

PARTITION PLAT NO. P-57-2007
 LOCATED IN
**THE SOUTHWEST QUARTER OF
 THE SOUTHWEST QUARTER OF SECTION 12,
 TOWNSHIP 37 SOUTH, RANGE 2 WEST,
 WILLAMETTE MERIDIAN,
 IN THE CITY OF MEDFORD, JACKSON COUNTY,
 OREGON**

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT TERRY CALLAHAN AND LINDA CALLAHAN 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) AND PARCEL 2 (TWO) 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 6.5 FOOT WIDE AREA DEDICATED FOR STREET PURPOSES AND THE 10 FOOT WIDE PUBLIC UTILITY EASEMENT AS SHOWN HEREON.
 ALSO WE DO HEREBY DEDICATE A 5 FOOT WIDE PRIVATE STORM DRAIN EASEMENT OVER PARCEL 2 (TWO) FOR THE BENEFIT OF PARCEL 1 (ONE) AS SHOWN HEREON.

Terry Callahan
 TERRY CALLAHAN

Linda Callahan
 LINDA CALLAHAN

ACKNOWLEDGEMENT



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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

18 DAY OF July, 2007 BY TERRY CALLAHAN AND LINDA CALLAHAN KNOWN TO ME AS THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED.

Shelly M. Miller
 NOTARY PUBLIC

NARRATIVE

FIELD SURVEY MEASUREMENTS WERE COMPLETED USING A NIKON DTM 522 TOTAL STATION AND A CARLSON DATA COLLECTOR. THE CENTERLINE OF BEALL LANE HAD BEEN ESTABLISHED BY FILED SURVEY NO. 18260 (P-25-1994) BY THIS OFFICE. A SEARCH FOR LOT CORNERS PER STARWOOD ESTATES, UNIT NO. 3 WAS NOT SUCCESSFUL, HOWEVER CENTERLINE MONUMENTS ALONG CIRCLEWOOD DRIVE WERE RECOVERED. SAID CENTERLINE FIT RECORD EXTREMELY WELL AND WAS USED TO COMPUTE THE RECORD SUBDIVISION BOUNDARY THAT ABUTS THE SUBJECT TRACT. DEED DOCUMENT (NO. 95-06404) THAT DESCRIBES THE BOUNDARY FOR THIS SURVEY CALLS ALONG THE NORTH LINE OF LOT 16 OF SAID STARWOOD ESTATES, THEN NORTHERLY ALONG THE WEST LINE OF CIRCLEWOOD DRIVE AND THEN WESTERLY ALONG THE SOUTH RIGHT OF WAY OF BEALL LANE TO A POINT MEETING THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID STARWOOD ESTATES. IT SHOULD BE NOTED THAT A REVIEW OF THE DEED DOCUMENTS FOR THE ADJOINER TO THE WEST INDICATES THERE "MAY" BE A DEED GAP OF +/- 10 FEET. THE PARCELS WERE MONUMENTED PER CLIENT DIRECTION AND THE PARTITION PLAT WAS PREPARED.

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:

BEGINNING AT THE NORTHWEST CORNER OF LOT 16, STARWOOD ESTATES - UNIT NO. 3, IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 13, PAGE 49, PLAT RECORDS, ALSO BEING THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 95-06404 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE ALONG THE BOUNDARY OF SAID INSTRUMENT NO. 95-06404 THE FOLLOWING COURSES: SOUTH 89°56'28" EAST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF CIRCLEWOOD DRIVE, NORTH 0°01'53" WEST, 96.00 FEET (96.03 FEET RECORD); THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°54'35", A DISTANCE OF 31.384 FEET TO THE SOUTH LINE OF BEALL LANE; THENCE ALONG SAID SOUTH LINE, NORTH 89°56'28" WEST, 80.03 FEET TO A POINT WHICH BEARS NORTH 0°01'53" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 0°01'53" EAST, 115.97 FEET (116.00 FEET RECORD) TO THE POINT OF BEGINNING.



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

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

APPROVALS

Paul O. Lett
 MEDFORD CITY PLANNING
 FILE NO. LDP-06-070

August 9, 2007
 DATE

APPROVED THIS 20th DAY OF July, 2007.

Paul O. Lett
 MEDFORD CITY SURVEYOR

TAX STATEMENT

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

15th DAY OF August, 2007.

Amanda Kirkpatrick, deputy ASSESSOR
Carol Jensen, Deputy TAX COLLECTOR

RECORDER'S CERTIFICATE

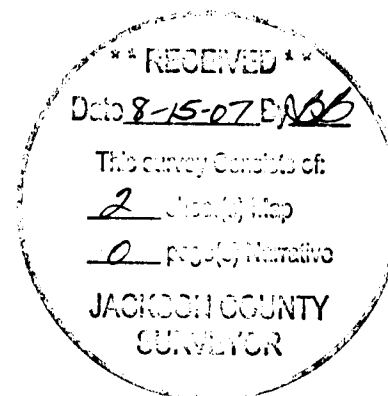
FILED FOR RECORD THIS THE 15 DAY OF August, 2007 AT 10:24 O'CLOCK A M. AND RECORDED AS

PARTITION PLAT NO. P-57-2007 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON.

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Kathleen S. Barrett COUNTY CLERK
Shelly M. Miller DEPUTY

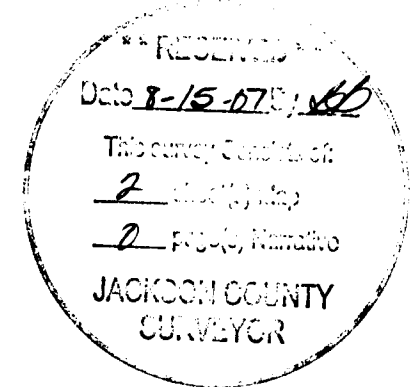
COUNTY SURVEYOR FILE NO. 19741



TIMBERLINE LAND SURVEYING, INC.
 LAND SURVEYING-WATER RIGHTS
 KERRY K. BRADSHAW, P.L.S. - C.W.R.E. 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) 664-7863

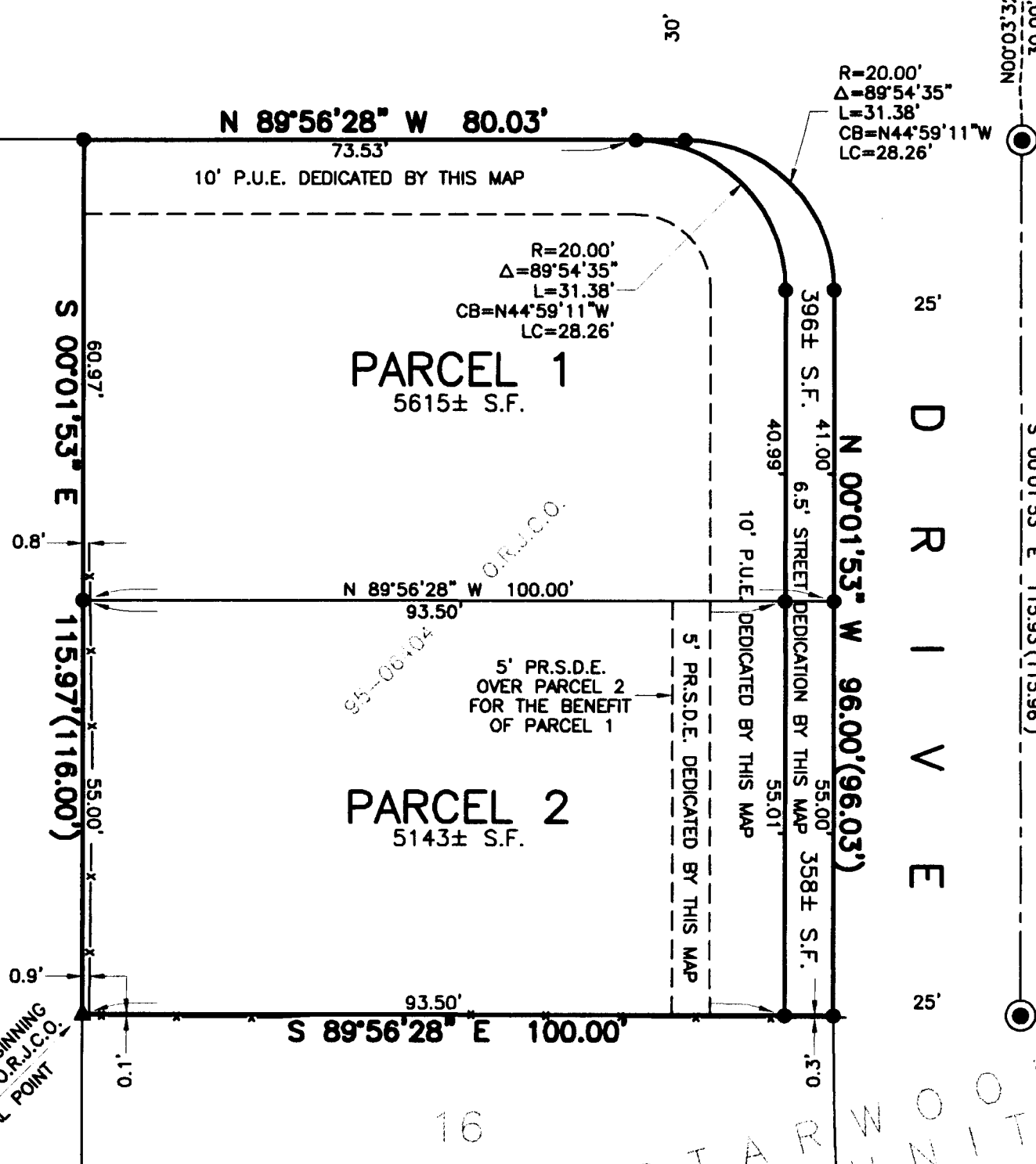
JOB #: 06-204	PREPARED FOR:
DATE: 07/16/2007	TERRY AND LINDA CALLAHAN
DRAWN BY: TWO D	1204 LOOKING GLASS WAY, CENTRAL POINT, OREGON 97502
CHECKED BY: KKB	FILE NAME: 06-204/CallahanPartitionPlatFinal.dwg
SHEET 1 OF 2	

PARTITION PLAT NO. P-57-2007
 LOCATED IN
 THE SOUTHWEST QUARTER OF
 THE SOUTHWEST QUARTER OF SECTION 12,
 TOWNSHIP 37 SOUTH, RANGE 2 WEST,
 WILLAMETTE MERIDIAN,
 IN THE CITY OF MEDFORD, JACKSON COUNTY,
 OREGON



NORTHEAST CORNER OF
 DONATION LAND CLAIM NO. 63
 FOUND 2-1/4" BRASS CAP
 IN CONCRETE
 JACKSON COUNTY SURVEYOR

S 89°56'28" E 761.49'
 (BASIS OF BEARINGS)



LEGEND

- FOUND BRASS DISC PER STARWOOD ESTATES UNIT NO. 3, UNLESS NOTED OTHERWISE.
- SET 5/8" x24" IRON REBAR WITH PLASTIC CAP STAMPED "BRADSHAW LS 2271".
- ▲ SET 5/8"x30" IRON REBAR WITH PLASTIC CAP STAMPED "BRADSHAW LS 2271".
- x— FENCE LINE
- O.R.J.C.O. OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- PR.S.D.E. PRIVATE STORM DRAIN EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- (...) RECORD DATA
- S.F. SQUARE FEET

BASIS OF BEARINGS

THE CENTERLINE OF BEALL LANE SHOWN AS S 89°56'28" E PER STARWOOD ESTATES UNIT NO. 3

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

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

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Kerry K. Bradshaw
 OREGON
 JULY 16, 1987
 KERRY K. BRADSHAW
 2271
 EXP. 12-31-07

TIMBERLINE LAND SURVEYING, INC.
 LAND SURVEYING-WATER RIGHTS
 KERRY K. BRADSHAW, P.L.S. - C.W.R.E. CHARLES R. SMITH, P.L.S.
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 P.O. BOX 3064 PHONE: (541) 664-7510
 CENTRAL POINT, OREGON 97502 FAX: (541) 664-7863

JOB #: 06-024 PREPARED FOR: **TERRY AND LINDA CALLAHAN**
 DATE: 07/16/2007 FOR: 1204 LOOKING GLASS WAY, CENTRAL POINT, OREGON 97502
 DRAWN BY: TWO D

CHECKED BY: KKB FILE NAME: 06-024/CallahanPartitionPlatFinal.dwg SHEET 2 OF 2