

PARTITION PLAT NO. P-09-2009

A proposed Partition Plat located in the Northeast One-quarter of Section 23, Township 36 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, that the City of Medford, hereinafter referred to as Declarant, is the fee title owner of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" here-with, and has caused this tract of land to be surveyed and platted into parcels, as shown hereon, and the number of each parcel and the course and length of all lines are plainly set forth hereon and this plat is a correct representation of this partition. Declarant hereby creates a 5' wide Sewer Easement, as depicted hereon, for the use and benefit of Rogue Valley Sewer Services.

IN WITNESS WHEREOF, I set my hand and seal this 25th day of February, 2009.

[Signature]
BILL HOKE, DEPUTY CITY MANAGER
CITY OF MEDFORD

STATE OF OREGON }
County of Jackson } SS

Personally appeared before me the above named BILL HOKE, Deputy City Manager for the City of Medford, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 25th day of February, 2009.

Before me Mark Neathamer
Mark Neathamer
COMMISSION NO.: 421242
MY COMMISSION EXPIRES: Oct. 30th 2011

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Perform a boundary survey, and to prepare and process a Final Plat application pursuant to Client's instructions and as approved on November 17, 2008, by the Jackson County Development Services Case File number SUB2008-00058.

PROCEDURE: Utilizing Trimble 5600 and 56 Total Stations, Trimble 5700 Global Positioning System (GPS) equipment, and Trimble TSCe and Trimble TSC2 data collectors with Trimble Survey Controller software, all found monuments, as depicted hereon, were tied by closed loop traverse or by redundant observations. Records utilized for this survey: Volume 353 at Page 94 of the Deed Records of Jackson County, Oregon; Instruments Numbered 96-03189 and 2006-025822 of the Official Records of Jackson County, Oregon; Roll Map No. 20/3, titled "KIRTLAND ROAD", and dated May 22, 1945, as filed in the office of the Jackson County Surveyor; and, Surveys Numbered 14828, 18129 and 19310, as filed in the office of the Jackson County Surveyor.

Utilizing said GPS equipment, made ties to the Northwest corner and the West One-quarter corner of Section 23 establishing the Basis of Bearings, as depicted hereon. Said ties established the westerly boundary of the subject tract hereon, lying northerly of the railroad right-of-way.

Utilizing said Roll Map No. 20/3 and the located centerline "Pl's", established the centerline of Kirtland Road, the southerly right-of-way thereof, and the northerly boundary of the subject tract hereon lying northerly of aforesaid railroad right-of-way.

Utilizing Surveys Numbered 14828 and 18129, the monuments found and tied thereof, and Instrument Number 96-03189, established the easterly boundary of the subject tract hereon lying northerly of aforesaid railroad right-of-way.

Utilizing ties to the centerline of the tracks and Volume 353 at Page 94, established the centerline and right-of-way of the Central Oregon and Pacific Industrial Track. From which, established the boundaries of the subject tract hereon common with said right-of-way.

Utilizing Surveys Numbered 18129 and 19310, Instrument Number 2006-025822 and the location of said railroad right-of-way, established the area of the subject tract lying southerly of said railroad right-of-way. It should be noted that a boundary resolution was not performed southerly of said right-of-way.

Utilizing the boundary resolution as described herein, established monuments as depicted hereon on December 10, 2008.

PREPARED FOR:

CITY OF MEDFORD
Bill Hoke, Deputy City Manager
411 West 8th Street, Room 312
Medford, OR 97501

SURVEYOR'S CERTIFICATE:

I, Cacl E. Neathamer, a 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 shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary:

All that real property located within the Northwest One-quarter of Section 23, Township 36 South, Range 2 West, of the Willamette Meridian, Jackson County, Oregon, being more particularly described as follows:

PARCEL 2 of the plat recorded February 18, 2004, as PARTITION PLAT NO. P-07-2004 in the Records of Partition Plats in Jackson County, Oregon, Index Volume 15, Page 7, and filed as Survey Number 18129 in the office of the Jackson County Surveyor. EXCEPTING THERE-FROM that area per a Property Line Adjustment as depicted on Survey Number 19310, as filed in the office of the Jackson County Surveyor, and as described in Instrument No. 2006-025822 of the Official Records of Jackson County, and as more particularly described as follows: Commencing at the most northerly corner of PARCEL 1 of aforesaid PARTITION PLAT NO. P-07-2004, said point being at the intersection of the southeasterly right-of-way of the Central Oregon Pacific Industrial Track and southwesterly right-of-way of Antelope Road (a public road); thence along the northerly boundary of said PARCEL 1 the following courses and distances: South 79°47'09" West, 324.54 feet (Record: South 79°46'00" West, 324.40 feet); thence South 10°12'15" East, 10.00 feet (Record: South 10°14'00" East, 10.00 feet); thence South 79°47'09" West, 1644.02 feet (Record: South 79°46'00" West, 1643.93 feet), to the Northwest corner of said PARCEL 1; thence along the westerly boundary of said PARCEL 1, the following courses and distances: South 09°11'55" East, 96.65 feet (Record: South 09°13'04" East, 96.76 feet); thence South 59°53'09" East, 42.62 feet (Record: South 59°54'18" East, 42.62 feet); thence South 79°45'13" East, 586.31 feet (Record: South 79°46'22" East, 586.31 feet); thence North 55°11'37" East, 308.44 feet (Record: North 55°10'28" East, 308.44 feet); thence North 66°42'03" East, 89.01 feet (Record: North 66°40'54" East, 89.01 feet), to the POINT OF BEGINNING; thence North 84°12'23" East, 339.44 feet (Record: North 84°11'14" East, 339.44 feet); thence South 41°21'37" East, 241.25 feet (Record: South 41°22'46" East, 241.25 feet); thence North 73°34'05" West, 518.81 feet (Record: North 73°35'14" West, 518.81 feet), to the Point of Beginning.

Cacl E. Neathamer
Surveyor

MATTERS OF RECORD:

This Partition Plat may be subject to the following matters of record:

Rights of the public, riparian owners and governmental bodies as to the use of the waters of Whetstone Creek and the natural flow thereof on and across that portion of the subject land lying below the high water line of said waterway.

Regulations, levies, liens assessments, rights of way and easements for ditches and canals of the Medford Irrigation District and the Rogue River Irrigation District.

Sewer trunk line easement reservation per Volume 324 at Page 241 of the Deed Records of Jackson County, Oregon, is located within the southerly portion, lying southerly of the railroad right-of-way for the Central Oregon Pacific Industrial Track, of the subject tract hereon, is not in use and may be extinguished.

Easement and Grant of right-of-way to Pacific Power and Light Company per Volume 576 at Page 355-A of the Deed Records of Jackson County, Oregon, does not specify its location, is described in general terms and was not locatable.

Sewer easements granted to Bear Creek Valley Sanitary Authority (now known as Rogue Valley Sewer Services), per Instruments Numbered 70-02386 and 90-12799 of the Official Records of Jackson County, Oregon, which are located southerly of the railroad right-of-way within Parcel 2 hereon.

Public Utility Easement granted to Jackson County per Instrument Number 93-10763 of the Official Records of Jackson County, Oregon, is located southerly of the railroad right-of-way.

Sewer Easement per Instrument Number 93-18400 of the Official Records of Jackson County, Oregon, located outside the bounds of the subject tract herein.

Easement Reservation per Instrument Number 2005-045858 of the Official Records of Jackson County, Oregon, is an appurtenant easement located within an adjacent tract of land southerly of the existing railroad tracks.

An appurtenant access easement per Instrument Number 2005-046474 of the Official Records of Jackson County, Oregon, located on a tract of land adjacent to the subject tract of land herein, southerly of the said railroad right-of-way.

Prospective purchaser agreement, by and between Oregon Department of Environmental Quality and Table Rock Group, LLC, subject to the terms and provisions thereof (effects southerly portion of subject tract herein, lying southerly of the railroad right-of-way).

Building Site Improvement Agreement, including the terms and provisions thereof, with Jackson County per Instrument Number 2005-048377 of the Official Records of Jackson County, Oregon.

Waterline easement granted to the City of Medford by and through its Board of Medford Water Commissions, per Instrument Number 2005-061617 of the Official Records of Jackson County, Oregon, not located within the bounds of the subject tract herein.

Sewer easement granted to Rogue Valley Sewer Services per Instrument Number 2005-063810 of the Official Records of Jackson County, Oregon, (a portion of which extinguished by Instrument Number 2006-011854), located within the southerly portion of the subject tract herein, lying southerly of the said railroad right-of-way.

Declaration of Covenants and Restrictions for the Amy's Kitchen, Inc. Wetland Mitigation Areas, per Instrument Number 2006-014461 of the Official Records of Jackson County, Oregon, is located within the southerly portion of the subject tract herein, lying southerly of the said railroad right-of-way.

APPROVALS:

CONDITIONS OF THE APPROVAL FROM JACKSON COUNTY LAND USE CASE FILE #SUB2008-00058_MJP APPLY TO ALL LOTS WITHIN THE PLAT.

EXAMINED AND APPROVED THIS 25 DAY OF FEBRUARY, 2009.

Kenny K. Bradshaw
JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED THIS 2ND DAY OF MARCH, 2009.

K. K. Bradshaw
JACKSON COUNTY DEVELOPMENT SERVICES DIRECTOR

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF March 2nd, 2009.

Chris DeWitt Deputy 3-2-09
TAX COLLECTOR DATE

Nena Crawford Deputy 3/2/09
ASSESSOR DATE

RECORDING:

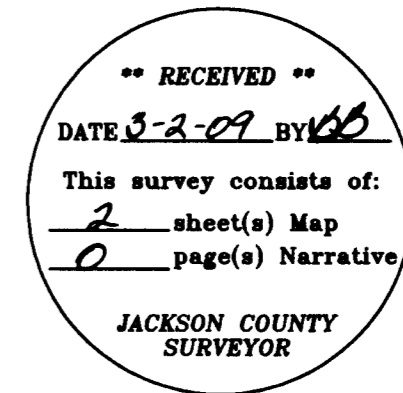
FILED FOR RECORD THIS THE 2ND DAY OF March, 2009, AT 2:42 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-09-2009 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON.

Christina D. Walker COUNTY CLERK
Joseph J. Morgan DEPUTY

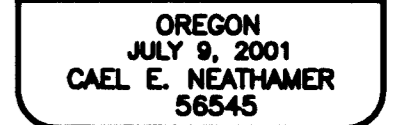
JACKSON COUNTY SURVEY FILE NUMBER: 20333

I hereby certify that this is an exact copy of the original.

Cacl E. Neathamer
Surveyor



Cacl E. Neathamer



Renewal Date 12/31/10

PREPARED BY: Neathamer Surveying, Inc.
3132 State St., Suite 110
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: February 11, 2009 PROJECT NUMBER: 07080

PARTITION PLAT NO. P-09 -2009

A proposed Partition Plat located in the Northeast One-quarter of Section 23, Township 36 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon.

PREPARED FOR:

CITY OF MEDFORD
 Bill Hoke, Deputy City Manager
 411 West 8th Street, Room 312
 Medford, OR 97501

LEGEND:

- ⊗ Indicates a set 5/8 inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING", top set flush with the surface.
- ⊙ Indicates a found brass disk marking a section corner as depicted hereon per Jackson County re-establishment notes.
- ▲ Indicates a found 5/8 inch diameter iron pin per Roll Map 20/3, titled "Kirtland Road", dated May 22, 1945, as filed in the office of the Jackson County Surveyor, unless otherwise noted.
- Indicates a found 5/8 inch diameter iron pin with plastic cap marked "FARBER LS 2189" per SN 14828.
- Indicates a found 5/8 inch diameter iron pin with plastic cap marked "D. MCMAHAN LS 1913" per SN 18129.
- Indicates a computed position, nothing found or set.
- (()) Indicates record information per Roll Map 20/3, titled "Kirtland Road", dated May 22, 1945, as filed in the office of the Jackson County Surveyor.
- () Indicates record information per SN 14828.
- [] Indicates record information per SN 18129 and SN 19310.
- INST Indicates an instrument recorded by number in the Official Records of Jackson County, Oregon.
- VOL PG Indicates an instrument recorded by number in the Deed Records of Jackson County, Oregon.
- 0.5' FNC— Indicates the distance and direction from the boundary line to the centerline of an existing fence line.
- x— Indicates the centerline of an existing fence.

NOTES:

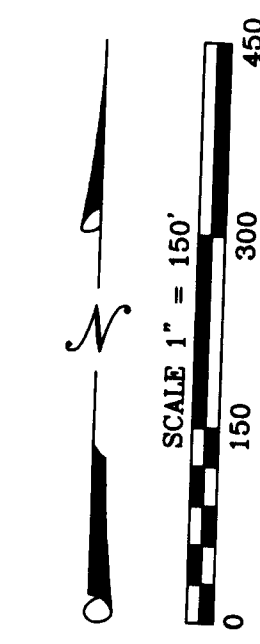
Acresage of the original tract herein is as follows: 48.87 acres lying northerly from the railroad right-of-way (as resolved per this survey); and, 342.75 acres lying southerly from said railroad right-of-way per Survey Number 19310, as filed in the office of the Jackson County Surveyor.

BASIS OF SURVEY:

Geodetic North based on NGS 84 (World Geodetic System 1984), via GPS (Global Positioning System observations). Basis applied to the West line of the Northwest One-quarter of Section 23, as depicted hereon.

PREPARED BY: Neathamer Surveying, Inc.
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 P.O. Box 1584
 Medford, Oregon 97501
 Phone (541) 732-2869
 FAX (541) 732-1382

PLOT DATE: February 11, 2009 **PROJECT NUMBER:** 07080
 Sheet 2 of 2 © CN-MVN

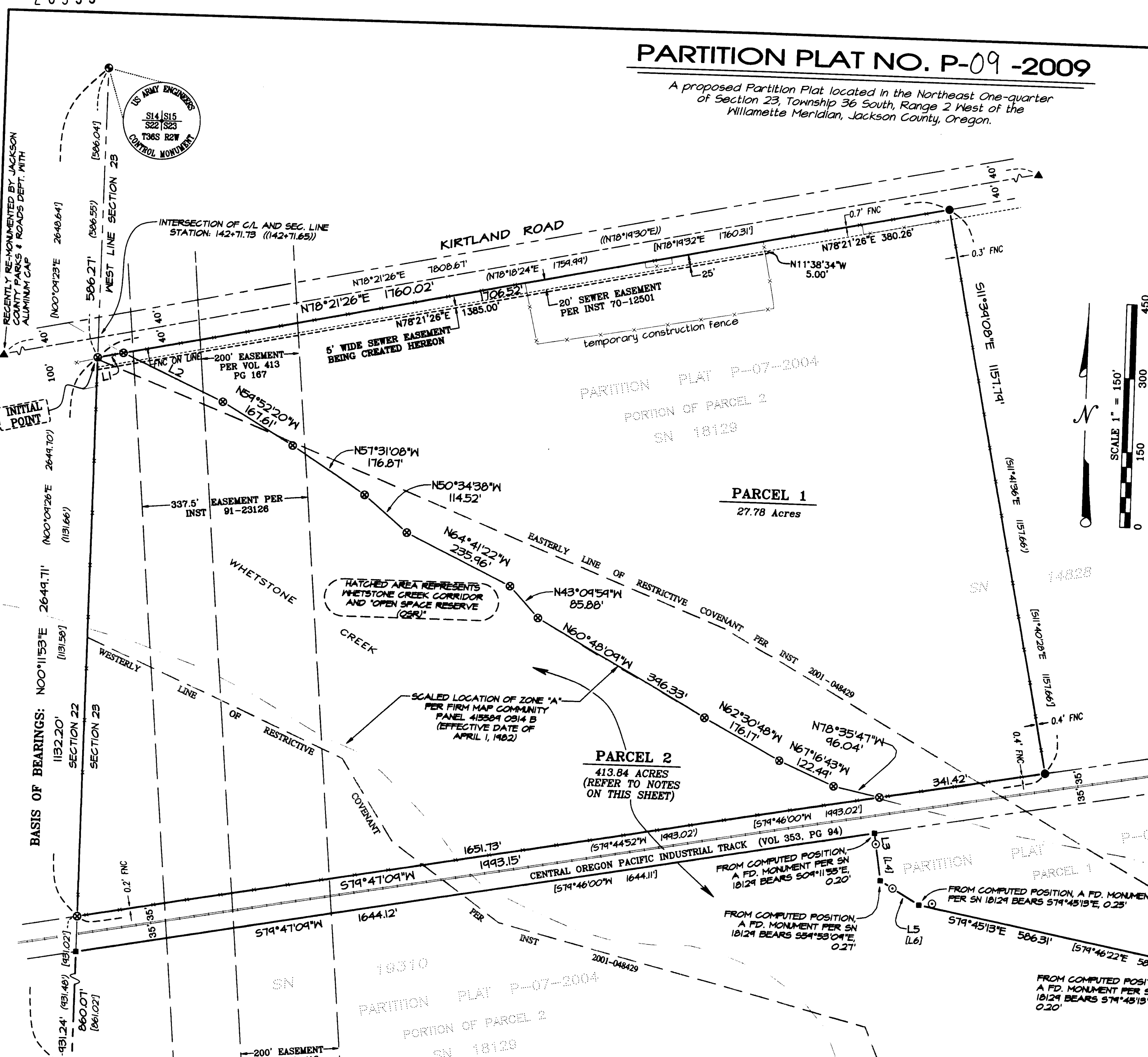


LINE	BEARING	DISTANCE
L1	N78°21'26"E	53.50'
L2	N65°25'51"W	225.59'
L3	S09°11'55"E	46.65'
L4	S09°13'04"E	46.72'
L5	S59°53'04"E	42.62'
L6	S59°54'18"E	42.62'

I hereby certify that this is an exact copy of the original.
Carl E. Neathamer
 Surveyor

**** RECEIVED ****
 DATE 3-2-09 BY AS
 This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Carl E. Neathamer
 OREGON
 JULY 9, 2001
 CAEL E. NEATHAMER
 56545
 Renewal Date 12/31/10



Jackson County Assessor's Map No: 36 2W 23, Tax Lot 103

Drawing N: W51 Projects/City of Medford Jobs\07080 Whetstone\07080_Partition Plat.ppt