS 12/31/08

SURVEYOR'S CERTIFICATE:

I, DOUGLAS C. McMAHAN, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION 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:

BEGINNING at a point for the Southeast corner of Lot 65 of CHERRY LANE ESTATES SUBDIVISION, UNIT NO. 4, in the City of Medford, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being on the Easterly boundary of said subdivision for the INITIAL POINT OF BEGINNING; thence North 00°01'09" East along said Easterly boundary, 719.90 feet to a point for the Northeast corner thereof, said point being on the Northerly boundary of Section 27, Township 37 South, Range 1 West of the Willamette Meridian in said Jackson County; thence South 89°51'18" East along said boundary 293.99 feet to the Northwest corner of tract described per Instrument No. 01-09683 of the Deed Records of said Jackson County; thence South 00°01'59" West (Record South 0°09' East) along the Westerly boundary of said tract, 567.61 feet (Record 567.19 feet) to a point on the Westerly boundary of FORDYCE HEIGHTS SUBDIVISION, according to the Official Plat thereof, now of record in said Jackson County, said point being on the Westerly right-of-way line of Mary Bee Lane; thence along said right-of-way line, along the arc of a 182.50 foot radius curve to the left (the long chord to which bears South 18°46'01" East 117.63 feet) an arc distance of 119.77 feet; thence along the arc of a 20.00 foot radius curve to the right (the long chord to which bears South 08°32'25" West 28.83 feet) an arc distance of 32.19 feet; thence along the arc of a 72.50 foot radius curve to the right (the long chord to which bears South 69°02'15" West 36.04 feet) an arc distance of 36.42 feet to a point on the aforementioned Westerly boundary of FORDYCE HEIGHTS SUBDIVISION; thence South 00°01'59" West along said boundary, 18.44 feet to the Northeast corner of CHERRY LANE ESTATES SUBDIVISION, UNIT NO. 5, according to the Official Plat thereof, now of record in said Jackson County; thence North 89°48'27" West along the Northerly boundary of said subdivision, 293.81 feet to a point on the aforementioned Easterly boundary of CHERRY LANE ESTATES SUBDIVISION, UNIT NO. 4, thence North 00°01'09" East along said Easterly boundary, 18.68 feet to the INITIAL POINT OF BEGINNING.

[Signature]  
SURVEYOR

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OF THE OREGON REVISED STATUTES.

PURPOSE: TO SURVEY, MONUMENT, AND PREPARE FINAL PLAT FOR A PARTITION PER CITY OF MEDFORD FILE NO. LDP-05-249 AND PER CLIENT'S REQUEST.

PROCEDURE: UTILIZING INFORMATION AND FOUND MONUMENTATION PER FILED SURVEY NO. 948, 9385 AND 1381, AND PLATS OF CHERRY LANE ESTATES SUBDIVISION, UNITS NO. 4 AND NO. 5 AND FORDYCE HEIGHTS SUBDIVISION FOR CONTROL, I ESTABLISH MONUMENTS AS SHOWN HEREON. INSTRUMENT NO. 85-09575 J.C.D.R. WAS USED FOR CLIENT'S PROPERTY. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. As of 7/31/07.

[Signature]  
Assessor

7/31/07  
Date

[Signature]  
Tax Collector

7/31/07  
Date

**PARTITION PLAT NO. P-53-2007**

(FILE NO. LDP-05-249)

LOCATED IN:

THE NORTHWEST 1/4 OF SECTION 27  
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,  
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR:  
**GARY DELROSSO**  
200-1/2 MARIPOSA TERRACE  
MEDFORD, OREGON 97504

**NOTES**

- 1.) TRACT "A" OF FORDYCE HEIGHTS SUBDIVISION IS NOW A PART OF THIS PARTITION
- 2.) AREA BEING DEDICATED FOR STREET RIGHT-OF-WAY PURPOSES. SEE DECLARATION.
- 3.) 10' PUE GRANTED PER PLAT OF FORDYCE HEIGHTS SUBDIVISION.
- 4.) EASEMENTS CREATED BY VOLUME 216, PAGE 373 AND 376 AND VOLUME 275, PAGE 286, J.C.D.R. FOR PACIFIC CORP, AN OREGON CORPORATION, OR ITS PREDECESSOR IN INTEREST FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND FOR OTHER PURPOSES MAY AFFECT THIS PROPERTY, HOWEVER SPECIFIC LOCATIONS ARE NOT GIVEN.
- 5.) 10'x34' CITY OF MEDFORD EASEMENTS FOR INSTALLATION AND MAINTENANCE OF WATER MAINS PER INSTRUMENT NO. 94-08356 J.C.D.R.
- \* 6.) CITY OF MEDFORD EASEMENT FOR INSTALLATION AND MAINTENANCE OF WATER MAINS PER INSTRUMENT NO. 94-11422 J.C.D.R.
- 7.) A TEMPORARY EASEMENT FOR CONSTRUCTION AND MAINTAINING A SLOPE EASEMENT FOR THE CITY OF MEDFORD PER INSTRUMENT NO. 02-04680. EXTINGUISHED BY RECORDING OF THIS PLAT.
- 8.) CITY OF MEDFORD EASEMENT FOR INSTALLATION AND MAINTENANCE OF WATER MAINS PER INSTRUMENT NO. 02-04682 J.C.D.R.
- 9.) NO WATER SERVICE PROVIDED AT THIS TIME FOR PARCEL 2.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	37°36'00"	182.50'	119.77'	117.63'	S18°46'01"E
2	92°12'52"	20.00'	32.19'	28.83'	S08°32'25"W
3	28°46'48"	72.50'	36.42'	36.04'	S69°02'15"W
4	51°05'50"	150.00'	133.77'	129.38'	S25°30'56"E
5	01°02'16"	100.00'	1.81'	1.81'	S50°32'43"E
6	50°03'34"	100.00'	87.37'	84.62'	S24°59'48"E
7	47°00'18"	100.00'	82.04'	79.76'	S61°44'47"W
8	05°05'34"	100.00'	8.89'	8.89'	S87°47'43"W
9	35°41'39"	72.50'	45.17'	44.44'	S72°29'40"W

**UTILITY STATEMENT**

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.

INITIAL POINT OF HIGH OAKS SUBDIVISION BRASS DISC IN CONCRETE 0.45' SOUTH OF LINE

SECTION CORNER POSITION CALCULATED FROM REFERENCE MARKERS PER COUNTY RE-ESTABS PER PLAT OF CHERRY LANE ESTATES SUBDIVISION, UNIT NO. 4, (NOT VISITED THIS SURVEY)

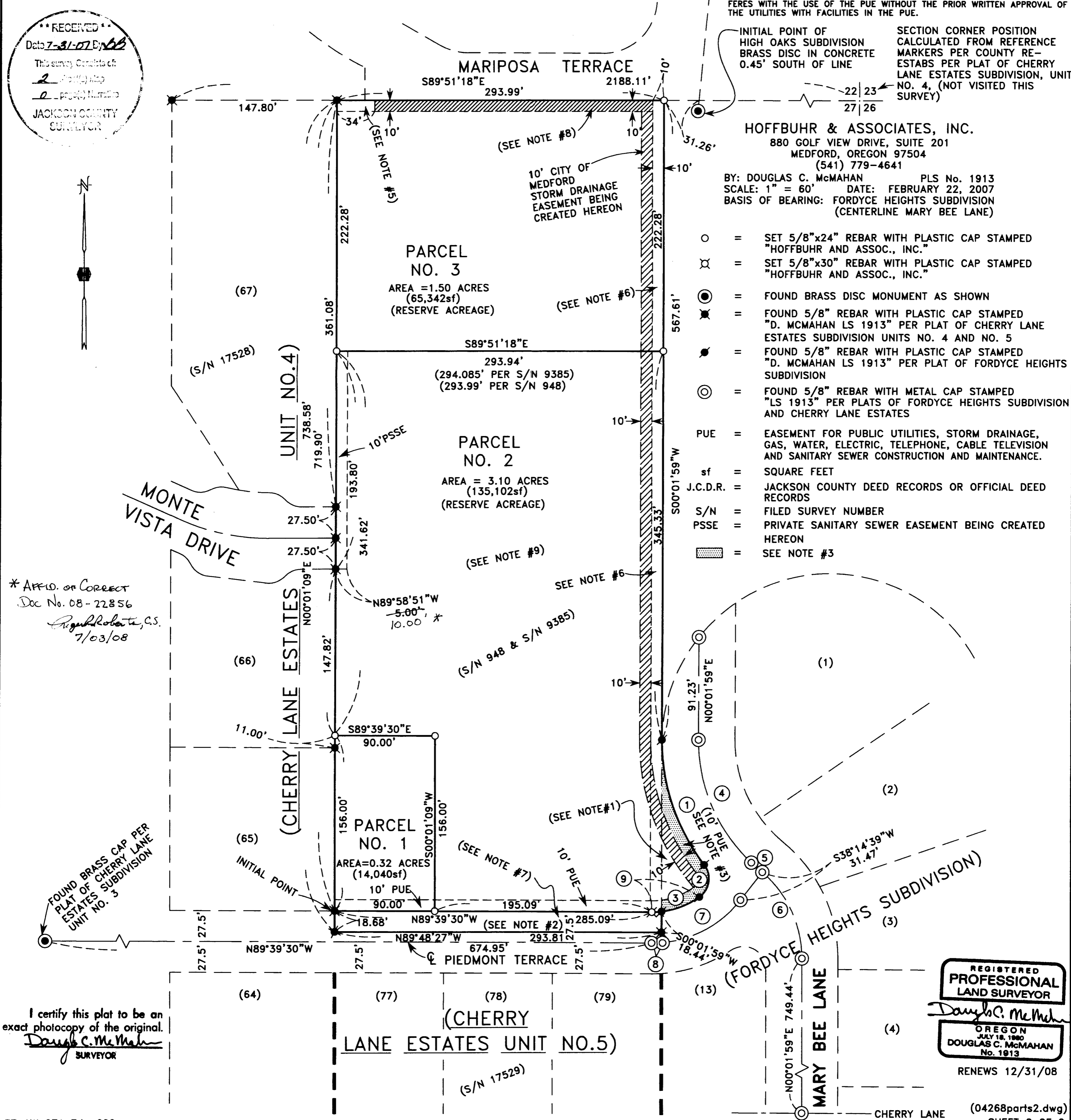
**HOFFBUHR & ASSOCIATES, INC.**  
880 GOLF VIEW DRIVE, SUITE 201  
MEDFORD, OREGON 97504  
(541) 779-4641

BY: DOUGLAS C. McMAHAN PLS No. 1913  
SCALE: 1" = 60' DATE: FEBRUARY 22, 2007  
BASIS OF BEARING: FORDYCE HEIGHTS SUBDIVISION (CENTERLINE MARY BEE LANE)

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- = FOUND BRASS DISC MONUMENT AS SHOWN
- ⊗ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D. McMAHAN LS 1913" PER PLAT OF CHERRY LANE ESTATES SUBDIVISION UNITS NO. 4 AND NO. 5
- = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D. McMAHAN LS 1913" PER PLAT OF FORDYCE HEIGHTS SUBDIVISION
- ⊗ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "LS 1913" PER PLATS OF FORDYCE HEIGHTS SUBDIVISION AND CHERRY LANE ESTATES
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- sf = SQUARE FEET
- J.C.D.R. = JACKSON COUNTY DEED RECORDS OR OFFICIAL DEED RECORDS
- S/N = FILED SURVEY NUMBER
- PSSE = PRIVATE SANITARY SEWER EASEMENT BEING CREATED HEREON
- ▨ = SEE NOTE #3

**\*\*RECEIVED\*\***  
Date 7-31-07 By *MB*  
This survey consists of:  
2 sheets  
2 pages  
JACKSON COUNTY SURVEYOR

\* APPLD. or CORRECT  
Doc No. 08-22856  
*Douglas C. McMah*, C.S.  
7/03/08



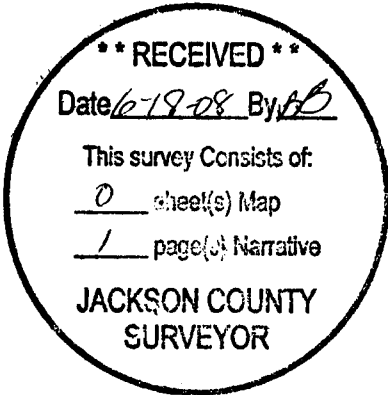
I certify this plat to be an exact photocopy of the original.  
*Douglas C. McMah*  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Douglas C. McMah*  
OREGON  
JULY 18, 1980  
DOUGLAS C. McMAHAN  
No. 1913  
RENEWS 12/31/08

19724



I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.  
Christine Walker - County Clerk



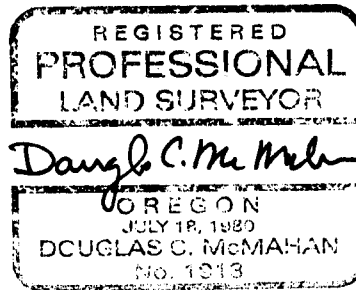
HOFFBUHR & ASSOCIATES, INC.  
880 Golf View Drive #201  
Medford, Oregon 97504  
(503) 779-4641

19724

**AFFIDAVIT OF CORRECTION**  
Pursuant to O.R.S. 209.225

I, Douglas C. McMahan, Registered Professional Land Surveyor of the State of Oregon, No. 1913, do hereby state that I have discovered drafting errors on my Partition Plat No. P-53-2007 filed for record the 31th day of July, 2007, and recorded in the Office of the Jackson County Surveyor as: County Surveyor File No. 19724.

Douglas C. McMahan, L.S. 1913

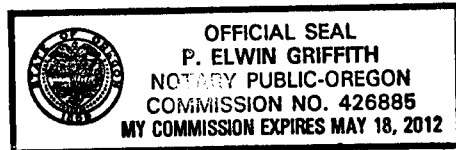


STATE OF OREGON )  
County of Jackson ) ss.

June 16, 2008 A.D. 2008      Renews 12/31/2008

Personally appeared the above named Douglas C. McMahan, a Registered Professional Land Surveyor, and acknowledged the forgoing instrument to be his voluntary act and deed.

Before me:  
P. Elwin Griffith



The corrections are: (On sheet 2)  
1.) Incorrect Instrument Number in Note #6

As filed: "94-11422"  
Change to: "99-11422"

2.) Incorrect distance at Southerly line of 10' Private Sanitary Sewer Easement lying along Westerly border of Parcel No. 2

As filed: "5.00"  
Change to: "10.00"

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

Date June 16, 2008

[Signature]

Jackson County Surveyor