

Partition Plat No. P-28-2008

LOCATED WITHIN

THE SOUTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 14,
TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN,
JACKSON COUNTY, OREGON

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT A PARTITION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN JACKSON COUNTY INSTRUMENT NUMBER 2007-41321 AS SHOWN ON PAGE 2 OF THIS PLAT. THE BASIS OF BEARINGS FOR THIS SURVEY WAS THE MEASURED LINE BETWEEN THE 1" IRON PIPE SET FOR THE C.E. 1/16 CORNER AND THE 5/8" IRON ROD SET FOR A 60.00 WITNESS CORNER ON THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN JACKSON COUNTY INSTRUMENT No. 79-18687 PER C.S. 12357 AS SHOWN ON PAGE 2 OF THIS PLAT.

THE FIELD WORK WAS COMPLETED IN JANUARY 2008. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED UTILIZING A TOPCON GTS 302D TOTAL STATION WITH DATA COLLECTOR AND SUPPORTING EQUIPMENT. A CLOSED TRAVERSE WAS RUN AND CLOSED WITHIN ACCEPTABLE STANDARDS.

THE MONUMENTS FOUND WERE HELD AS SHOWN. THE RIGHT-OF-WAY OF WARDS CREEK ROAD WAS ESTABLISHED BY HOLDING THE IRON RODS SET PER C.S. 4015, THE FOUND IRON RODS SET PER THE JACKSON COUNTY PUBLIC WORKS RIGHT-OF-WAY MAP FOR WARDS CREEK ROAD AND RECORD INFORMATION. PHYSICAL TIES TO THE APPROXIMATE CENTER OF WARDS CREEK WERE MADE AND THESE POSITIONS WERE HELD FOR THE LOCATION OF THE NORHT LINE OF THE SUBJECT PARCEL AS SHOWN.

ALL SURFACE AND SUB-SURFACE IMPROVEMENTS ON OR ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON. ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

SURVEYOR'S CERTIFICATE

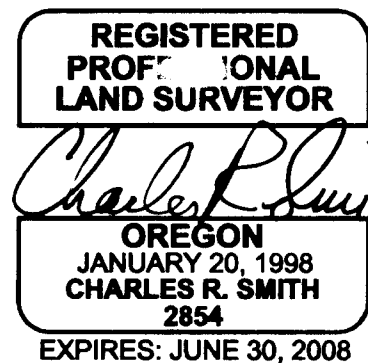
I, CHARLES R. SMITH, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS THE LANDS REPRESENTED ON THE ATTACHED PARTITION PLAT. THE BOUNDARY TO WHICH IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 SECTION 14, TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14 ON THE NORTHERLY RIGHT-OF-WAY OF WARDS CREEK ROAD; THENCE, ALONG SAID EAST LINE, NORTH 00°07'00" WEST, 391.72 FEET TO THE CENTER LINE OF WARDS CREEK AT THE SOUTHEAST CORNER OF LOT 6 OF BLOCK 2 OF FIRST ADDITION TO WARDS CREEK SUBDIVISION; THENCE, ALONG THE CENTERLINE OF SAID WARDS CREEK, SOUTH 48°29'02" WEST, 23.7 FEET; THENCE, CONTINUING ALONG SAID CENTERLINE, SOUTH 52°21'27" WEST, 33.6 FEET; THENCE, CONTINUING ALONG SAID CENTERLINE, SOUTH 68°51'36" WEST, 69.1 FEET; THENCE, CONTINUING ALONG SAID CENTERLINE, SOUTH 54°28'09" WEST, 64.3 FEET; THENCE, CONTINUING ALONG SAID CENTERLINE, SOUTH 63°40'18" WEST, 109.7 FEET; THENCE, CONTINUING ALONG SAID CENTERLINE, SOUTH 77°20'46" WEST, 59.4 FEET TO THE SOUTHWEST CORNER OF LOT 4 OF BLOCK 2 SAID FIRST ADDITION TO WARDS CREEK SUBDIVISION; THENCE, SOUTH 00°00'00" EAST, 344.44 FEET TO THE NORTHERLY RIGHT-OF-WAY OF WARDS CREEK ROAD; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 70°04'23" EAST, 115.22 FEET TO A POINT OF CURVATURE; THENCE, ALONG THE ARC OF A 5759.58 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 71°07'37" EAST, 218.09 FEET) AN ARC DISTANCE OF 218.11 FEET TO THE POINT OF BEGINNING.

CONTAINING: 111,881 Sq. Ft. (2.57 ACRES), MORE OR LESS.

Charles R. Smith
CHARLES R. SMITH, P.L.S.



OWNER'S DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT 1617 WARD'S CREEK, LLC IS THE PARTY OF TITLE INTEREST OF THE LAND SHOWN HEREON AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED AS SHOWN HEREON AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH AND THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PARTITION.

Daniel B. O'Connor
DANIEL B. O'CONNOR, MEMBER
1617 WARD'S CREEK, LLC

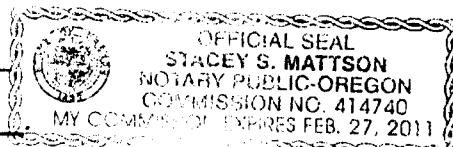
ACKNOWLEDGEMENT

STATE OF OREGON }
COUNTY OF JACKSON } SS

THIS IS TO CERTIFY THAT DANIEL B. O'CONNOR PERSONALLY APPEARED BEFORE ME THIS 8th DAY OF April, 2008, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY KNOWN TO BE THE IDENTICAL INDIVIDUAL NAMED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED SAME FREELY AND VOLUNTARILY.

IN TESTIMONY THEREOF, I HAVE SET MY HAND AND SEAL THE 8th DAY OF April, 2008.

NOTARY PUBLIC Stacey Mattson
MY COMMISSION EXPIRES 2/27, 2011



JACKSON COUNTY DEVELOPMENT DIRECTOR CERTIFICATE

EXAMINED AND APPROVED BY THE JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT.

THIS 25th DAY OF April, 2008.

Suburcel
JACKSON COUNTY DEVELOPMENT DIRECTOR - CASE FILE No. SUB2007-00146
PLANNING

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXISTING COPY OF THE ORIGINAL.

Charles R. Smith
CHARLES R. SMITH, P.L.S. 2854

COUNTY SURVEYOR APPROVAL

EXAMINED AND APPROVED THIS 16th DAY OF April, 2008.

Robert R. Harts
JACKSON COUNTY SURVEYOR

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY No. 20016

COUNTY CLERK

FILED FOR RECORD THIS 2nd DAY OF May, 2008 AT 10:58 O'CLOCK

A.M. AND RECORDED AS PLAT No. P-28-2008 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON.

INDEX VOLUME 19, PAGE 28
Christine D. Walker
COUNTY CLERK

Carmen D. Helman
DEPUTY

COUNTY TAX COLLECTOR

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID AS

OF May 1, 2008.

Carol A. Juenson
JACKSON COUNTY TAX COLLECTOR

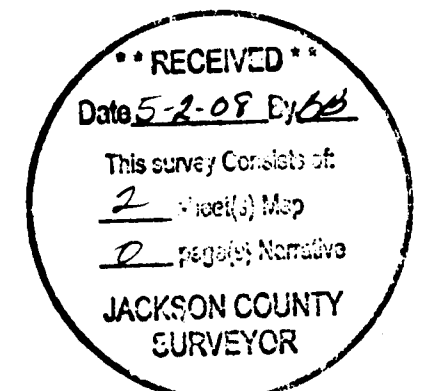
5-1-08
DATE

COUNTY ASSESSOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 1st DAY

OF May, 2008.

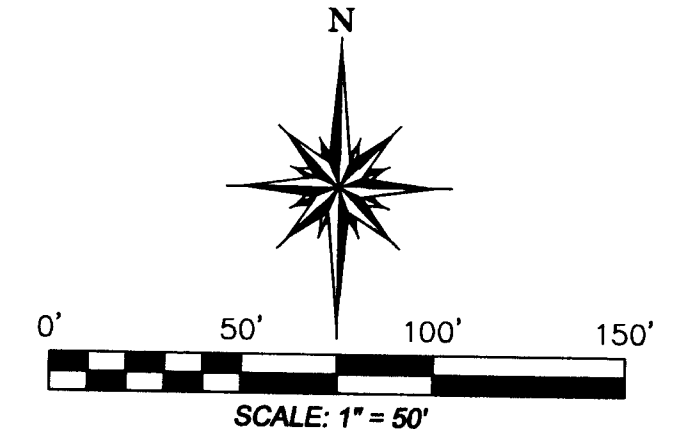
Amanda Kirkpatrick
ASSESSOR, DEPARTMENT OF ASSESSMENT



SMITH & ASSOCIATES
LAND SURVEYING-WATER RIGHTS
CHARLES R. SMITH, P.L.S. REILY H. SMITH, P.L.S., C.W.R.E.
P.O. BOX 5417 GRANTS PASS, OREGON 97527 PHONE: (541) 479-3760 FAX: (541) 479-3763
JOB #: 07-006 PREPARED FOR: DANIEL O'CONNOR
DATE: 2-11-2008 823 ALDER CREEK DRIVE
DRAWN BY: CRS MEDFORD, OR. 97504
CHECKED BY: CRS SURVEY/PROJ/2007/07-006 Page 1.DWG SHEET 1 OF 2

Partition Plat

JACKSON COUNTY PLAT No. 4-28-2008
 LYING WITHIN
 THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14,
 TOWNSHIP 36 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN,
 JACKSON COUNTY, OREGON



- LEGEND**
- GOVERNMENT CORNER
 - FOUND 5/8" I.R. PER C.S. 4015 (UNLESS OTHERWISE NOTED)
 - SET 5/8" X 24" REBAR WITH PLASTIC CAP MARKED "C.R. SMITH P.L.S. 2854" (UNLESS OTHERWISE NOTED)
 - CALCULATED POSITION (NOTHING FOUND OR SET)
 - () PER C.S. 12357 BY D. EDWARDS, 1990
 - [] PER FIRST ADDN. WARDS CREEK SUBD., 1964
 - { } PER JACKSON Co. INST. No. 2007-41321
 - (()) PER JACKSON COUNTY RIGHT-OF-WAY MAP FOR WARDS CREEK ROAD, 1975
 - C.S. JACKSON COUNTY FILED MAP OF SURVEY
 - I.R. IRON ROD
 - I.P. IRON PIPE
 - W.C. WITNESS CORNER

NOTE:
 SUBJECT TO EASEMENTS FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES AND ALL NECESSARY OR DESIRABLE APPURTENANCES, INCLUDING TELEPHONE AND TELEGRAPH WIRES, TOWERS, POLES, PROPS, GUYS AND OTHER SUPPORTS PER JACKSON COUNTY DEED VOLUME 398, PAGE 499, DEED VOLUME 568, PAGE 441, DEED VOLUME 588, PAGE 449 AND JACKSON COUNTY INSTRUMENT No. 67-01225. SAID EASEMENTS ARE GENERAL IN NATURE AND NOT LOCATABLE ON THE FACE OF THIS PLAT.

SHORT LINE TABLE

LINE	BEARING	DISTANCE
[L1]	[N 00°10' W]	[32.98']
[L2]	[N 00°10' W]	[30.00']
L3	N 00°09'27" E	62.83'
[L3]	[N 00°10' W]	[62.98']
L4	S 52°21'27" W	33.6'
L5	S 48°29'02" W	23.7'

CURVE TABLE

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	01°54'31"	5759.58	191.84	95.94	191.84	N 71°01'38"E
2	00°15'40"	5759.58	26.25	13.13	26.25	N 72°06'44"E
3	01°48'49"	5759.58	182.31	91.16	182.31	N 73°08'58"E
4	03°59'00"	5729.58	398.33	199.25	398.25	N 72°03'53"E
((4))	((03°59'00"))	((5729.58))	((398.33))	((199.25))	((398.25))	((N 71°49'30"E))
5	02°10'11"	5759.58	218.11	109.07	218.09	N 71°09'28"E

"RECEIVED"
 Date 5-2-08 By CS
 This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Charles R. Smith
OREGON
 JANUARY 20, 1998
CHARLES R. SMITH
 2854
 EXPIRES: JUNE 30, 2008

SMITH & ASSOCIATES
 LAND SURVEYING-WATER RIGHTS
 CHARLES R. SMITH, P.L.S., REILY H. SMITH, P.L.S., C.W.R.E.
 P.O. BOX 5417 GRANTS PASS, OREGON 97527 PHONE: (541) 479-3760 FAX: (541) 479-3763

DANIEL O'CONNOR
 823 ALDER CREEK DRIVE
 MEDFORD, OR. 97504

JOB #: 07-006 PREPARED FOR:
 DATE: 2-11-2008
 DRAWN BY: CRS
 CHECKED BY: CRS

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXISTING COPY OF THE ORIGINAL.
Charles R. Smith
 CHARLES R. SMITH, P.L.S. 2854

MATNEY

LANE

FD. 5/8" I.R. HELD

ASSESSOR'S MAP 36-4W-14A, TAX LOT 4900 - SITUS ADDRESS: 1617 WARDS CREEK ROAD

