

*** APPROVALS ***

CITY OF MEDFORD PLANNING
(File No. LDP-06-311)

[Signature]
Director

October 29, 2007
Date

Examined and approved this 17th day of AUGUST, 20 07.

[Signature]
City Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES as required by ORS 92.095 have been paid as of NOVEMBER 19, 20 07.

[Signature] Deputy 11-19-07 Assessor Date
[Signature] Deputy 11-19-07 Tax Collector Date

*** DECLARATION ***

Know all men by these presents that we, LUIS J. JAUREGUI, JR and PENNY C. JAUREGUI, are the owners in fee of the land shown hereon, more particularly described in the Surveyor's Certificate and have partitioned the same into the Parcels and Tract A as shown hereon. We do hereby dedicate to the public for public use the R/W Dedication, together with the Public Utility Easement (PUE). We do hereby make and establish the Shared Driveway and Turnaround Easement (SDE) for the benefit of and use by Parcels 1 and 2.

[Signature] LOUIS J. JAUREGUI, JR.
[Signature] PENNY C. JAUREGUI

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named Luis J. Jauregui, JR and Penny C. Jauregui, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 15th day of August, 20 07.

[Signature]
Karen L. Lafitte Notary Public - Oregon
Commission No. 402251

My Commission Expires March 20, 2010

*** AFFIDAVIT OF CONSENT ***

From Mortgage Electronic Registration Systems, Inc. recorded as Document No. 2007-052384, ORJCO.

From Jason Stimpert recorded as Document No. 2007-052383, ORJCO.

PARTITION PLAT NO. P-69-2007

In the N.E. 1/4 of Section 13, T.37S., R.2W., W.M. & in the City of Medford Jackson County, Oregon.
(File No. LDP-06-311)

SURVEY FOR:

LUIS JAUREGUI
2336 TABLE ROCK ROAD
MEDFORD, OR 97501

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

DATE OF SURVEY:

JUNE 14, 2007

*** RECORDER'S CERTIFICATE ***

FILED FOR RECORD THIS 19 DAY OF November, 20 07
AT 10:15 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-69-2007
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 18, PAGE 69 & DOC. # 2007-052385, ORJCO.

[Signature] COUNTY CLERK
[Signature] DEPUTY

COUNTY SURVEYOR FILE NO. 19828

*** SURVEYOR'S CERTIFICATE ***

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND CONFORMS WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Commencing at the Southwest corner of Donation Land Claim No. 59, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence South 89°54'50" East (record EAST), 2456.31 feet; thence North 00°05'10" East (record NORTH), 904.92 feet to a 1 inch iron pin marking the Southeast corner of that tract described in Document No. 2006-015391, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the East line thereof, NORTH, 93.46 feet to the Southeast corner of that tract described in Volume 408, Page 446, Jackson County Deed Records; thence along the South line thereof, North 89°42'30" West, 215.60 feet (record WEST, 216.1 feet) to the East line of Table Rock Road; thence along said East line, SOUTH, 94.56 feet to the Southwest corner of that tract described in Document No. 2006-015391, said Official Records; thence along the South line thereof, EAST, 215.60 feet (record 216.1 feet) to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-09

*** RECEIVED ***

DATE 11-19-07 BY [Signature]

This survey consists of:

2 sheet(s) Map

0 page(s) Narrative

JACKSON COUNTY SURVEYOR

SHEET 1 OF 2

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

[Signature]
SURVEYOR

SURVEY FOR:
LUIS JAUREGUI
2336 TABLE ROCK ROAD
MEDFORD, OR 97501

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OR 97501
PHONE: (541) 772-2782
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DATE:
JUNE 14, 2007

PARTITION PLAT NO. P.69-2007
In the N.E. 1/4 of Section 13, T.37S., R.2W., W.M. &
in the City of Medford Jackson County, Oregon.
(File No. LDP-06-311)

LEGEND:

- = FD. 1" IRON PIN PER FS92.
- ⊙ = FD. 5/8" IRON PIN (ORIGIN UNKNOWN).
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS14798.
- ⊘ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER.
- () = RECORD DATA AS SHOWN.
- DR = DEED RECORD DATA.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT.
- X- = FENCE LINE.
- FD. = FOUND.
- SW COR. = SOUTHWEST CORNER.
- DLC = DONATION LAND CLAIM.
- SDE = SHARED DRIVEWAY & TURNAROUND EASEMENT FOR PARCELS 1 & 2.
- MKD = MARKED.
- R/W = RIGHT OF WAY.

BASIS OF BEARINGS:

SOUTH LINE DLC#59 PER FS14798.

UNIT OF MEASUREMENT = FEET

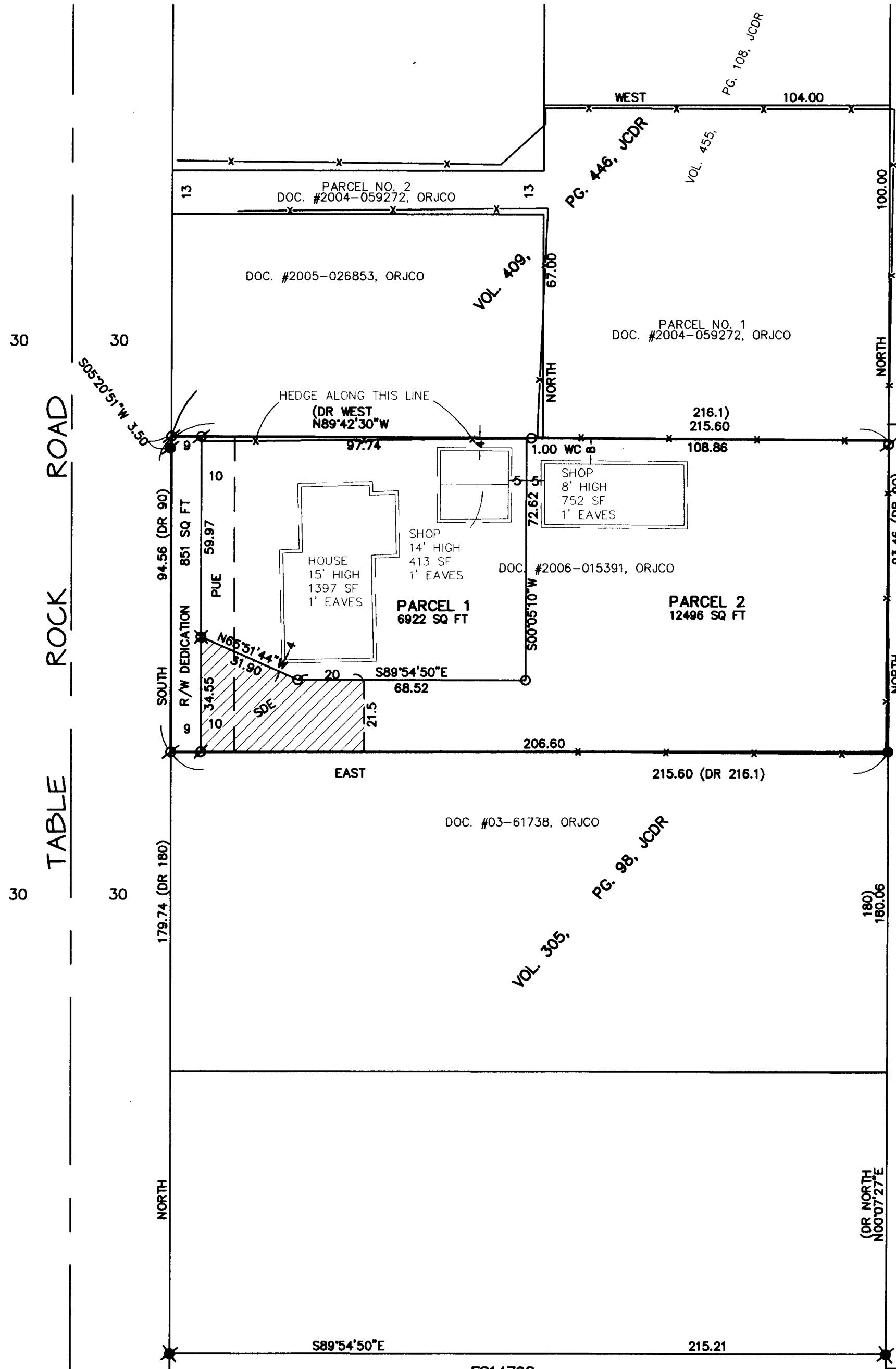
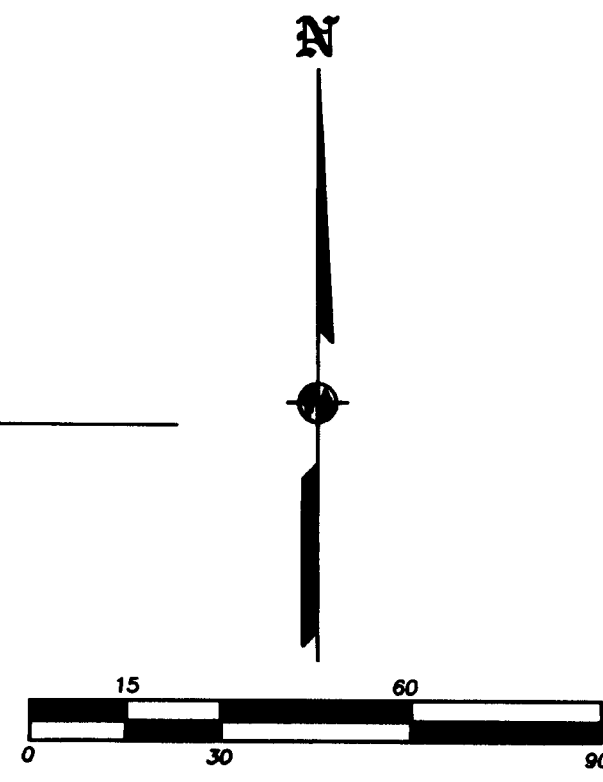
SCALE: 1" = 30'

NOTES REQUIRED BY PLANNING COMMISSION ORDER:

- 1) PARCELS 1 & 2 SHALL TAKE ACCESS FROM TABLE ROCK ACROSS THE SHARED DRIVEWAY EASEMENT ONLY.
- 2) A VEHICULAR TURNAROUND PER SECTION 10.746 (11) OF MEDFORD LAND DEVELOPMENT CODE WILL BE PROVIDED FOR PARCEL 2 AT TIME OF DEVELOPMENT.

EASEMENTS PER SUBDIVISION GUARANTEE

GAS PIPELINE EASEMENT PER DOC.91-08593, ORJCO GIVES NO SPECIFIC LOCATION BUT AFFECTS SUBJECT PROPERTY.



SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THE TWO PARCELS CREATED THROUGH A LAND PARTITION. SEE CITY OF MEDFORD FILE NO. LDP-06-311.

PROCEDURE: FROM CONTROL ESTABLISHED BY THIS OFFICE DURING FS14798, MADE TIES TO ADDITIONAL MONUMENTS AS SHOWN HEREON. IT BECAME APPARENT THAT THERE WAS A DIFFERENCE BETWEEN THE DEED LINE OF THE NORTH BOUNDARY OF THE TRACT DESCRIBED IN DOC. #2006-015391, ORJCO AND THE EXISTING FENCE AND HEDGE OF THE PROPERTIES TO THE NORTH. THIS DIFFERENCE BEING APPROXIMATELY 4' IS ALSO NOTED ON FS92 WHICH WAS COMPLETED ROUGHLY 59 YEARS AGO. IT IS ALSO APPARENT THAT THE TRACT DESCRIBED IN DOC. #2006-015391, ORJCO WAS DESCRIBED USING FS92 AS A GUIDE. FS92 DID NOT ATTEMPT TO DISCERN THE REASON OF THE FENCE LINE BEING NORTHERLY OF THE MONUMENTED NORTH LINE. I FIND THE FENCE IN APPROXIMATELY THE SAME LOCATION AS SHOWN ON FS92. I THEN LOCATED FENCE LINES TO THE NORTH OF DOC. #2006-015391, ORJCO TO TRY & DETERMINE IF THIS NORTHERLY SHIFT EXISTS AS WELL. AS SHOWN HEREON THIS SHIFT DOES EXIST BUT TO A LESSER DEGREE APPROX. 2' ON THE NORTH LINE OF PARCEL NO. 1 PER DOC. #2004-059272, ORJCO. HOWEVER THIS SHIFT WOULD BE MAGNIFIED TO APPROXIMATELY 6' FOR THE NORTH LINE OF DOC. #2005-026853, ORJCO AND THE NORTH LINE OF PARCEL NO. 2 PER DOC. #2004-059272, ORJCO. BASED ON THE FACT THAT THE FENCE LINE NORTH OF DOC. #2006-015391, ORJCO HAS BEEN EXISTENCE IN ITS CURRENT LOCATION FOR AT LEAST 59 YEARS, IT IS MY OPINION THAT THIS FENCE AND HEDGE LINE IS THE BEST AVAILABLE EVIDENCE OF THE LOCATION OF THE SOUTH LINE OF VOL. 409, PG. 446, JCDR. BY USING THIS FENCE LINE THE DEED BOUNDARIES TO THE NORTH WOULD BETTER HARMONIZE, ALTHOUGH NOT PERFECTLY, WITH THE DEED CALLS, AS OPPOSED TO USING THE 1" IRON PIN PER FS92 AT THE SOUTHEAST CORNER OF DOC. #2006-015391, ORJCO AS THE BASIS OF MEASUREMENT. THE SOUTH & EAST BOUNDARIES OF DOC. #2006-015391, ORJCO WERE ANCHORED BY THE FOUND 2" IRON PIN PER FS92 AS SHOWN. COMPUTED THE PARCEL CORNER LOCATIONS PER THE APPROVED TENTATIVE PLAT & SET MONUMENTS AS SHOWN HEREON.

INITIAL POINT
S89°54'50"E, 2456.31 &
N00°05'10"E, 904.92 FROM
SW COR. OF DLC #59.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-09

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DATE 11-19-07 BY *llh*
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JACKSON COUNTY SURVEYOR

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.