

PARTITION PLAT NO. P-04-2009.
LAND PARTITION
LOCATED IN:
THE NW 1/4 OF SECTION 13, T.37S., R.2W., W.M.
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

SHEET INDEX
SHEET 2 - PLAT MAP, CURVE TABLE & LINE TABLE
SHEET 3 - EASEMENTS AFFECTING PROPERTY

*** DECLARATION ***

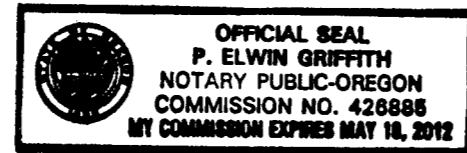
KNOW ALL MEN BY THESE PRESENTS, THAT, REEDER, KNOUFF, SALYER, LLC, AN OREGON LIMITED LIABILITY COMPANY AND STEPHEN COX AND GLORIA COX, HUSBAND AND WIFE, ARE THE OWNERS IN FEE SIMPLE OF THE LAND HEREON DESCRIBED AND HAVE PARTITIONED THE SAME INTO PARCELS AS SHOWN HEREON, AND THE NUMBER OF EACH PARCEL AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION, AND DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE AREA LABLED AS BEING DEDICATED FOR STREET PURPOSES TOGETHER WITH THE EASEMENTS LABELED AS A PUBLIC UTILITY EASEMENT (PUE) AND DO ALSO HEREBY CREATE AN EASEMENT FOR ACCESS (MINIMUM ACCESS STREET) ACROSS PARCEL NO. 3, FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF PARCEL NO. 3, AND FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF PROPERTIES DESCRIBED PER INSTRUMENTS NO. 97-05600 AND NO. 2007-055485 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, AS SHOWN HEREON.

REEDER, KNOUFF, SALYER, LLC:
IN WITNESS HEREOF, signed this 14 day of January 2009.

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 14 day of January, 2009, by RALPH REEDER, known to me as the person who executed the foregoing instrument on behalf of REEDER, KNOUFF, SALYER, LLC as his voluntary act and deed.

Before me: P. Elwin Griffith
Notary

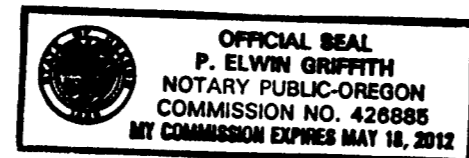


Ralph Reeder
RALPH REEDER, MEMBER

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 13 day of January, 2009, by MARK KNOUFF, known to me as the person who executed the foregoing instrument on behalf of REEDER, KNOUFF, SALYER, LLC as his voluntary act and deed.

Before me: P. Elwin Griffith
Notary

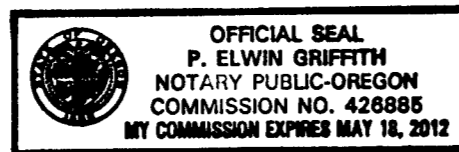


Mark Knouff
MARK KNOUFF, MEMBER

STATE OF OREGON)
County of Jackson) ss.

The foregoing instrument was acknowledged before me this 14 day of January, 2009, by STEPHEN COX and GLORIA COX, known to me as the persons who executed the foregoing instrument.

Before me: P. Elwin Griffith
Notary



Stephen Cox
STEPHEN COX

Gloria Cox
GLORIA COX

RECORDER'S CERTIFICATE:

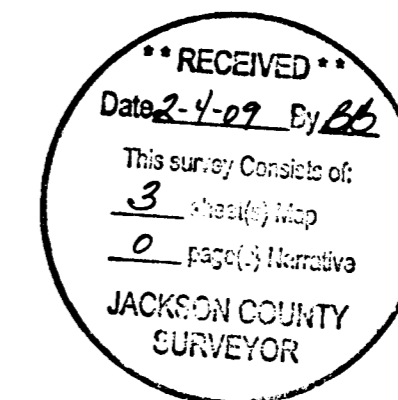
FILED FOR RECORD THIS 4TH DAY OF FEBRUARY, 2009, AT 1:37 O'CLOCK, P.M.
AND RECORDED AS PARTITION PLAT NO. P-04-2009 OF "RECORD OF PARTITION PLATS"
IN JACKSON COUNTY, OREGON. (INDEX VOLUME 20 PAGE 4.)

Christine Walker
County Clerk

Karen Alonzo
Deputy



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



*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss.

I, Douglas C. McMahan, 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.

BEGINNING at a point for the Southwest corner of Lot 1 of SALYER ESTATES in the City of Medford, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being on the Westerly line of Section 13, Township 37 South, Range 1 West of the Willamette Meridian in said Jackson County, for the INITIAL POINT OF BEGINNING; thence North 00°05'00" West along said section line also being the Westerly boundary of said Lot 1, a distance of 81.75 feet (Record 81.70 feet) to a point for the Northwest corner of said Lot 1, said point also being the Southwest corner of tract described per Instrument No. 2005-031918, Deed Records of said Jackson County; thence continue North 00°05'00" West along said section line and the Westerly boundary of said tract, 96.55 feet (Record 96.50 feet) to the Northwest corner of said tract; thence leaving said section line, South 89°58'30" East along the boundary of said tract, a distance of 135.50 feet (Record 135.5 feet); thence continue along said boundary North 00°01'47" West (Record NORTH) 166.02 feet (Record 166.0 feet) to a point on the Southerly right-of-way line of De Hague Street; thence South 89°59'26" East along said right-of-way line 40.00 feet to the Northeast corner of said tract described per Instrument No. 2005-031918; thence South 00°01'47" East (Record SOUTH) 262.58 feet to a point on the Northerly boundary of the aforementioned SALYER ESTATES; thence along the boundary of said Lot 1, South 01°23'30" West 50.76 feet to the Southeast corner thereof; thence North 89°58'30" West along the Southerly boundary of said Lot 1, a distance of 99.76 feet; thence South 19°26'29" West 19.60 feet; thence along the arc of a 43.00 foot radius curve to the left (the long chord to which bears South 79°24'42" West 43.01 feet) an arc distance of 45.05 feet; thence along the arc of a 20.00 foot radius curve to the right (the long chord to which bears South 65°26'55" West 11.06 feet) an arc distance of 11.20 feet to the INITIAL POINT OF BEGINNING.

Douglas C. McMahan
SURVEYOR

APPROVALS:

CITY OF MEDFORD PLANNING (FILE NO. LDP-06-343)

[Signature] DIRECTOR 3 FEB 09 DATE

EXAMINED AND APPROVED THIS 20 DAY OF January, 2009.
[Signature]
CITY SURVEYOR

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. As of February 4, 2009

Nate C. Mealy, Deputy 2-4-09 Date
Assessor
[Signature] 2-4-09 Date
Tax Collector

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 20310.

FOR AFFIDAVIT OF CONSENT TO THIS PLAT BY U.S. BANK, N.A. SEE DOCUMENT NO. 2009-001472, J.C.D.R.

PARTITION PLAT NO. P-04-2009

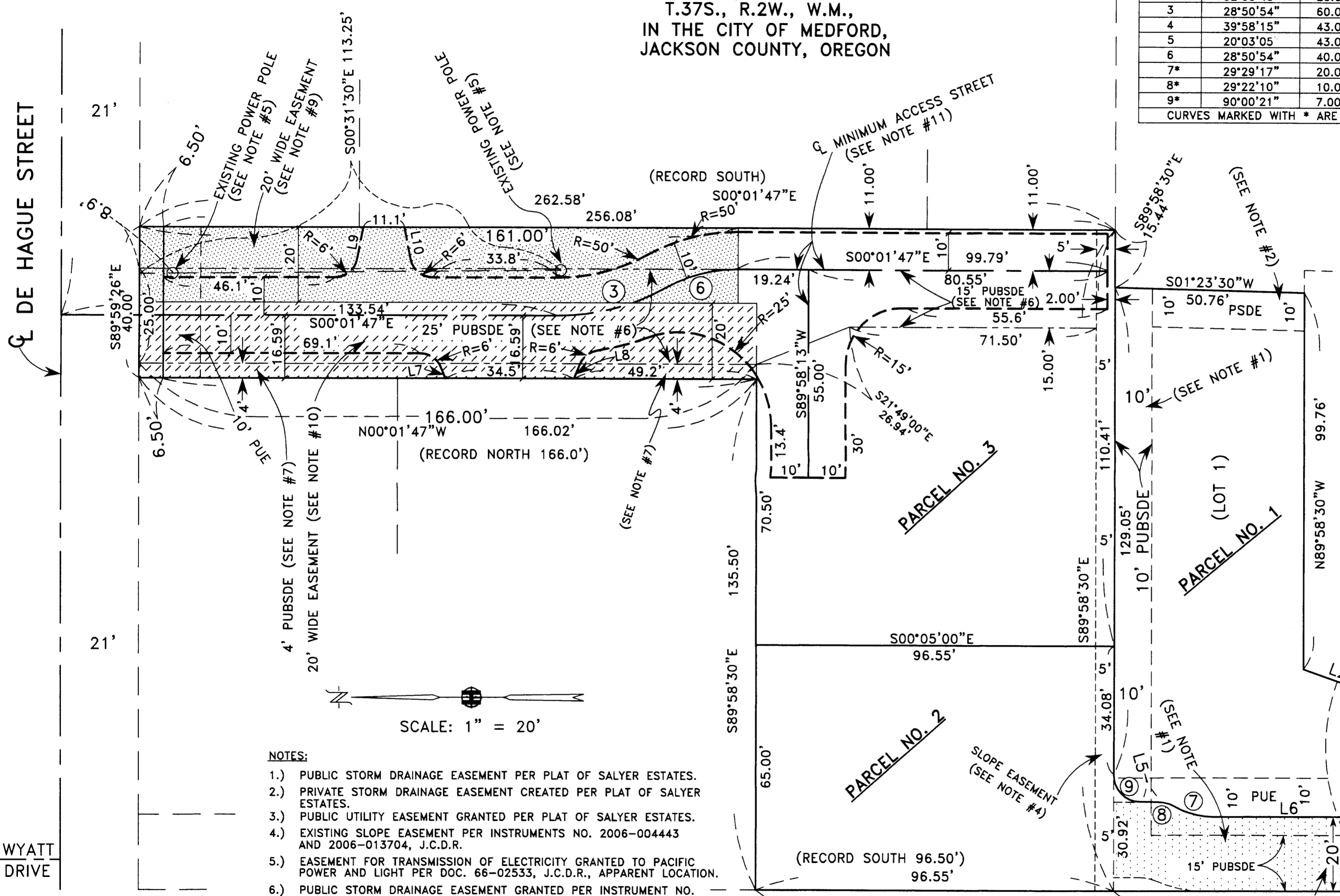
LAND PARTITION

Located In:
 IN THE NW 1/4 OF SECTION 13,
 T.37S., R.2W., W.M.,
 IN THE CITY OF MEDFORD,
 JACKSON COUNTY, OREGON

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	60°01'20"	43.00'	45.05'	43.01'	S79°24'42"W
2	32°05'45"	20.00'	11.20'	11.06'	S65°26'55"W
3	28°50'54"	60.00'	30.21'	29.89'	S14°27'14"E
4	39°58'15"	43.00'	30.00'	29.39'	S89°26'15"W
5	20°03'05"	43.00'	15.05'	14.97'	S59°25'35"W
6	28°50'54"	40.00'	20.14'	19.93'	S14°27'14"E
7*	29°29'17"	20.00'	10.29'	10.18'	N14°40'01"E
8*	29°22'10"	10.00'	5.13'	5.07'	N14°44'44"E
9*	90°00'21"	7.00'	11.00'	9.90'	N45°02'59"E

CURVES MARKED WITH * ARE NON-TANGENT CURVES

LINE TABLE		
LINE	LENGTH	BEARING
L1	43.00'	N19°25'22"E
L2	19.60'	S19°26'29"W
(RECORD	19.55'	S19°26'29"W)
L3	3.98'	N89°58'30"W
L4	8.48'	N20°32'37"W
L5	4.68'	N00°04'27"E
L6	35.16'	N00°05'00"W
L7	3.13'	N67°30'01"W
L8	4.07'	S67°34'41"E
L9	8.71'	S79°00'15"E
L10	8.70'	S79°00'45"W



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Douglas C. McMahan
 OREGON
 JULY 16, 1980
 DOUGLAS C. McMAHAN
 No. 1813
 RENEWS 12/31/2010

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

- NOTES:
- 1.) PUBLIC STORM DRAINAGE EASEMENT PER PLAT OF SALYER ESTATES.
 - 2.) PRIVATE STORM DRAINAGE EASEMENT CREATED PER PLAT OF SALYER ESTATES.
 - 3.) PUBLIC UTILITY EASEMENT GRANTED PER PLAT OF SALYER ESTATES.
 - 4.) EXISTING SLOPE EASEMENT PER INSTRUMENTS NO. 2006-004443 AND 2006-013704, J.C.D.R.
 - 5.) EASEMENT FOR TRANSMISSION OF ELECTRICITY GRANTED TO PACIFIC POWER AND LIGHT PER DOC. 66-02533, J.C.D.R., APPARENT LOCATION.
 - 6.) PUBLIC STORM DRAINAGE EASEMENT GRANTED PER INSTRUMENT NO. 2006-002075, J.C.D.R.
 - 7.) 4' WIDE PUBLIC STORM DRAINAGE EASEMENT GRANTED PER INSTRUMENT NO. 2006-053698, J.C.D.R.
 - 8.) DEFERRED IMPROVEMENT AGREEMENTS PER INSTRUMENTS NO. 2006-16159 AND 2006-16160, J.C.D.R., MAY AFFECT THIS PROPERTY.
 - 9.) EASEMENT FOR INGRESS AND EGRESS, 20 FOOT IN WIDTH, PER INSTRUMENTS NO. 75-16242, NO. 76-00065 AND NO. 97-05600, J.C.D.R.
 - 10.) EASEMENT FOR INGRESS AND EGRESS, 20 FOOT IN WIDTH, PER INSTRUMENT NO. 77-03713, J.C.D.R.
 - 11.) NO PARKING IS ALLOWED IN MINIMUM ACCESS DRIVE EASEMENT OR IN FIRE DEPARTMENT TURN AROUND.

SCALE: 1" = 20'

SALYER STREET

RECEIVED
 Date 2-4-09 By BB
 This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

PSDE = PRIVATE STORM DRAINAGE EASEMENT
 PUBSDE = PUBLIC STORM DRAINAGE EASEMENT
 PUE = PUBLIC UTILITY EASEMENT

PARTITION PLAT NO. P-04-2009
LAND PARTITION

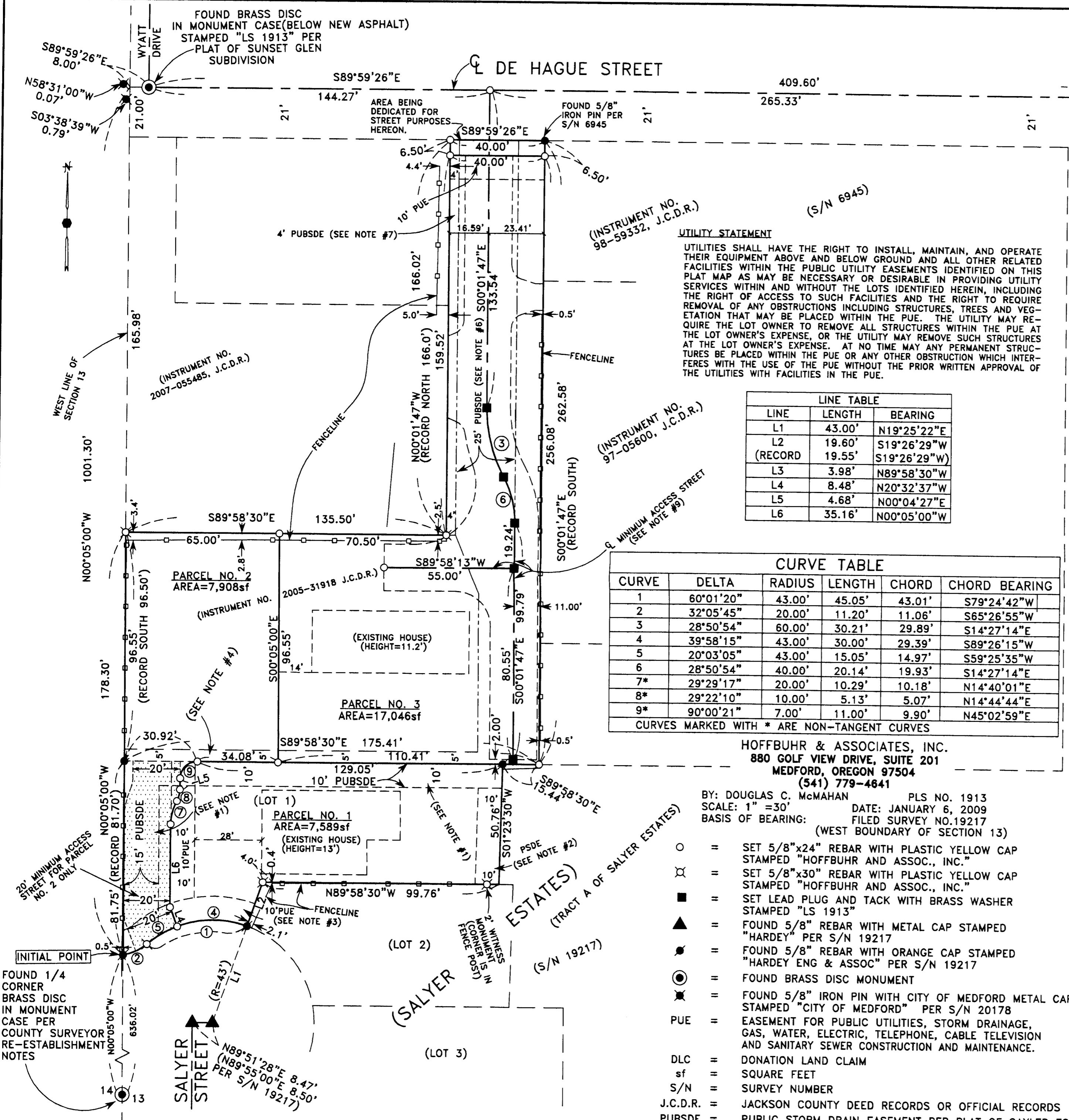
Located In:
 IN THE NW 1/4 OF SECTION 13,
 T.37S., R.2W., W.M.,
 IN THE CITY OF MEDFORD,
 JACKSON COUNTY, OREGON
 FOR:
 REEDER, KNOUFF, SALYER, LLC
 P.O. BOX 326
 CENTRAL POINT, OR. 97503

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

PURPOSE: TO SURVEY, MONUMENT, AND PREPARE A PARTITION PLAT PER CITY OF MEDFORD FILE NO. LDP-06-343 AND PER CLIENTS REQUEST.

PROCEDURE: UTILIZING INFORMATION AND FOUND MONUMENTATION PER PLATS OF SALYER ESTATES AND SUNSET GLEN SUBDIVISION AND FILED SURVEYS NO. 6495, 19217 AND 20178 FOR CONTROL, I SET MONUMENTS AS SHOWN HEREON. INSTRUMENTS NO. 2005-031918 AND NO. 2008-007527, J.C.D.R. WERE USED FOR SUBJECT PROPERTY. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

- NOTES:**
- 1.) PUBLIC STORM DRAINAGE EASEMENT PER PLAT OF SALYER ESTATES.
 - 2.) PRIVATE STORM DRAINAGE EASEMENT CREATED PER PLAT OF SALYER ESTATES.
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 - 9.) NO PARKING IS ALLOWED IN MINIMUM ACCESS STREETS OR IN FIRE DEPARTMENT TURN AROUND.



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.

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CURVES MARKED WITH * ARE NON-TANGENT CURVES

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

BY: DOUGLAS C. McMAHAN PLS NO. 1913
 SCALE: 1" = 30' DATE: JANUARY 6, 2009
 BASIS OF BEARING: FILED SURVEY NO. 19217
 (WEST BOUNDARY OF SECTION 13)

- = SET 5/8"x24" REBAR WITH PLASTIC YELLOW CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊗ = SET 5/8"x30" REBAR WITH PLASTIC YELLOW CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- = SET LEAD PLUG AND TACK WITH BRASS WASHER STAMPED "LS 1913"
- ▲ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "HARDEY" PER S/N 19217
- = FOUND 5/8" REBAR WITH ORANGE CAP STAMPED "HARDEY ENG & ASSOC" PER S/N 19217
- ⊙ = FOUND BRASS DISC MONUMENT
- ⊗ = FOUND 5/8" IRON PIN WITH CITY OF MEDFORD METAL CAP STAMPED "CITY OF MEDFORD" PER S/N 20178
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- DLC = DONATION LAND CLAIM
- sf = SQUARE FEET
- S/N = SURVEY NUMBER
- J.C.D.R. = JACKSON COUNTY DEED RECORDS OR OFFICIAL RECORDS
- PUBSDE = PUBLIC STORM DRAIN EASEMENT PER PLAT OF SALYER ESTATES
- PSDE = PRIVATE STORM DRAINAGE EASEMENT (SEE NOTE #2)

REGISTERED
PROFESSIONAL
 LAND SURVEYOR
 Douglas C. McMahan
 OREGON
 JULY 18, 1980
 DOUGLAS C. McMAHAN
 No. 1913
 RENEWS 12/31/2010

**** RECEIVED ****
 Date 2-4-09 By [Signature]
 This survey consists of:
 3 sheet(s) Map
 2 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

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