

PARTITION PLAT NO. P-79-2007

(FILE NO. SUB2007-00059_MP)

Located in:

in the Northeast 1/4 of Section 19,
Township 36 South, Range 1 West, W.M.,
Jackson County, Oregon

For:
Antelope & Agate LLC

INDEX OF SHEETS	
SHEET 1 OF 3	DECLARATION, SIGNATURES, APPROVALS & SURVEYOR'S CERTIFICATE
SHEET 2 OF 3	PARTITION PLAT & EASEMENT DETAILS
SHEET 3 OF 3	PARTITION PLAT, EASEMENT & UTILITY NOTES

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, THAT ANTELOPE & AGATE LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON AND HEREBY DEDICATES TO THE PUBLIC FOR PUBLIC USE THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS.

ANTELOPE & AGATE LLC

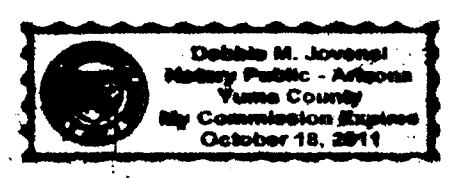
BY: Howard Kimmel

STATE OF Arizona }
COUNTY OF Yuma } ss.

TITLE: G.M.

ON THIS 13th DAY OF December, 2007, PERSONALLY APPEARED BEFORE ME THE WITHIN NAMED Howard Kimmel AND ACKNOWLEDGED THE FOREGOING INSTRUMENT ON BEHALF OF ANTELOPE & AGATE LLC, AN OREGON LIMITED LIABILITY COMPANY.

BEFORE ME: Debbie M. Jovene
NOTARY



RECORDER'S CERTIFICATE:
FILED FOR RECORD THIS 21st DAY OF December, 2007, AT 2:25 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-79-2007 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 18 PAGE 79.)
Kathleen J. Beckett COUNTY CLERK
Carmen D. Helmer DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 19884

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
COUNTY OF JACKSON) ss

I, DAVID M. MINNECI, A DULY 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 HEREON SHOWN AND THE PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

COMMENCING AT THE CORNER COMMON TO SECTIONS 17, 18, 19 AND 20, TOWNSHIP 36 SOUTH, RANGE 1 WEST OF THE WILL-AMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE, ALONG THE CENTERLINE OF AGATE ROAD, SOUTH 00°17'40" EAST 352.47 FEET; THENCE, LEAVING SAID CENTERLINE, SOUTH 89°45'00" WEST 50.00 FEET TO A 5/8" IRON PIN ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID AGATE ROAD, BEING THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2006-055616; OFFICIAL RECORDS OF SAID JACKSON COUNTY FOR THE INITIAL POINT OF BEGINNING; THENCE, ALONG THE BOUNDARY OF SAID TRACT AS FOLLOWS: SOUTH 00°17'40" EAST 1609.85 FEET (RECORD 1609.9 FEET) TO THE NORTHERLY RIGHT-OF-WAY LINE OF ANTELOPE ROAD; THENCE, ALONG SAID NORTHERLY LINE, NORTH 89°47'35" WEST (RECORD NORTH 89°48' WEST) 681.60 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 11TH STREET; THENCE, ALONG SAID EASTERLY LINE, NORTH 20°35'23" WEST 40.87 FEET; THENCE NORTH 00°12'14" EAST (RECORD NORTH 00°11'50" EAST) 1250.99 FEET TO A 5/8" IRON PIN; THENCE, LEAVING SAID EASTERLY LINE, SOUTH 89°48'10" EAST 259.33 FEET (RECORD 259.41 FEET) TO A 5/8" IRON PIN; THENCE NORTH 00°11'50" EAST 240.67 FEET TO A 5/8" IRON PIN; THENCE NORTH 89°45'00" EAST 180.50 FEET TO A 5/8" IRON PIN; THENCE NORTH 00°15'00" WEST 76.50 FEET TO A LEAD PLUG & TACK WITH METAL WASHER SET IN CONCRETE; THENCE NORTH 89°45'00" EAST 242.93 FEET TO THE INITIAL POINT OF BEGINNING.

David M. Minnici
SURVEYOR

*** APPROVALS ***

EXAMINED AND APPROVED THIS 14th DAY OF December, 2007.

Robert R. Roberts
JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED BY JACKSON COUNTY DEVELOPMENT SERVICES THIS 20th DAY OF December, 2007.

Susan Elie
JACKSON COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED BY THE JACKSON COUNTY DEPARTMENT OF ROADS AND PARKS THIS ___ DAY OF _____, 2007.

JACKSON COUNTY ENGINEER

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 21 DAY OF December, 2007.

Nathan E. McAlister, Deputy
ASSESSOR
Chris [Signature] Deputy
TAX COLLECTOR

12/21/07
DATE
12/21/07
DATE

I certify this plat to be an exact photocopy of the original.
David M. Minnici
SURVEYOR



David M. Minnici
OREGON
JULY 26, 1988
DAVID M. MINNECI
2349
EXPIRES 12/31/08

(SEE SHEET 2)

PARTITION PLAT NO. _____

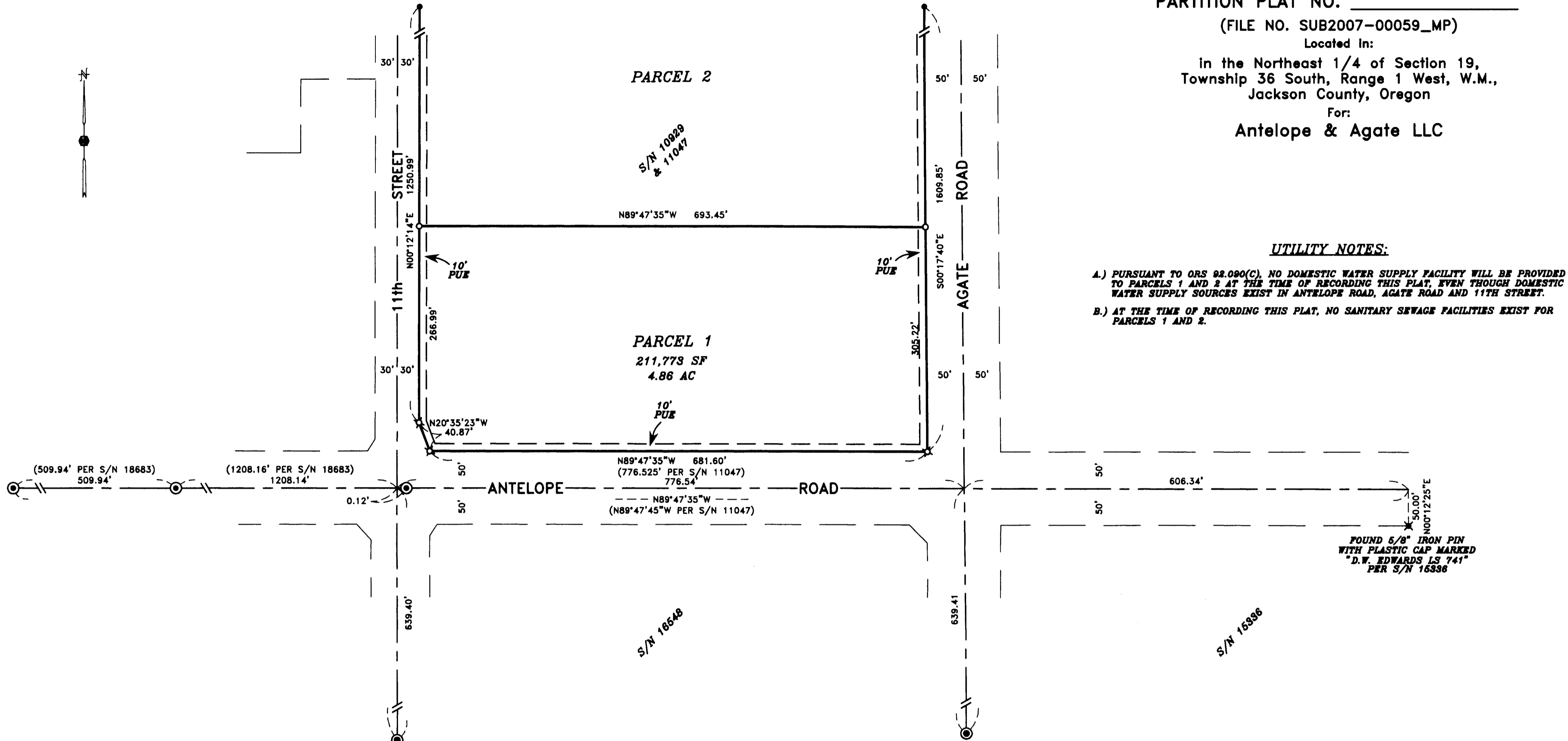
(FILE NO. SUB2007-00059_MP)

Located In:

In the Northeast 1/4 of Section 19,
Township 36 South, Range 1 West, W.M.,
Jackson County, Oregon

For:

Antelope & Agate LLC



UTILITY NOTES:

- A.) PURSUANT TO ORS 92.090(C), NO DOMESTIC WATER SUPPLY FACILITY WILL BE PROVIDED TO PARCELS 1 AND 2 AT THE TIME OF RECORDING THIS PLAT, EVEN THOUGH DOMESTIC WATER SUPPLY SOURCES EXIST IN ANTELOPE ROAD, AGATE ROAD AND 11TH STREET.
- B.) AT THE TIME OF RECORDING THIS PLAT, NO SANITARY SEWER FACILITIES EXIST FOR PARCELS 1 AND 2.

FOUND 5/8" IRON PIN WITH PLASTIC CAP MARKED "D.W. EDWARDS LS 741" PER S/N 16396

FOUND BRASS DISC STAMPED "US ARMY ENGINEERS CONTROL STATION" IN CONCRETE CASE 0.4' DEEP PER S/N 16548

FOUND BRASS DISC STAMPED T36S R1W 1/4S 19 - 20 CS 1986

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON
(541) 779-4841
BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 100' NOVEMBER 28, 2007
BASIS OF BEARING: SURVEY NUMBER 11047
(EAST LINE OF SECTION 19)

NOTES

- 1.) EASEMENT FOR PUBLIC UTILITIES PER VOL. 294, PG. 307 CORRECTED BY VOL. 308, PG. 489. (NO SPECIFIC LOCATION GIVEN)
- 2.) EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED PACIFICORP PER VOL. 330, PG. 486, VOL. 398 PG. 495, VOL. 405, PG. 314 & 411, PG. 276 (20' IN WIDTH - 10' ON EACH SIDE OF EXISTING LINES AND POLES)
- 3.) EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED PACIFICORP PER VOL. 548, PG. 333. (NO SPECIFIC LOCATION GIVEN)
- 4.) EASEMENT FOR SEWER LINE SYSTEM UTILITIES GRANTED WHITE CITY SANITARY DISTRICT PER VOL. 519, PG. 310. (NO WIDTH GIVEN-EXISTING LINE WITHIN ANTELOPE ROAD RIGHT-OF-WAY)
- 5.) EASEMENT FOR WATER TRANSMISSION AND DISTRIBUTION FACILITIES GRANTED WHITE CITY, OREGON, WATER SYSTEM, INC. PER DOC. NO. 68-09787. (20' IN WIDTH WITHIN THE ANTELOPE ROAD RIGHT-OF-WAY)
- 6.) EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED PACIFICORP PER DOC. NO. 70-06686. (20' IN WIDTH-NO SPECIFIC LOCATION GIVEN)
- 7.) EASEMENTS FOR RAILROAD RIGHT-OF-WAY GRANTED WHITE CITY TERMINAL AND UTILITY CO. PER DOC. NO. 77-06168. (20' IN WIDTH-SHOWN)
- 8.) MUTUAL ROAD USE AGREEMENT AND EASEMENT GRANTED STONE CONTAINER CORPORATION AND MEDFORD CORPORATION PER DOC. NO. 87-23484. (40' IN WIDTH-SHOWN)
- 9.) EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED PACIFICORP PER DOC. NO. 88-26158. (20' IN WIDTH-NO SPECIFIC LOCATION GIVEN)
- 10.) EASEMENT FOR INSTALLATION AND MAINTENANCE OF WATER MAINS GRANTED THE CITY OF MEDFORD PER DOC. NO. 2007-042884. (10' IN WIDTH-SHOWN)
- 11.) CONDITIONS OF THE APPROVAL FROM LAND USE CASE FILE #SUB2007-00059 APPLY TO ALL NEWLY CREATED LOTS WITHIN THE PLAT.

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- ⊙ = SET LEAD PLUG & TACK WITH METAL WASHER STAMPED "LS 2349" IN CONCRETE AT BASE OF FENCE CORNER.
- ⊕ = FOUND 1 1/4" BRASS DISC STAMPED "HEA LS 1069" UNLESS OTHERWISE NOTED.
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "KAISER RLS 803" PER S/N 10929.
- ⊘ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "FARBER LS 2189" PER S/N 11556.
- ⊗ = FOUND MONUMENT AS NOTED.
- S/N = SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, TELEPHONE, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.

I certify this plat to be an exact photocopy of the original.
David M. Minnecci
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

David M. Minnecci

OREGON
DAVID M. MINNECI
2349

EXPIRES 12/31/08

PARTITION PLAT NO. P-79-2007

(FILE NO. SUB2007-00059_MP)

Located in:

in the Northeast 1/4 of Section 19,
Township 36 South, Range 1 West, W.M.,
Jackson County, Oregon

For:

Antelope & Agate LLC

DETAIL "A"
SCALE: 1" = 80'

FOUND BRASS DISC STAMPED
T36S R1W
18 17
19 20
CS 1979

FOUND IRON PIN WITH
ALUMINUM CAP MARKED
"JACKSON CO. ROADS & PKS"
PER S/N 18400

AVENUE "G"

S/N 11556

INITIAL POINT

(SEE DETAILS
"A" & "B")

PARCEL 3
172,889 SF
3.97 AC

PARCEL 2
626,756 SF
14.39 AC

PARCEL 1
211,773 SF
4.86 AC

S/N 10929
& 11047

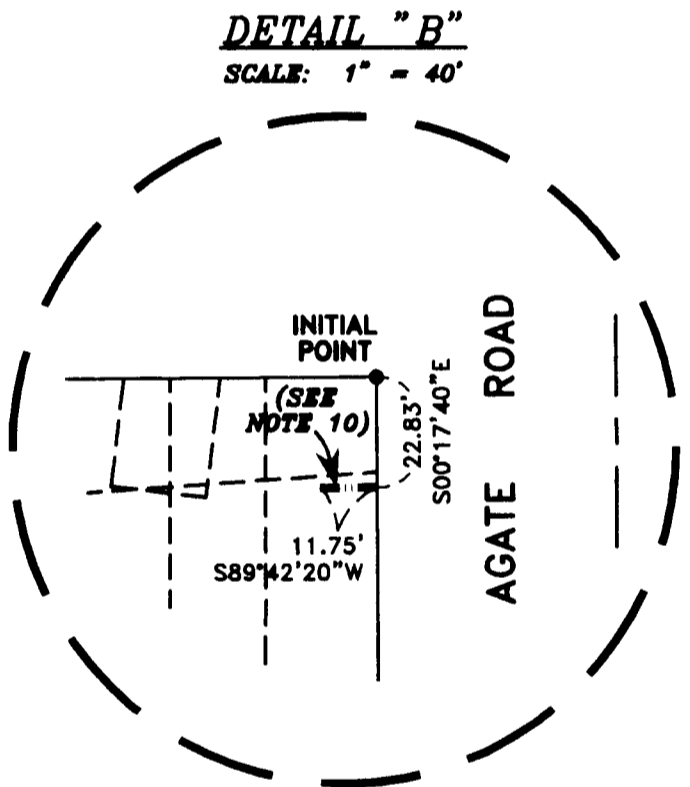
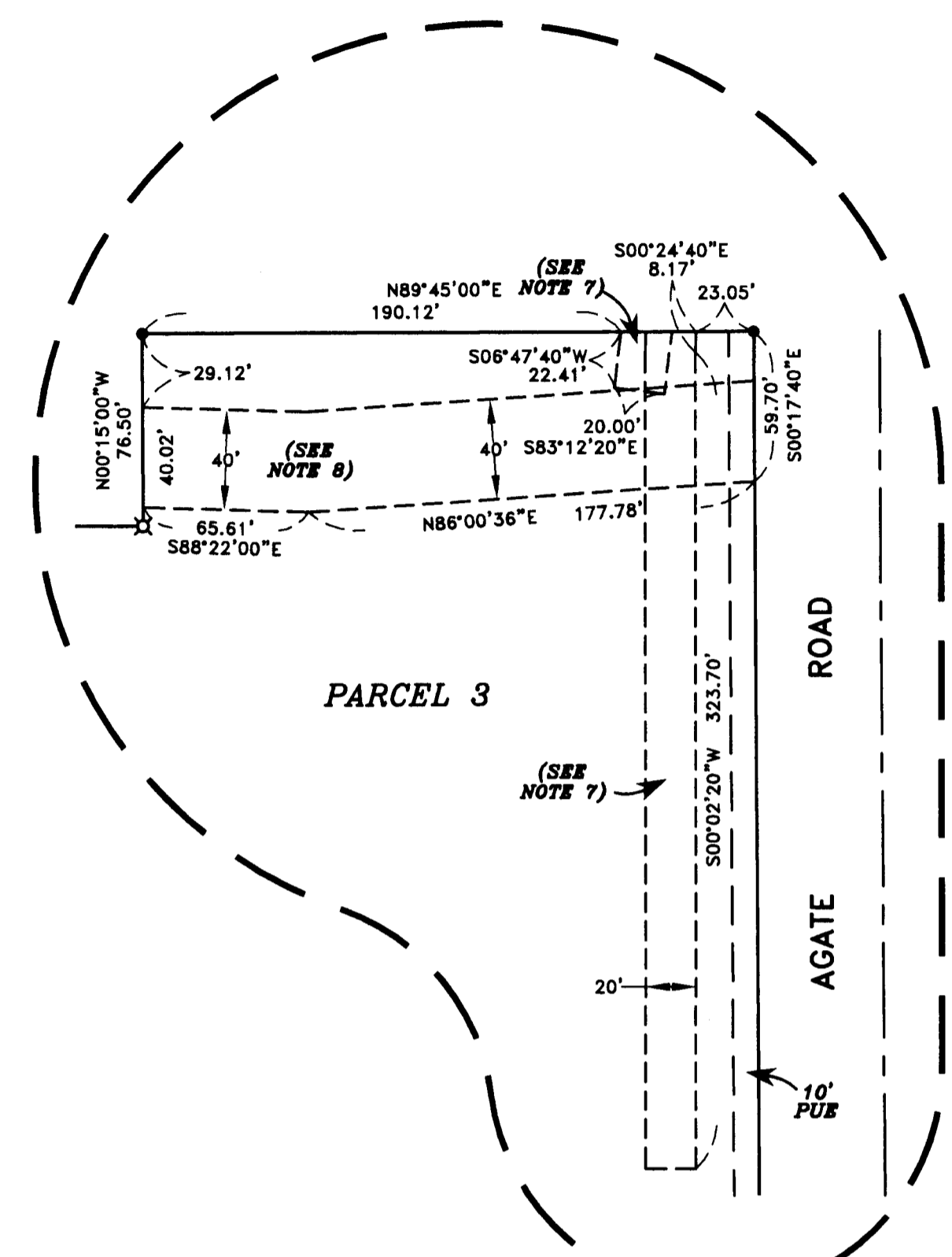
AREA DEEDED TO
JACKSON COUNTY PER
DOC. NO. 8004-081476,
OFFICIAL RECORDS

(RECORD
N20°35'58"W
N20°35'23"W
40.87')

FOUND BRASS DISC STAMPED
"US ARMY ENGINEERS CONTROL STATION"
IN CONCRETE CASE 0.4' DEEP
PER S/N 16548

FOUND BRASS DISC STAMPED
T36S R1W
1/4 S
19 20
CS
1986

(SEE SHEET 3)



HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON
(541) 779-4841
BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 100' NOVEMBER 28, 2007
BASIS OF BEARING: SURVEY NUMBER 11047
(EAST LINE OF SECTION 19)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- ⊕ = SET LEAD PLUG & TACK WITH METAL WASHER STAMPED "LS 2349" IN CONCRETE AT BASE OF FENCE CORNER.
- ⊙ = FOUND 1 1/4" BRASS DISC STAMPED "HEA LS 1069" UNLESS OTHERWISE NOTED.
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "KAISER RLS 803" PER S/N 10929.
- ⊘ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "FARBER LS 2189" PER S/N 11556.
- ⊗ = FOUND MONUMENT AS NOTED.
- S/N = SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, TELEPHONE, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.

I certify this plat to be an exact photocopy of the original.
David M. Minnecci
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David M. Minnecci

OREGON
JULY 20, 1988
DAVID M. MINNECI
2349

EXPIRES 12/31/08