

20447

SHEET INDEX:

- SHEET 1 - SURVEYOR'S CERTIFICATE, NARRATIVE, DECLARATION, ACKNOWLEDGEMENT, APPROVALS, NOTES AND RESTRICTIONS
- SHEET 2 - BOUNDARY, PARCELS 1 AND 2, AND DETAIL 'A'
- SHEET 3 - EASEMENTS

PARTITION PLAT NO. P-21-2009

A PARTITION OF PARCEL 1, PARTITION PLAT NO. P-33-2007  
 LOCATED IN THE NORTHWEST AND NORTHEAST ONE-QUARTERS  
 OF SECTION 19, TOWNSHIP 37 SOUTH,  
 RANGE 1 WEST, WILLAMETTE MERIDIAN,  
 IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

SURVEYED: NOVEMBER 2008

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, PROVIDENCE HEALTH SYSTEMS-OREGON, AN OREGON NONPROFIT CORPORATION IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND HAS PARTITIONED THE SAME INTO PARCELS AS SHOWN HEREON AND THE NUMBER AND SIZES OF THE PARCELS AND THE COURSES AND LENGTHS OF THE LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION.



DANA WHITE  
 CHIEF REAL ESTATE OFFICER

NOTES AND RESTRICTIONS:

- 1.) BASIS OF BEARING AND BOUNDARY RESOLUTION ARE PER PARTITION PLAT NO. P-33-2007, JACKSON COUNTY PLAT RECORDS.
- 2.) THIS PARTITION PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL PER THE CITY OF MEDFORD CASE FILE NO. LDP-08-107.
- 3.) PARCEL 1 SHALL HAVE NO DIRECT MOTOR VEHICLE ACCESS TO EAST MCANDREWS ROAD OR ROYAL AVENUE.
- 4.) PARCEL 2 IS SUBJECT TO A PARKING AND ACCESS EASEMENT AGREEMENT, SURFACE PARKING LICENSE AGREEMENT, TEMPORARY CONSTRUCTION EASEMENT AGREEMENT, AND WATER LINE EASEMENT AGREEMENT IN FAVOR OF AND BENEFITING PARCEL 1 AS RECORDED IN INSTRUMENT NO. \_\_\_\_\_ OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

EASEMENT NOTES:

- 1.) A RIGHT-OF-WAY FOR CANAL PURPOSES, INCLUDING TERMS AND CONDITIONS CONTAINED THEREIN IN VOLUME 59, PAGE 85 GIVES NO SPECIFIC LOCATION. NO CANAL IS LOCATED ON THIS SITE THEREFORE THIS EASEMENT DOES NOT AFFECT THE PROPERTY.
- 2.) AN EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES OF ONE OR MORE WIRES, AND ALL NECESSARY OR DESIRABLE APPURTENANCES, INCLUDING TELEPHONE AND TELEGRAPH WIRES, TOWERS, POLES, PROPS, GUYS AND OTHER SUPPORTS; AND RELATED MATTERS SET FORTH IN VOLUME 310, PAGE 342 AND VOLUME 378, PAGE 93 HAS NO SPECIFIC LOCATION. NO OVERHEAD POWER LINE EXISTS WITHIN THE BOUNDARY OF THIS PLAT THEREFORE THIS EASEMENT DOES NOT AFFECT THE PROPERTY.
- 3.) AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY SET FORTH IN VOLUME 378, PAGE 93 AND VOLUME 461, PAGE 347 HAS NO SPECIFIC LOCATION. NO OVERHEAD POWER LINE EXISTS WITHIN THE BOUNDARY OF THIS PLAT THEREFORE THIS EASEMENT DOES NOT AFFECT THE PROPERTY.
- 4.) AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY SET FORTH IN VOLUME 577, PAGE 441 HAS NO SPECIFIC LOCATION. NO OVERHEAD POWER LINE EXISTS WITHIN THE BOUNDARY OF THIS PLAT THEREFORE THIS EASEMENT DOES NOT AFFECT THE PROPERTY.
- 5.) AN EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES OF ONE OR MORE WIRES, AND ALL NECESSARY OR DESIRABLE APPURTENANCES, INCLUDING TELEPHONE AND TELEGRAPH WIRES, TOWERS, POLES, PROPS, GUYS AND OTHER SUPPORTS; AND RELATED MATTERS SET FORTH IN INSTRUMENT NO. 66-07213, INSTRUMENT NO. 77-01042, INSTRUMENT NO. 77-26912, AND INSTRUMENT NO. 78-16639 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, HAS NO SPECIFIC LOCATION.
- 6.) A SLOPE EASEMENT FOR THE RIGHT-OF-WAY OF SPRING STREET RECORDED IN INSTRUMENT NO. 66-08800 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, DOES NOT FALL WITHIN THE BOUNDARY OF THIS PLAT.
- 7.) AN EASEMENT FOR CONSTRUCTING, PERPETUALLY MAINTAINING, USING AND REPAIRING WHOLLY BENEATH THE SURFACE, A STORM SEWER SYSTEM, SET FORTH IN INSTRUMENT NO. 67-08230 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, DOES NOT FALL WITHIN THE BOUNDARY OF THIS PLAT.
- 8.) A RIGHT-OF-WAY FOR CANAL PURPOSES, INCLUDING TERMS AND CONDITIONS CONTAINED THEREIN, RECORDED AS INSTRUMENT NO. 76-02658 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, GIVES NO SPECIFIC LOCATION. NO CANAL IS LOCATED ON THIS SITE THEREFORE THIS EASEMENT DOES NOT AFFECT THE PROPERTY.
- 9.) AN EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES OF ONE OR MORE WIRES, AND ALL NECESSARY OR DESIRABLE APPURTENANCES, INCLUDING TELEPHONE AND TELEGRAPH WIRES, TOWERS, POLES, PROPS, GUYS AND OTHER SUPPORTS; AND RELATED MATTERS RECORDED AS INSTRUMENT NO. 86-19013, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, GIVES NO SPECIFIC LOCATION. EASEMENT WAS PARTIALLY TERMINATED BY INSTRUMENT NO. 98-13735, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 10.) AN EASEMENT FOR A PERPETUAL PUBLIC UTILITY, INGRESS AND EGRESS, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN RECORDED AS INSTRUMENT NO. 91-25580, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, DOES NOT FALL WITHIN THE BOUNDARY OF THIS PLAT.
- 11.) AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, RECORDED AS INSTRUMENT NO. 94-28333, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, GIVES NO SPECIFIC LOCATION.
- 12.) AN EASEMENT FOR PUBLIC UTILITIES, RECORDED AS INSTRUMENT NO. 95-00475, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, DOES NOT FALL WITHIN THE BOUNDARY OF THIS PLAT.
- 13.) AN EASEMENT AGREEMENT AND TERMS AND CONDITIONS THEREOF BETWEEN SISTERS OF PROVIDENCE AND TIMOTHY R. DRIVER AND KAY D. DRIVER, HUSBAND AND WIFE, HENRY W. OLSON AND JERILYN J. OLSON, HUSBAND AND WIFE, AND ERIC L. MARTIN AND HEATHER L. MARTIN, HUSBAND AND WIFE, RECORDED AS INSTRUMENT NO. 98-25240, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, DOES NOT FALL WITHIN THE BOUNDARY OF THIS PLAT.
- 14.) AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, RECORDED AS INSTRUMENT NO. 2004-037052, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, DOES NOT FALL WITHIN THE BOUNDARY OF THIS PLAT.
- 15.) AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, RECORDED AS INSTRUMENT NO. 2004-043618, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, DOES NOT FALL WITHIN THE BOUNDARY OF THIS PLAT.

ACKNOWLEDGEMENT

STATE OF OREGON }  
 COUNTY OF MULTNOMAH } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 22, 2009,  
 BY DANA WHITE, CHIEF REAL ESTATE OFFICER OF PROVIDENCE HEALTH SYSTEMS-OREGON,  
 AN OREGON NONPROFIT CORPORATION.



NOTARY PUBLIC SIGNATURE

Glenda L. Fossum-Smith

NOTARY PUBLIC (PRINT NAME) - OREGON

COMMISSION NO. 420040

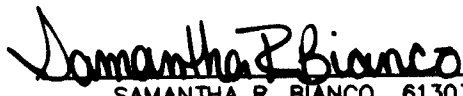
MY COMMISSION EXPIRES September 18, 2011

SURVEYOR'S CERTIFICATE:

I, SAMANTHA R. BIANCO CERTIFY THAT I HAVE CORRECTLY SURVEYED, AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE PARTITION PLAT MAP, BEING A PARTITION OF PARCEL 1, PARTITION PLAT NO. P-33-2007, FILED AS SURVEY NUMBER 19637, JACKSON COUNTY PLAT RECORDS, LOCATED IN THE NORTHWEST ONE-QUARTER AND NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 37 SOUTH, RANGE 1 WEST, W.M., CITY OF MEDFORD, JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1, PARTITION PLAT NO. P-33-2007, FILED AS SURVEY NUMBER 19637, JACKSON COUNTY PLAT RECORDS,

CONTAINS 7.503 ACRES, MORE OR LESS.

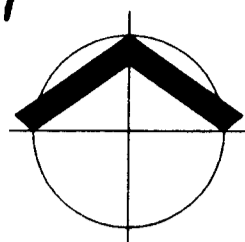


SAMANTHA R. BIANCO 61303LS

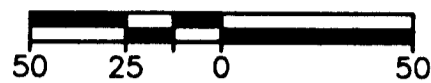
NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO PARTITION PARCEL 1, PARTITION PLAT NO. P-33-2007, JACKSON COUNTY PLAT RECORDS.

FOUND MONUMENTS FIT RELATIVELY WELL WITH RECORD INFORMATION PER PARTITION PLAT NO. P-33-2007. BOUNDARY MONUMENTS WERE HELD, UNLESS NOTED OTHERWISE.



SCALE: 1" = 50'

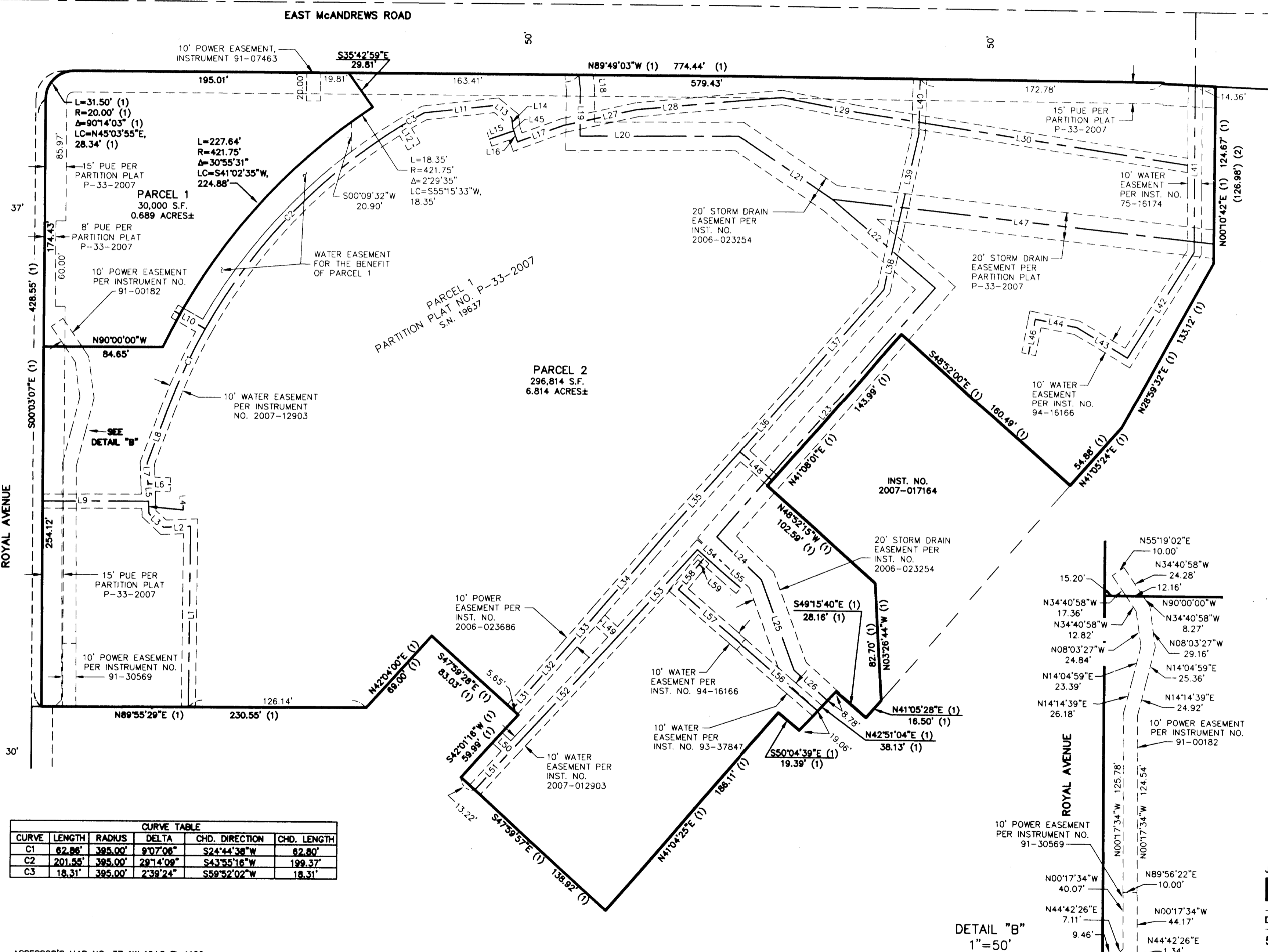


# PARTITION PLAT NO. P-21-2009

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 LOCATED IN THE NORTHWEST AND NORTHEAST ONE-QUARTERS  
 OF SECTION 19, TOWNSHIP 37 SOUTH,  
 RANGE 1 WEST, WILLAMETTE MERIDIAN,  
 IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON.

SURVEYED: NOVEMBER 2008

LINE TABLE		
LINE	LENGTH	BEARING
L1	127.21	N00°19'44"E
L2	19.21	S87°41'05"W
L3	14.14	N47°18'55"W
L4	8.75	N02°18'55"W
L5	12.40	N02°18'55"W
L6	15.92	S87°41'05"E
L7	14.74	N02°18'55"W
L8	40.57	N20°11'05"E
L9	75.33	S89°56'22"W
L10	25.01	N60°41'40"W
L11	51.44	N83°41'44"E
L12	16.95	S31°15'58"E
L13	14.14	S51°18'16"E
L14	7.33	S06°18'16"E
L15	18.26	S70°44'08"W
L16	8.26	S19°15'52"E
L17	34.46	N69°55'27"E
L18	10.04	S05°52'54"E
L19	33.28	S00°07'09"E
L20	113.72	N89°44'11"E
L21	79.40	S58°48'14"E
L22	96.15	S50°14'09"E
L23	235.37	S40°56'56"W
L24	43.61	S47°12'30"E
L25	67.61	S20°35'08"E
L26	31.94	S48°24'25"E
L27	53.83	N77°36'46"E
L28	103.53	N84°49'16"E
L29	54.93	S79°36'02"E
L30	237.35	S81°37'05"E
L31	23.14	N41°17'38"E
L32	33.50	N41°01'47"E
L33	36.25	N41°01'47"E
L34	55.50	N41°01'47"E
L35	95.00	N41°55'09"E
L36	50.20	N40°44'44"E
L37	103.77	N41°31'02"E
L38	44.13	N11°53'01"E
L39	68.28	N12°33'09"E
L40	38.88	N01°02'41"E
L41	117.79	S00°03'40"E
L42	88.07	S32°06'20"W
L43	41.63	N59°44'19"W
L44	30.00	N79°14'19"W
L45	2.04	S19°15'52"E
L46	25.00	S10°45'41"W
L47	272.85	S84°00'57"E
L48	30.39	N48°46'35"W
L49	17.00	N47°21'29"W
L50	13.57	N47°21'29"W
L51	37.69	N42°38'31"E
L52	110.72	N42°38'31"E
L53	83.42	N42°38'31"E
L54	25.81	S48°46'48"E
L55	14.99	S50°24'19"E
L56	72.06	N49°41'11"W
L57	59.00	N49°41'11"W
L58	28.00	N39°35'41"E
L59	5.00	S50°24'19"E
L60	85.17	N00°09'32"E



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD. DIRECTION	CHD. LENGTH
C1	62.86'	395.00'	9°07'06"	S24°44'38"W	62.80'
C2	201.55'	395.00'	28°14'09"	S43°55'16"W	199.37'
C3	18.31'	395.00'	2°39'24"	S59°52'02"W	18.31'

DETAIL "B"  
1" = 50'

I, SAMANTHA R. BIANCO, DO HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL.

*Samantha R. Bianco*

5-22-09  
 REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*Samantha R. Bianco*  
 OREGON  
 JULY 13, 2004  
 SAMANTHA R. BIANCO  
 61303LS

RENEWAL DATE 12-31-09

JOB NO.: PHS7670 SRB SHEET 3 OF 3



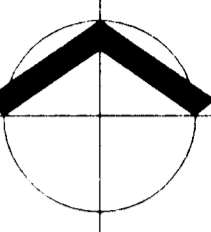
DESIGN INC.

5415 SW Westgate Dr., Ste 100 Portland, OR 97221  
 Tel. 503.419.2500 Fax. 503.419.2600

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PREPARED FOR:  
PROVIDENCE HEALTH SYSTEM-OREGON

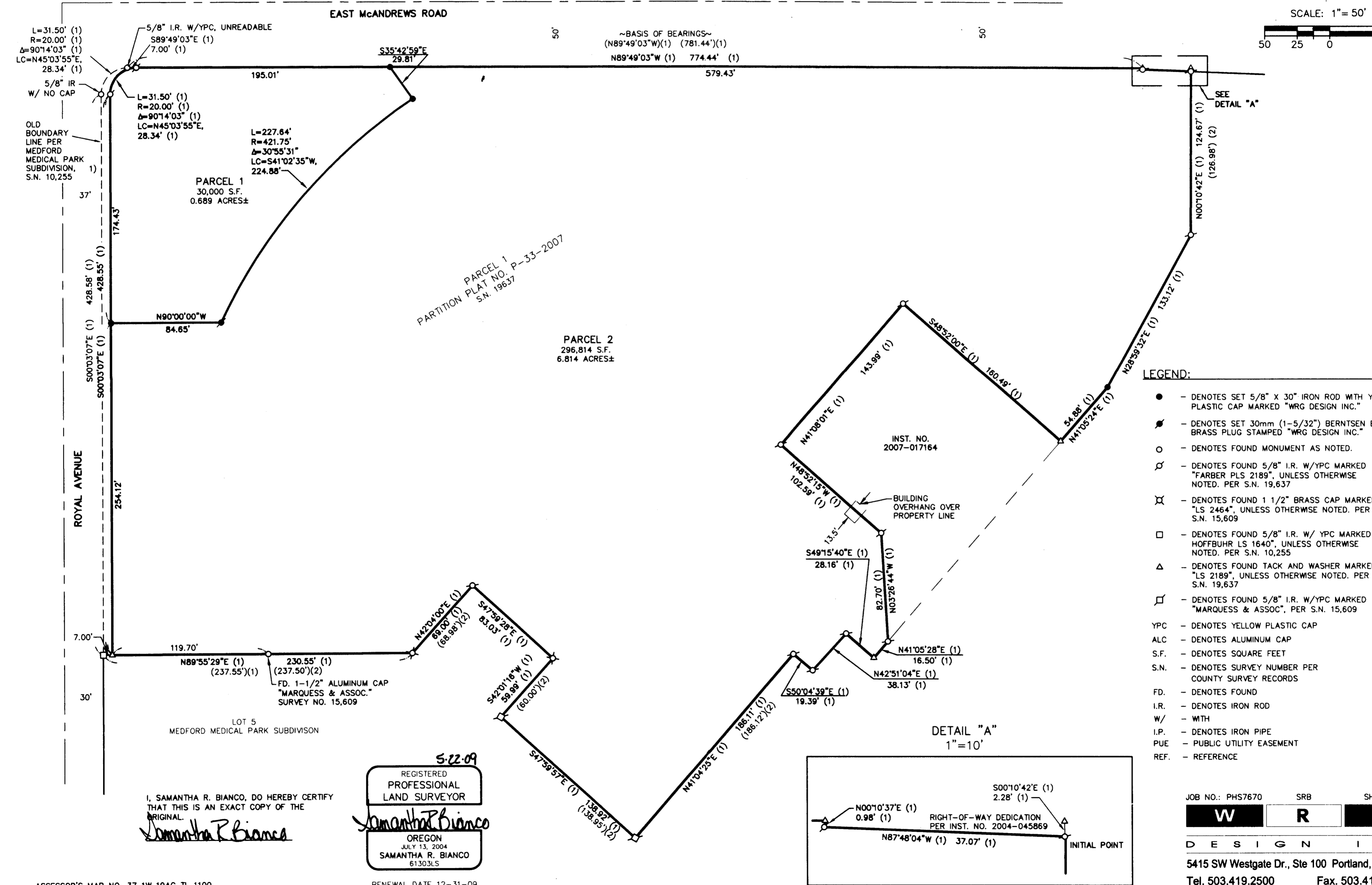


SCALE: 1" = 50'  
50 25 0

SURVEYED: NOVEMBER 2008

### REFERENCE SURVEYS LEGEND:

- #### - DENOTES MEASURED DISTANCE
- (####) - DENOTES RECORD DISTANCE PER REFERENCE NUMBER (BELOW)
- ####(##) - DENOTES MEASURED AND RECORD DISTANCE PER REF. NO. (BELOW)
- (1) - DENOTES RECORD INFORMATION PER PARTITION PLAT NO. P-33-2007
- (2) - DENOTES RECORD INFORMATION PER MEDFORD MEDICAL PARK SUBDIVISION, S.N. 10,255



### LEGEND:

- - DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WRG DESIGN INC."
- - DENOTES SET 30mm (1-5/32") BERNTSEN BRASS PLUG STAMPED "WRG DESIGN INC."
- - DENOTES FOUND MONUMENT AS NOTED.
- ⊗ - DENOTES FOUND 5/8" I.R. W/ YPC MARKED "FARBER PLS 2189", UNLESS OTHERWISE NOTED. PER S.N. 19,637
- ⊗ - DENOTES FOUND 1 1/2" BRASS CAP MARKED "LS 2464", UNLESS OTHERWISE NOTED. PER S.N. 15,609
- - DENOTES FOUND 5/8" I.R. W/ YPC MARKED "HOFFBUHR LS 1640", UNLESS OTHERWISE NOTED. PER S.N. 10,255
- △ - DENOTES FOUND TACK AND WASHER MARKED "LS 2189", UNLESS OTHERWISE NOTED. PER S.N. 19,637
- ⊗ - DENOTES FOUND 5/8" I.R. W/ YPC MARKED "MARQUESS & ASSOC", PER S.N. 15,609
- YPC - DENOTES YELLOW PLASTIC CAP
- ALC - DENOTES ALUMINUM CAP
- S.F. - DENOTES SQUARE FEET
- S.N. - DENOTES SURVEY NUMBER PER COUNTY SURVEY RECORDS
- FD. - DENOTES FOUND
- I.R. - DENOTES IRON ROD
- W/ - WITH
- I.P. - DENOTES IRON PIPE
- PUE - PUBLIC UTILITY EASEMENT
- REF. - REFERENCE

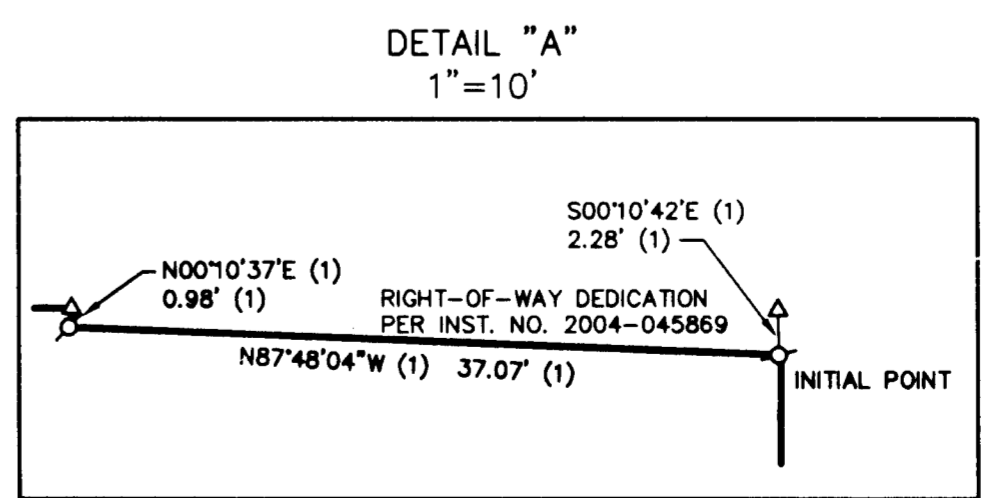
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*Samantha R. Bianco*  
OREGON  
JULY 13, 2004  
SAMANTHA R. BIANCO  
61303LS

RENEWAL DATE 12-31-09

ASSESSOR'S MAP NO. 37 1W 19AC TL 1100



JOB NO.: PHS7670 SRB SHE

**W R**

D E S I G N I

5415 SW Westgate Dr., Ste 100 Portland, OR

Tel. 503.419.2500 Fax. 503.419