

PARTITION PLAT NO. P-36 -2009

A partition located in the Northeast One-Quarter of Section 28, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that Rogue Valley Country Club, an Oregon Corporation, as tenants by the entirety, hereinafter referred to as Declarants, are the fee title owners of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, Declarants do hereby dedicate to the City of Medford for public use, a Public Utility easement as depicted hereon, and hereby create a sewer easement, 15 feet wide to 25 feet wide, for the benefit and use of Parcels 1 and 2. Declarants have caused this tract of land to be surveyed and platted into Parcels 1 and 2, 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.

IN WITNESS WHEREOF, signed this 29th day of September, 2009.

John L. Anhorn
JOHN L. ANHORN, PRESIDENT
BOARD OF DIRECTORS
ROGUE VALLEY COUNTRY CLUB,
AN OREGON CORPORATION

STATE OF OREGON } County of Jackson }

Personally appeared the above named John L. Anhorn, known to me as the President of the Board of Directors for the Rogue Valley Country Club, an Oregon Corporation, acknowledged the foregoing instrument, to be its voluntary act and deed.

WITNESS my hand and seal this 29th day of September, 2009.

Before me: *Cony Neathamer*
CONY NEATHAMER, NOTARY PUBLIC-OREGON
COMMISSION NO.: 435450
MY COMMISSION EXPIRES: 1/06/2013

RELEASE

Umpqua Bank, as holders of beneficiary interest under that certain Trust Deed recorded as Instrument Number 2004-043251 on July 29, 2004, in the Official Records of Jackson County, Oregon, do hereby release from lien of said Trust Deed all property shown hereon as dedicated to public use pursuant to the AFFIDAVIT OF CONSENT, as recorded in Instrument Number 2009-041081, of the Official Records of Jackson County, Oregon.

NOTES:

THE PARTITION DEPICTED HEREON IS SUBJECT TO THE FOLLOWING MATTERS OF RECORD AS CONTAINED IN THAT CERTAIN SUBDIVISION GUARANTEE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, REPORT NUMBER 7164-1081881, DATED SEPTEMBER 23, 2004:

- These premises are situated in the Medford Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.
- ~~The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services.~~
- Rights of the public in and to any portion lying within the limits of public roadways, if any, and/or rights of private parties over any portion lying within existing roadways or driveways not disclosed by any public records.
- Easements for District Irrigation purposes, and appurtenant rights thereto, including the terms and provisions thereof, by instrument recorded in Volume 130, Pages 120 and 172; Volume 537, Page 126, Jackson County, Oregon, Deed Records, and as Document Number 67-04221, Official Records of Jackson County, Oregon. (Specific location not given).
- Right of way for Medford Irrigation District set forth in Volume 133, Page 197, Official Records of Jackson County, Oregon, Deed Records, acquired by Hillcrest Orchards, in Bargain and Sale Deed recorded in Volume 537, Page 37, said Deed Records.
- Reservation of mineral and oil rights, as set forth in Volume 215, Pages 16 and 18; Volume 160, Page 55 and in Volume 167, Page 194, Jackson County, Oregon, Deed Records.
- Easement for transmission and distribution of electricity, granted to the California Oregon Power Company, as set forth in Volume 386, Page 20; Volume 343, Page 262; Volume 484, Page 64 as corrected in Volume 533, Page 403, Jackson County, Oregon, Deed Records. (Specific location not given).

PREPARED FOR:

ROGUE VALLEY COUNTRY CLUB,
an Oregon Corporation
c/o Doug Mohler
2660 Hillcrest Road
Medford, OR 97504

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 Northeast One-Quarter of Section 28, 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 the Northwest corner of LOT 11, BLOCK 4 of the ROGUE VALLEY ESTATES SUBDIVISION, Jackson County, Oregon, according to the official plat thereof; thence North 15°30'00" East, along the easterly right-of-way of South Greenway Drive, a public street, 380.56 feet to the beginning of a curve to the left having a radius of 2934.53 feet and a central angle of 03°04'00" (the long chord which bears North 13°55'30" East, 161.59 feet); thence along the arc of said curve, 161.61 feet; thence North 12°21'00" East, 117.78 feet to the beginning of a curve to the left having a radius of 584.56 feet and a central angle of 12°14'42" (the long chord which bears North 06°13'39" East, 124.69 feet); thence along the arc of said curve, 124.93 feet to the Southwest corner of LOT 1, BLOCK 3 of said ROGUE VALLEY ESTATES SUBDIVISION; thence North 90°00'00" East, 199.98 feet to the Initial Point of the RE-SUBDIVISION OF LOTS 3 TO 8 INCLUSIVE OF BLOCK 3 OF ROGUE VALLEY ESTATES SUBDIVISION, according to the official plat thereof, now of record; thence South 32°00'00" East, 370.05 feet; thence South 46°34'00" East, 147.40 feet; thence South 00°04'50" East, 849.91 feet to the southwest corner of LOT 13, BLOCK 3 of said ROGUE VALLEY ESTATES SUBDIVISION, being the northeast corner of Lot 3 of FAIRVIEW TERRACE SUBDIVISION, according to the official plat thereof, now of record; thence along the boundary of said FAIRVIEW TERRACE SUBDIVISION, the following courses and distances: South 88°13'46" West, 49.03 feet; thence South 00°01'57" East, 96.95 feet; thence South 24°21'17" East, 56.56 feet; thence South 12°19'33" West, 154.30 feet; thence South 12°46'23" West, 114.58 feet; thence North 88°08'33" East, 219.16 feet; thence South 86°14'17" East, 109.90 feet; thence South 86°38'07" East, 52.42 feet; thence North 82°37'53" East, 9.45 feet; thence leaving the boundary of said FAIRVIEW TERRACE SUBDIVISION, South 00°08'53" West, 362.99 feet; thence North 84°51'07" West, 924.53 feet to a point on the north line of SISKIYOU VILLAGE UNIT NO. 1, according to the official plat thereof, now of record; thence North 00°03'08" West, 358.91 feet; thence South 84°56'52" West, 210.00 feet; thence North 00°03'08" West, 46.00 feet; thence North 70°15'47" West, 414.71 feet; thence North 29°42'00" East, 315.00 feet to a point on the westerly boundary of LOT 5, BLOCK 4 of said ROGUE VALLEY ESTATES SUBDIVISION; thence along the boundary of said BLOCK 4 of said ROGUE VALLEY ESTATES SUBDIVISION, the following courses and distances: South 00°00'00" West, 37.00 feet to the beginning of a curve to the left having a radius of 100.00 feet and a central angle of 90°00'00" (the long chord which bears South 45°00'00" East, 141.42 feet); thence along the arc of said curve, 157.08 feet; thence North 90°00'00" East, 230.00 feet; thence North 80°30'00" East, 231.82 feet; thence North 30°05'42" East, 110.84 feet to the beginning of a curve to the left having a radius of 270.00 feet and a central angle of 35°54'18" (the long chord which bears North 10°54'34" East, 166.82 feet); thence along the arc of said curve, 169.54 feet; thence North 07°00'00" West, 77.78 feet to the beginning of a curve to the left having a radius of 270.00 feet and a central angle of 27°00'00" (the long chord which bears North 20°30'00" West, 126.06 feet); thence along the arc of said curve, 127.23 feet to the southeast corner of that tract described in Instrument No. 98-032455 of the Official Records of Jackson County, Oregon; thence along the north boundary of said tract, the following courses and distances: North 23°26'10" West, 34.76 feet; thence North 34°15'37" West, 71.53 feet; thence North 41°51'34" West, 59.61 feet; thence North 38°40'20" West, 68.50 feet to the Point of Beginning.

Robert V. Neathamer
Surveyor

NARRATIVE:

PURPOSE: Pursuant to Client's instruction and the conditionally approved Tentative Partition Plat, City of Medford File Number LDP-07-193, approved by the City of Medford Planning Commission on November 29, 2009, perform a survey and monument the resultant parcels.

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 were Rogue Valley Estates Subdivision, Re-Subdivision of Lots 3 To 8 Inclusive of Block 3 Rogue Valley Estates Subdivision, Fairview Terrace Subdivision, Siskiyou Village Unit No. 1, Island Pointe Subdivision, Surveys Numbered 3406 and 13774 as filed in the office of the Jackson County Surveyor, and Instruments Numbered 98-32455 and 2006-040748 of the Official Records of Jackson County, Oregon.

Established the west, north and east boundaries utilizing the tied monuments depicted hereon and record angles and distances. The south boundary line was determined by the found monuments per Siskiyou Village Unit No. 1, the found monument per Survey Number 13774 marking the Northwest corner of Lot 12 of Crest Brook Orchard Tracts. It is the belief of this surveyor that the intent for the south boundary line was to be along the northerly lines of Lots 9 and 10 of said Crest Brook Orchard Tracts after the street vacation per Volume 517, Pages 35 and 36 of the Deed Records of Jackson County, Oregon. Based on the boundary and said conditional approval, the resultant parcels were computed and the boundary corners were set on July 27, 2009.

APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBER: LDP-07-193

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 26th day of SEPTEMBER, 2009.

Amey E. Fuller
Planning Director

Examined and approved this 30 day of SEPTEMBER, 2009.

[Signature]
City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of November 2, 2009.

Nate McAuley, Deputy Assessor
Carla Jensen, Deputy Tax Collector

RECORDING

FILED FOR RECORD THIS THE 2nd DAY OF November, 2009 AT 3:23 O'CLOCK P.M. AND RECORDED IN VOLUME 20 OF PLATS AT PAGE 36 OF THE RECORDS OF JACKSON

COUNTY, OREGON.
Christine D. Walker County Clerk
Carla D. Helman Deputy

Jackson County Surveyor File Number: 20525

** RECEIVED **
DATE 11-2-09 BY tb
This survey consists of:
3 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

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

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: September 25, 2009 PROJECT NUMBER: 07057

Sheet 1 of 3

PARTITION PLAT NO. P- 36 -2009

A partition located in the Northeast One-Quarter of Section 28, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

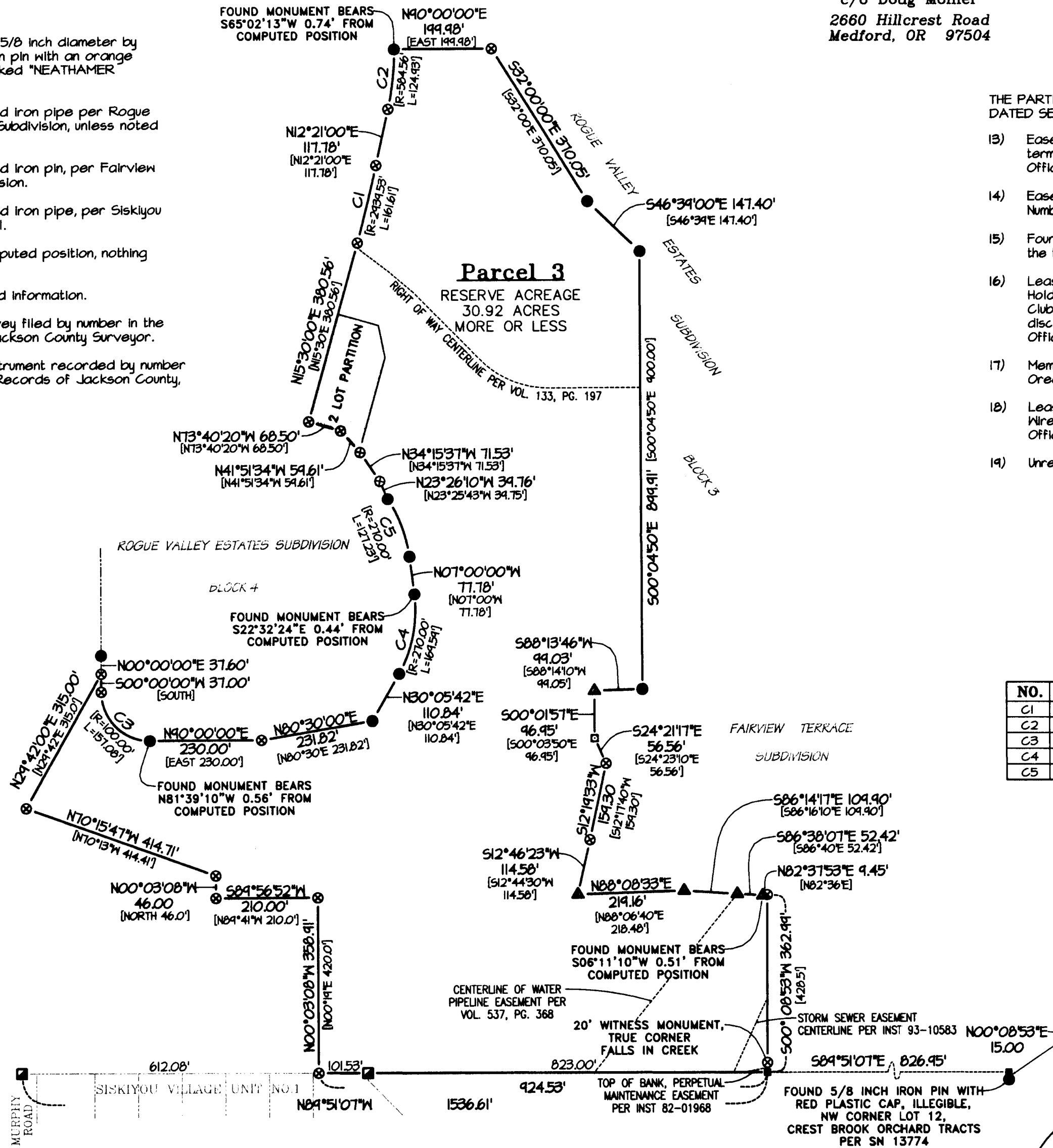
ROGUE VALLEY COUNTRY CLUB,
an Oregon Corporation
c/o Doug Mohler
2660 Hillcrest Road
Medford, OR 97504

LEGEND:

- ⊙ Indicates a set 5/8 inch diameter by 30 inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a found iron pipe per Rogue Valley Estates Subdivision, unless noted otherwise.
- △ Indicates a found iron pin, per Fairview Terrace Subdivision.
- ▣ Indicates a found iron pipe, per Siskiyou Village Unit No. 1.
- Indicates a computed position, nothing found or set.
- [] Indicates record information.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.

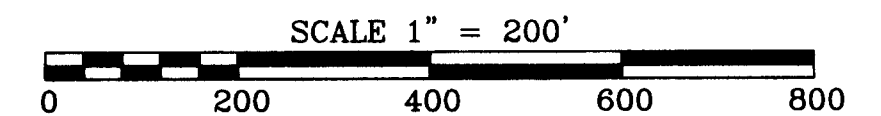
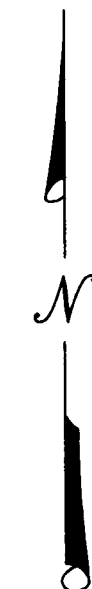
THE PARTITION DEPICTED HEREON IS SUBJECT TO THE FOLLOWING MATTERS OF RECORD AS CONTAINED IN SAID REPORT NUMBER T169-1081881, DATED SEPTEMBER 17, 2009:

- 13) Easements for perpetual maintenance within the bank of Lazy Creek, for watercourse as part of the public storm drainage system, including the terms and provisions thereof, granted to the City of Medford, by instrument recorded February 05, 1982, as Document Number B2-0196B, Official Records of Jackson County, Oregon.
- 14) Easement for transmission and distribution of electricity, granted to Pacificorp dba Pacific Power and Light Company, as set forth in Document Number 90-28690, Official Records of Jackson County, Oregon.
- 15) Four perpetual non-exclusive easements for utility distribution lines, including, but not limited to, sanitary sewer and storm sewer drains, including the terms and provisions thereof, as set forth in Document Number 93-10583, Official Records of Jackson County, Oregon.
- 16) Lease, including the terms and provisions thereof, between Golf Holding Company, an Oregon Corporation hereinafter referred to as Golf Holding, Rogue Valley Country Club, an Oregon Corporation hereinafter referred to as Country Club, lessor(s), and Southern Oregon Tennis Club, an Oregon Corporation hereinafter referred to as Tennis Club lessee(s), dated August 06, 1977, which lease is not of record, but disclosed by Memorandum thereof recorded as Document Number T7-16239, re-recorded September 12, 1977 as Document Number T7-16789, Official Records of Jackson County, Oregon. (Affects a portion.)
- 17) Memorandum of Agreement, including the terms and provisions thereof as Document Number 94-27490, Official Records of Jackson County, Oregon.
- 18) Lease and the terms and conditions thereof as disclosed by Memorandum of Lease, Lessor: Rogue Valley Country Club, Lessor: New Circular Wireless PCS, LLC, a Delaware Limited Liability company, dated June 14, 2006 and recorded August 11, 2006 as Document Number 2006-04074B, Official Records of Jackson County, Oregon. (Exact location not disclosed - describes all of the RVCC property.)
- 19) Unrecorded leases or periodic tenancies, if any.



CURVE TABLE

NO.	DELTA	RADIUS	ARC	CH. BEARING	CHORD
C1	03°09'00"	2439.53'	161.61'	N13°55'30"E	161.54'
C2	12°14'42"	584.56'	124.43'	N06°13'39"E	124.64'
C3	90°00'00"	100.00'	157.08'	S45°00'00"E	141.42'
C4	35°54'18"	270.00'	164.54'	N10°54'39"E	166.82'
C5	27°00'00"	270.00'	127.23'	N20°30'00"W	126.06'



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

Robert V. Neathamer
Surveyor

BASIS OF SURVEY:

Basis of Bearings: Rogue Valley Estates Subdivision as recorded December 12, 1944, in Volume 6 of Plats at Page 54 of the Records of Jackson County, Oregon, and filed in the office of the Jackson County Surveyor. Basis applied to the centerline of South Greenway Drive.

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: September 25, 2009 **PROJECT NUMBER:** 07057

** RECEIVED **
DATE 11-2-09 BY VB
This survey consists of:
3 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

PARTITION PLAT NO. P-36 -2009

A partition located in the Northeast One-Quarter of Section 28, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

LINE TABLE

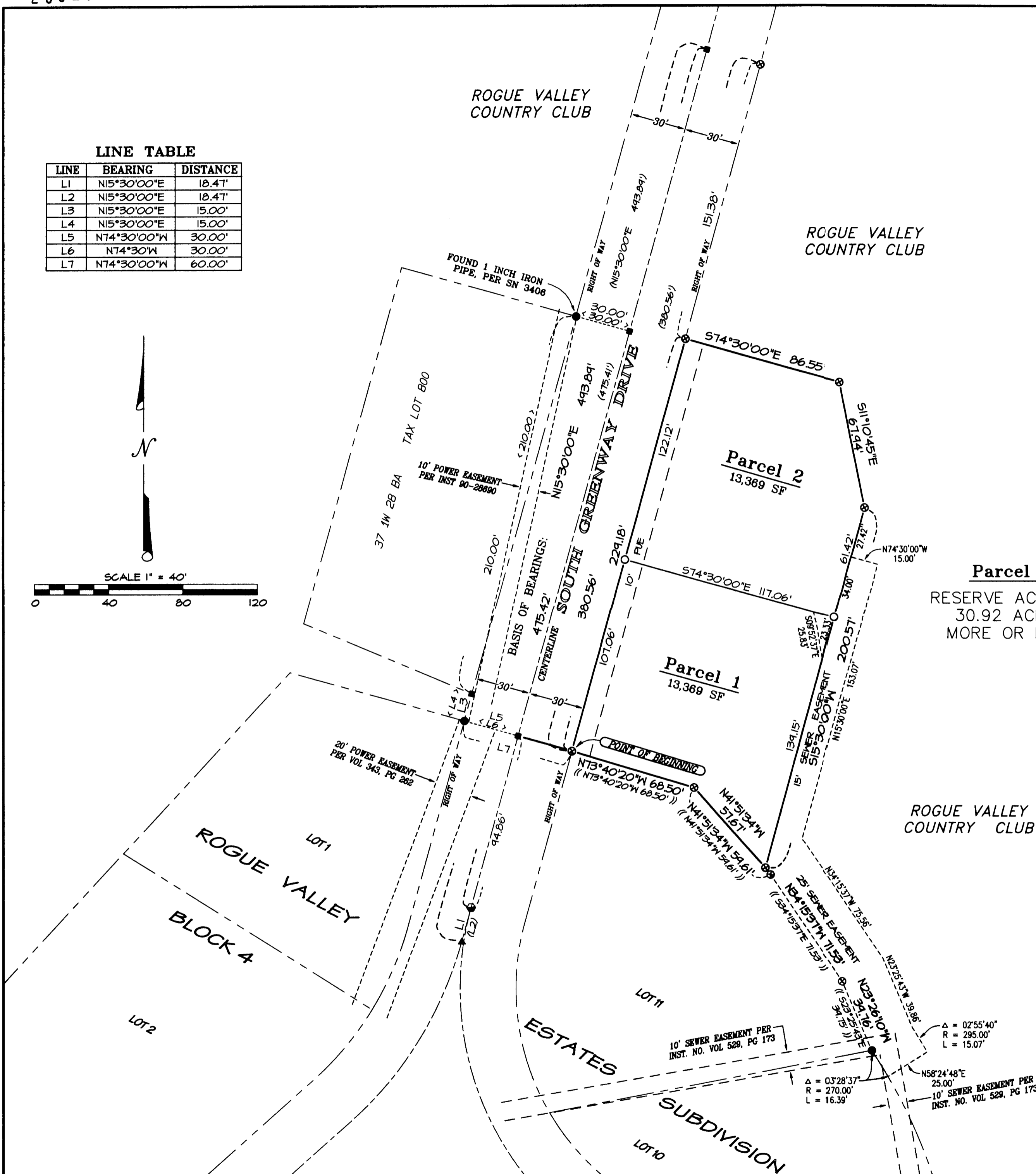
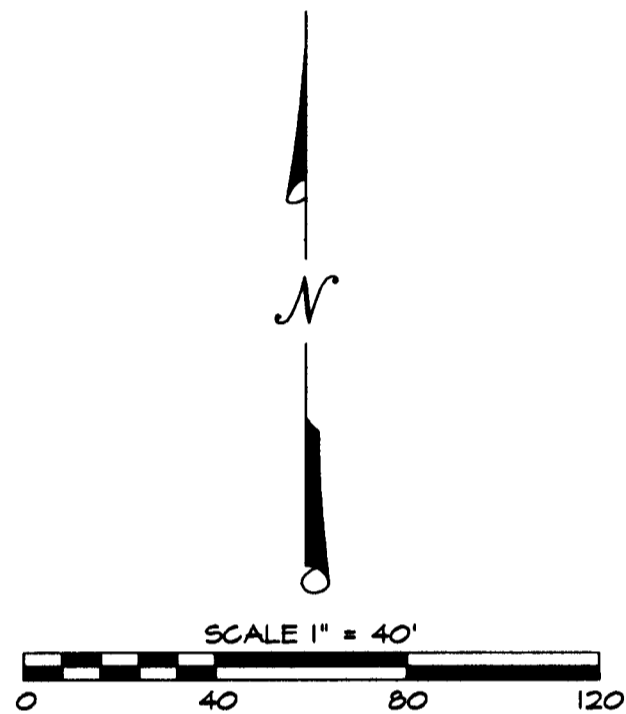
LINE	BEARING	DISTANCE
L1	N15°30'00"E	18.47'
L2	N15°30'00"E	18.47'
L3	N15°30'00"E	15.00'
L4	N15°30'00"E	15.00'
L5	N74°30'00"W	30.00'
L6	N74°30'00"W	30.00'
L7	N74°30'00"W	60.00'

PREPARED FOR:

ROGUE VALLEY COUNTRY CLUB,
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c/o Doug Mohler
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LEGEND:

- Indicates a set 5/8 inch diameter by 24 inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊙ Indicates a set 5/8 inch diameter by 30 inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a found iron pipe per Rogue Valley Estates Subdivision, unless noted otherwise.
- ⊙ Indicates a found 3/8 inch diameter railroad spike, per Rogue Valley Estates Subdivision.
- ▲ Indicates a found concrete nail, per Rogue Valley Estates Subdivision.
- Indicates a computed position, nothing found or set.
- () Indicates record information as per Rogue Valley Estates Subdivision.
- < > Indicates record information as per SN 3406.
- (()) Indicates record information as per Instrument Number 98-32455.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- PUE Indicates a Public Utility Easement, being created hereon.
- SF Indicates the number of square feet within a closed area such as a lot.



Parcel 3
RESERVE ACREAGE
30.92 ACRES
MORE OR LESS

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

**** RECEIVED ****
DATE 11-2-09 BY bb
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

BASIS OF SURVEY:

Basis of Bearings: Rogue Valley Estates Subdivision as recorded December 12, 1949, in Volume 6 of Plats at Page 54 of the Records of Jackson County, Oregon, and filed in the office of the Jackson County Surveyor. Basis applied to the centerline of South Greenway Drive.

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert V. Neathamer

OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675

Renewal Date 12/31/10

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