

PARTITION PLAT NO. P-24-2009

A portion Lot 25 of Block 1 of ROGUE VALLEY HEIGHTS, a subdivision now of record, being located within the Northeast One-quarter of Section 18, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

Robert Privitera
1015 Beverly Way
Jacksonville, Oregon
97530

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that Robert M. Privitera, as tenant by the entirety, 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" herewith. Declarant has caused this tract of land to be surveyed and platted into Parcel 1, as shown hereon, and the course and length of all lines are plainly set forth hereon and this plat is a correct representation of this partition. Declarant does hereby dedicate to the City of Medford for public use, a 10' wide RJE and an additional 1.50 feet street right-of-way dedication for Whittle Avenue, as depicted hereon.

IN WITNESS WHEREOF, signed this 7th day of July, 2009.

Robert Privitera
ROBERT PRIVITERA

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Robert M. Privitera, known to me, acknowledged the foregoing instrument, to be his voluntary act and deed.

WITNESS my hand and seal this 7th day of July, 2009.

Before me: [Signature]
R. Coxy Neathamer NOTARY PUBLIC-OREGON
COMMISSION NO.: 435450
MY COMMISSION EXPIRES: 1/06/2013

SURVEYOR'S CERTIFICATE:

I, Robert V. 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 Southwest One-Quarter of the Northwest One-Quarter of Section 18, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch rebar at the southeast corner of Lot 25, Block 1, of the Amended Plat of Lots 1, 2, 3, 4, and 25, of Rogue Valley Heights, Jackson County, Oregon, according to the official plat thereof; thence North 84°52'10" West along the south line of said lot a distance of 95.74 feet to a 5/8 inch rebar; thence North 01°26'25" West a distance of 252.11 feet to a 5/8 inch rebar with an orange cap marked "NEATHAMER SURVEYING"; thence North 33°28'55" East a distance of 85.17 feet to a 5/8 inch rebar with an orange cap marked "NEATHAMER SURVEYING"; being on the westerly right-of-way of Whittle Avenue, thence along said right-of-way, 314.47 feet along the arc of a curve to the right having a radius of 858.44 feet and a central angle of 20°59'15" (the long chord of said curve bears South 10°09'48" East, 312.71 feet); thence continue along said right-of-way South 00°19'50" West a distance of 15.48 feet to a 5/8 inch rebar and the True Point of Beginning.

Robert V. Neathamer
Surveyor

NARRATIVE:

PURPOSE: To survey and monument Client's property pursuant to the conditionally approved Tentative Partition Plat, File Number LDP-08-94 and E-08-95, as approved by the City of Medford Planning Commission on February 26, 2009. Said approval based on Oregon Revised Statute 92.176. Validation of unit of land not lawfully established, and 92.177. Creation of parcel by less than all owners of lawfully established unit of land.

PROCEDURE: Utilizing a Nikon DTM-522 Total Station and a TSCC Data Collector with Trimble software, all found monuments were tied within closed loop traverses or via redundant ties. Records utilized for this were Survey's Numbered 1888, 11616 and 16763, as filed in the office of the Jackson County Surveyor, Instruments Numbered 2000-51284 of the Official Records of Jackson County, Oregon.

Utilizing said record survey maps, established the centerline of Whittle Avenue utilizing found monuments per Surveys Numbered 1888, 10412 and 16763. Record widths were utilized to establish said rights of way, and establishing the southerly and westerly boundaries.

The first monument was set on May 21, 2009.

APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBER: LDP-08-094

I certify that, pursuant to the authority granted in Ordinance No. 5785, of the City of Medford Municipal Code, that this plat is hereby approved.

Examined and approved this 28 day of JULY, 2009.

[Signature]
Planning Director

Examined and approved this 8 day of July, 2009.

[Signature]
City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of AUGUST 19th, 2009.

[Signature] Deputy Assessor
[Signature] Deputy Tax Collector

RECORDING

FILED FOR RECORD THIS THE 14 DAY OF AUGUST, 2009 AT 1:18 O'CLOCK P.M.
AND RECORDED IN VOLUME 20 OF PLATS AT PAGE 24 OF THE RECORDS OF JACKSON COUNTY, OREGON.

CHRISTINE WALKER County Clerk
KAREN ALONZO Deputy

Jackson County Surveyor File Number: 20461

NOTES:

THIS PARTITION PLAT IS SUBJECT TO THE FOLLOWING MATTERS OF RECORD PURSUANT TO THAT CERTAIN PUBLIC RECORDS REPORT PREPARED BY TICOR TITLE COMPANY DATED JUNE 30, 2009 AND NUMBERED 48g0488258:

Municipal Liens, if any, imposed by the City of Medford.

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

Right of way for ditches or canals.

Easements, subject to the terms and provisions thereof, as delineated and set forth on the recorded plat for building line.

Declaration of covenants, conditions, and restrictions affecting the property as set forth in instrument recorded in Volume 318, Page 179, Jackson County, Oregon, Deed Records, and amended by Document Number 48-02325, Official Records Jackson County, Oregon.

Easement created by instrument, including the terms and provisions thereof, recorded January 5, 1951 as Volume 345, Page 54 and recorded February 21, 1951 as Volume 347, Page 45, Jackson County, Oregon, Deed Records, in favor of PacificCorp, an Oregon Corporation, or its predecessor in interest for transmission and distribution of electricity, and other purposes.

An Avigation and Hazard Easement, subject to the terms and provisions thereof, recorded August 25, 1988 as Instrument Number 88-17472, Official Records of Jackson County, Oregon.

Rights of tenants, as tenants only, in unrecorded leaseholds.

I hereby certify that this is an exact copy of the original.
Robert V. Neathamer
Surveyor

** RECEIVED **
DATE 8-14-09 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert V. Neathamer

OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675

Renewal Date 12/31/10

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

PLOT DATE: July 2, 2009 PROJECT NUMBER: 06075

Sheet 1 of 2 © MYN

PARTITION PLAT NO. P-24-2009

PREPARED FOR:

Robert Privitera
1015 Beverly Way
Jacksonville, Oregon
97530

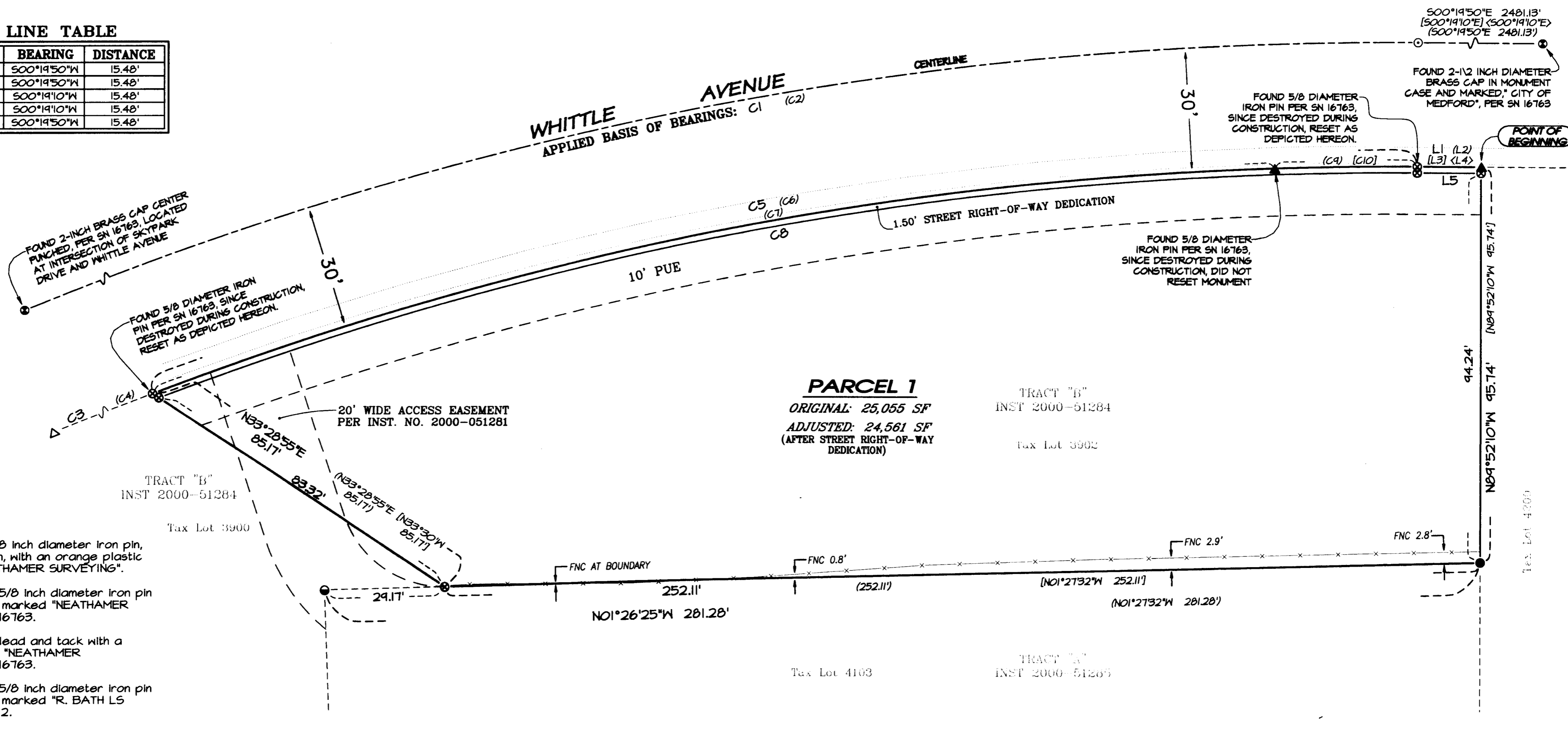
A portion Lot 25 of Block 1 of ROGUE VALLEY HEIGHTS, a subdivision now of record, being located within the Northeast One-quarter of Section 18, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

CURVE TABLE

NO.	DELTA	RADIUS	ARC	CH. BEARING	CHORD
C1	31°14'18"	888.44'	484.41'	S15°17'19"E	478.44'
C2	31°14'18"	888.44'	484.41'	S15°17'19"E	478.44'
C3	08°16'23"	858.44'	123.96'	S24°47'37"E	123.85'
C4	08°16'23"	858.44'	123.96'	S24°47'37"E	123.85'
C5	20°54'15"	858.44'	314.47'	S10°04'48"E	312.71'
C6	20°54'15"	858.44'	314.47'	S10°04'48"E	312.71'
C7	20°54'15"	858.44'	279.84'	S10°04'48"E	278.08'
C8	20°54'54"	858.44'	312.83'	S10°07'37"E	311.10'
C9	02°18'40"	858.44'	34.63'	S00°44'24"E	34.63'
C10	02°18'45"	858.44'	34.65'	S00°44'32"E	34.65'

LINE TABLE

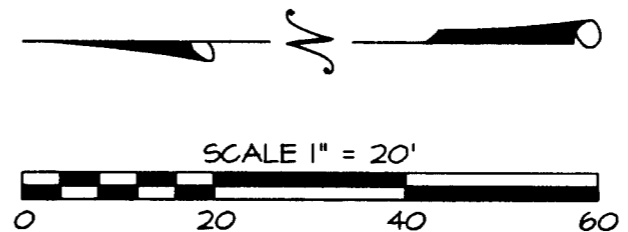
LINE	BEARING	DISTANCE
L1	S00°19'50"W	15.48'
L2	S00°19'50"W	15.48'
L3	S00°19'10"W	15.48'
L4	S00°19'10"W	15.48'
L5	S00°19'50"W	15.48'



LEGEND:

- ⊙ Indicates a set 5/8 inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊖ Indicates a found 5/8 inch diameter iron pin with a plastic cap marked "NEATHAMER LS 2675", per SN 16763.
- △ Indicates a found lead and tack with a brass tag marked "NEATHAMER LS 2675", per SN 16763.
- Indicates a found 5/8 inch diameter iron pin with a plastic cap marked "R. BATH LS 1069", per SN 10412.
- ⊙ Indicates a found 2 inch aluminum cap marked "D. MCMAHAN LS 1913", per SN 16397.
- ▲ Indicates a found 5/8 inch diameter iron pipe per SN 1888.
- ⊖ Indicates a found monument as described hereon.
- Indicates a computed position, nothing found or set.
- () Indicates record information as per SN 16763.
- < > Indicates record information as per SN 1888.
- [] Indicates record information as per SN 11616.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- SF Indicates the number of square feet within a closed area such as a tract of land.
- VOL PG Indicates an document recorded by Volume and Page number pursuant to the Deed Records of Jackson County, Oregon.
- INST Indicates an instrument recorded by number pursuant to the Official Records of Jackson County, Oregon.
- 2.9' FNC— Indicates the distance and which side from the boundary line that the centerline of fence line is located.
- Indicates the centerline of an existing fence.

I hereby certify that this is an exact copy of the original.
Robert V. Neathamer
Surveyor



BASIS OF BEARINGS:

Basis of Bearings: The centerline of Skypark Drive as depicted on Survey Number 16763, as filed in the office of the Jackson County Surveyor, and applied to the centerline of Whittle Avenue as depicted hereon.

RECEIVED
DATE 8-14-09 BY BB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
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REGISTERED PROFESSIONAL LAND SURVEYOR
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