

PARTITION PLAT NO. P-04-2010

Located in the Northeast One-quarter of Section 32, Township 37 South, Range 2 West, of the Willamette Meridian, Jackson County, Oregon.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, that SOUTHEAST JACKSONVILLE, LLC, an Oregon limited liability company, 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.

PREPARED FOR:

SOUTHEAST JACKSONVILLE, LLC
PO BOX 249
ASHLAND, OREGON
97520

IN WITNESS WHEREOF, I set my hand and seal this 9th day of February, 2010.

Signature of Alan Deboer, Manager

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 32, Township 37 South, Range 2 West, of the Willamette Meridian, Jackson County, Oregon, being more particularly described as follows:

Beginning at the most west-southwest corner of Donation Land Claim No. 90 in said township and range; thence North 00°09'56" East, 494.66 feet to a brass disc marking the Initial Point of Pheasant Meadows Subdivision, Phase 1, according to the Official Plat thereof, now of record; thence South 89°40'04" East, along the south line of said plat and the south line of Mrs. Cardwell's Addition to Jacksonville, according to the Official Plat thereof, now of record, and the extension of last said south line, 2176.87 feet to a found 5/8-inch iron pin marking an angle point in the west boundary of that certain tract described in Instrument Number 98-028466 of said official records; thence South 00°01'37" East along said west boundary, 1546.20 feet to the northerly right-of-way line of South Stage Road as described in Instrument Number 70-010843 of said official records; thence along said right-of-way the following courses: North 57°08'39" West, 52.46 feet to the beginning of a curve to the left, having a radius of 1472.18 feet and a central angle of 12°20'00"; thence along the arc of said curve a distance of 316.90 feet (the long chord of said curve bears North 63°18'39" West, a distance of 316.29 feet); thence North 69°28'39" West, 948.50 feet to the beginning of a curve to the right, having a radius of 2824.79 feet and a central angle of 02°20'50"; thence along the arc of said curve a distance of 115.72 feet (the long chord of said curve bears North 68°18'14" West, a distance of 115.71 feet); thence North 67°07'44" West, 285.54 feet to the east boundary of that certain tract described in Instrument Number 2009-007235 said official records; thence leaving said right-of-way and along the easterly, northerly and westerly boundaries of last said instrument the following courses: North 06°55'21" East, 323.33 feet; thence South 80°03'39" East, 10.67 feet; thence North 00°01'22" West, 577.37 feet; thence South 89°58'45" West, 284.30 feet; thence South 00°02'19" East, 464.45 feet; thence North 89°55'30" East, 67.85 feet; thence South 00°01'39" East, 75.00 feet; thence South 80°03'39" East, 53.01 feet; thence South 36°42'01" West, 161.55 feet; thence South 24°10'51" West, 105.99 feet to the northerly right-of-way of California Street, intersecting a curve concave to the northeast, having a radius of 532.96 feet and a central angle of 04°36'36"; thence along the arc of said curve a distance of 42.88 feet (the long chord of said curve bears North 52°04'07" West, a distance of 42.87 feet); thence North 49°45'49" West, 211.81 feet to the beginning of a curve to the left, having a radius of 2904.90 feet and a central angle of 02°14'10"; thence along the arc of said curve a distance of 113.37 feet (the long chord of said curve bears North 50°52'54" West, a distance of 113.36 feet); thence North 51°59'54" West, 70.42 feet; thence leaving last said right-of-way, North 00°09'56" East, 57.57 feet to the Point of Beginning.

Signature of Robert V. Neathamer, Surveyor

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Pursuant to Clients instructions and that certain Notice of Staff Decision by Jackson County Development Services, File Number SUB2009-00066, dated November 20, 2009, perform a boundary survey, monument the resultant partition corners, and file a Partition Plat with Jackson County, Oregon.

PROCEDURE: Utilizing a Trimble S-6 robot instrument and Trimble 5700 Global Positioning System (GPS) with a Trimble TSCe data collector with Trimble software, all found monuments, as depicted hereon, were tied in a closed loop traverse or by redundant observations. Records utilized for this survey: Instruments Numbered 2006-001965 and 2009-007235 of the Official Records of Jackson County, Oregon; Surveys Numbered 2439, 9171, 11347, 15420 and 19909 as filed in the office of the Jackson County Surveyor.

Utilizing said record documents and maps, the northerly right-of-ways of California Street and South Stage Road were established utilizing found monuments per Survey Number 9171, the easterly, northerly and westerly boundaries were established utilizing found monuments along with record angles and distances per Surveys Numbered 2439, 11347, 15420 and 19909.

Resultant boundaries were computed and the corners were set as depicted hereon. The first monument of which was set on January 12, 2010.

APPROVALS:

CONDITIONS OF THE APPROVAL FROM JACKSON COUNTY LAND DEVELOPMENT SERVICES FILE NO. SUB2009-00066 APPLY TO THIS PLAT.

EXAMINED AND APPROVED THIS 16th DAY OF FEBRUARY, 2010.

Signature of Kerry K. Bradshaw, Jackson County Surveyor

EXAMINED AND APPROVED THIS 22nd DAY OF FEBRUARY, 2010.

Signature of 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 February 24, 2010.

Signature of Karen W. Meade, Deputy Tax Collector, DATE 2-24-10

Signature of Nathan E. McGeary, Deputy Assessor, DATE 2-24-10

RECORDING:

FILED FOR RECORD THIS THE 24 DAY OF FEBRUARY, 2010, AT 2:42 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-04-2010 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON.

Signature of Christine Walker, County Clerk and Karen Alonzo, Deputy

JACKSON COUNTY SURVEY FILE NUMBER: 20608

STATE OF OREGON }
County of Jackson } SS

Personally appeared before me the above named Alan Deboer, known to me as the Manager of Southeast Jacksonville, LLC, acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and seal this 9th day of February, 2010.

Before me: Signature of Cory Neathamer, Commissioner No. 435450, My Commission Expires: 1/06/2013

MATTERS OF RECORD:

Pursuant to a Public Records Report Number 48g0487766, dated January 14, 2010, as prepared by Lawyers Title Insurance Corporation, the property depicted hereon is subject to the following exceptions:

- (A) Municipal Liens, if any imposed by the City of Jacksonville.
(B) The subject property lies within the boundaries of the Rogue Valley Sewer Services and is subject to the levies and assessments thereof.
(C) Regulations, levies, liens assessments, rights of way and easements for ditches and canals of the Medford Irrigation District.
(D) The rights of the public in and to that portion of the herein described property lying within the limits of South Stage Road.
(E) Easements created by instruments, including the terms and provisions thereof, recorded July 24, 1952 as Volume 364, Page 11, Deed Records of Jackson County, Oregon; recorded March 3, 1946, as Instrument Number 66-02537 and recorded October 5, 1987, as Instrument Number 87-20929, Official Records of Jackson County, Oregon, in favor of PacifiCorp, an Oregon corporation, or its predecessor in interest for transmission and distribution of electricity, and for other purposes. No exact location given.
(F) Restrictive covenants executed in compliance with the Jackson County Land Development Ordinance recorded December 10, 1986, as Instruments Numbered 86-25046, 86-25043 and 86-25044, Official Records of Jackson County, Oregon.
(G) Restrictive covenant executed in compliance with the Jackson County Land Development Ordinance recorded March 22, 2004, as Instrument Number 2004-014934, Official records of Jackson County, Oregon
(H) Restrictive covenants executed in compliance with the Jackson County Land Development Ordinance recorded August 12, 2004, as Instrument Number 2004-031364, and rerecorded September 9, 2004, as Instrument Number 2004-034601, and Instrument Number 2004-031368, Official Records of Jackson County, Oregon.
(I) That certain Trust Deed to secure indebtedness and any other obligations secured thereby, recorded January 13, 2006, as Instrument Number 2006-001966, and rerecorded June 13, 2007, as Instrument Number 2007-21677, Official Records of Jackson County, Oregon. The beneficiary of said trust deed being Valley Investments.

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

Stamp: \*\* RECEIVED \*\* DATE 2-24-10 BY [Signature] This survey consists of: 2 sheet(s) Map, 2 page(s) Narrative JACKSON COUNTY SURVEYOR

Stamp: REGISTERED PROFESSIONAL LAND SURVEYOR

Signature of Robert V. Neathamer

Stamp: OREGON JULY 19, 1994 ROBERT V. NEATHAMER 2675

Stamp: Renewal Date 12/31/10

PREPARED BY: Neathamer Surveying, Inc. 3126 St. Suite 100 P.O. Box 1584 Medford, Oregon 97501 Phone (541) 732-2869 FAX (541) 732-1382

PLOT DATE: February 9, 2010 PROJECT NUMBER: 06027-B

Sheet 1 of 2 © DC

**PARTITION PLAT NO. P-04-2010**

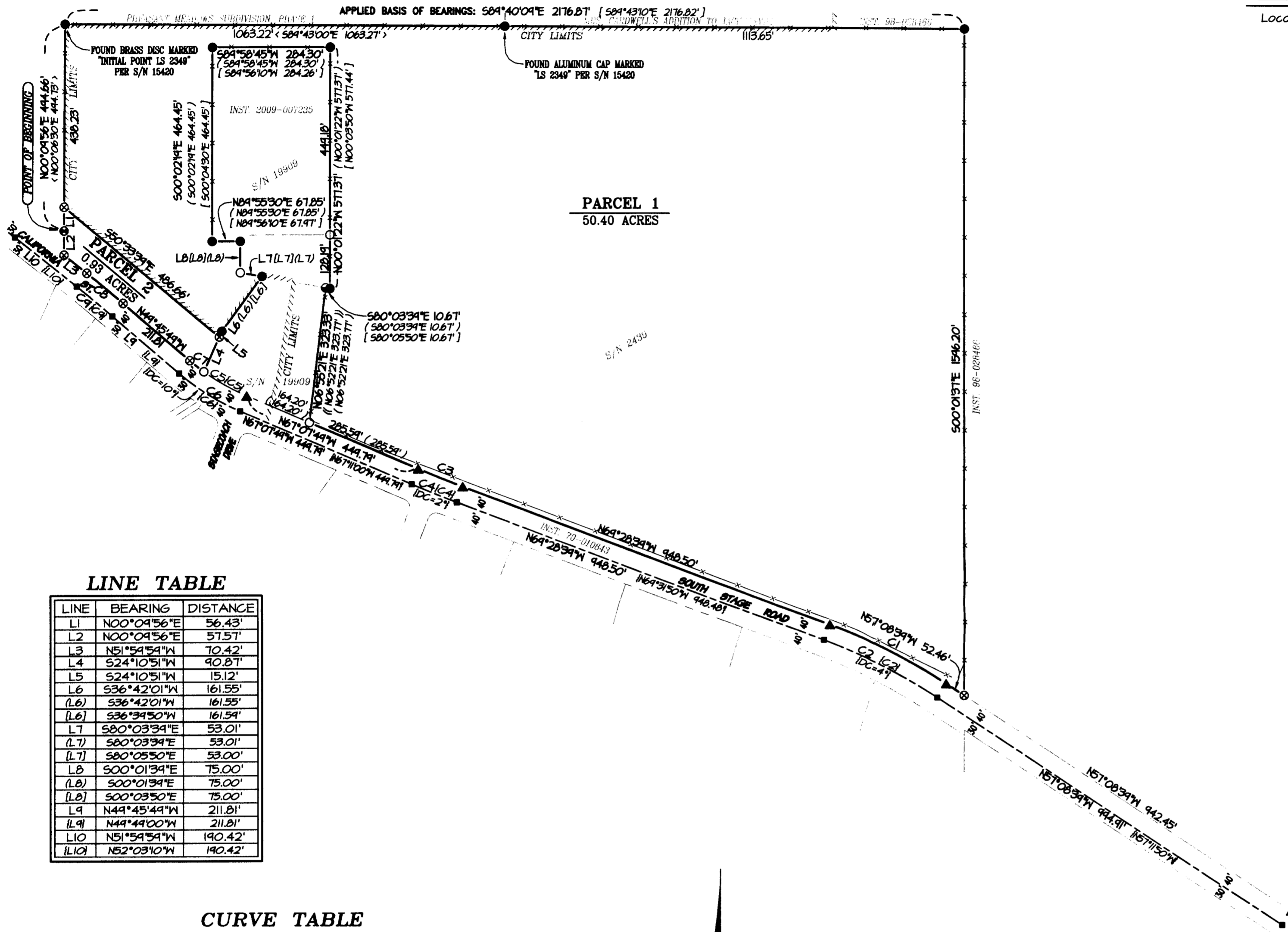
Located in the Northeast One-quarter of Section 32, Township 37 South, Range 2 West, of the Willamette Meridian, Jackson County, Oregon.

**PREPARED FOR:**

**SOUTHEAST JACKSONVILLE, LLC**  
 PO BOX 249  
 ASHLAND, OREGON  
 97520

**LEGEND**

- ⊗ Indicates a Number 5 rebar by 30-inches long, with an orange plastic cap marked "NEATHAMER SURVEYING", set flush with the surface.
- Indicates a found 5/8-inch diameter iron pin with an orange plastic cap marked "NEATHAMER SURVEYING". Refer to S/N 19909.
- Indicates a found 5/8-inch diameter iron pin. Refer to S/N 2439, unless otherwise noted.
- Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "Templin RLS 2359". Refer to S/N 11347.
- ▲ Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "Jackson Co. Public Works". Refer to S/N 9171.
- ⊙ Indicates a found 2-1/2-inch diameter brass cap marking the most westerly southwest corner of DLC No. 90 per Jackson County re-establishment notes.
- Indicates a computed position, nothing found or set.
- ( ) Indicates record information per S/N 19909.
- [ ] Indicates record information per S/N 2439.
- < > Indicates record information per S/N 15420.
- (( )) Indicates record information per S/N 11347.
- { } Indicates record information per S/N 9171.
- S/N Indicates a survey filed number in the office of the Jackson County Surveyor.
- INST. Indicates a document recorded number in the Official Records of Jackson County, Oregon.
- DC Degree of curve.



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N00°04'56"E	56.43'
L2	N00°04'56"E	57.57'
L3	N51°54'54"W	70.42'
L4	S24°10'51"W	90.87'
L5	S24°10'51"W	15.12'
L6	S36°42'01"W	161.55'
(L6)	S36°42'01"W	161.55'
[L6]	S36°39'50"W	161.59'
L7	S80°03'34"E	53.01'
(L7)	S80°03'34"E	53.01'
[L7]	S80°05'50"E	53.00'
L8	S00°01'34"E	75.00'
(L8)	S00°01'34"E	75.00'
[L8]	S00°03'50"E	75.00'
L9	N49°45'44"W	211.81'
[L9]	N49°44'00"W	211.81'
L10	N51°54'54"W	190.42'
[L10]	N52°03'10"W	190.42'

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	12°20'00"	1472.18'	316.90'	N63°18'39"W	316.29'
C2	12°20'00"	1432.18'	308.29'	N63°18'39"W	307.69'
[C2]	12°20'00"		308.33'		
C3	02°20'50"	2824.79'	115.72'	N68°18'14"W	115.71'
C4	02°20'50"	2864.79'	117.36'	N68°18'14"W	117.35'
[C4]	02°20'50"		117.36'		
C5	12°45'24"	532.96'	118.66'	S60°45'07"E	118.42'
[C5]	12°45'24"	532.96'	118.66'	S60°45'07"E	118.42'
C6	17°22'00"	572.96'	173.67'	S58°26'49"E	173.00'
[C6]	17°22'00"		173.67'		
C7	04°36'36"	532.96'	42.87'	N52°04'07"W	42.87'
C8	02°14'10"	2904.90'	113.37'	N50°52'54"W	113.36'
C9	02°14'10"	2864.90'	111.81'	N50°52'54"W	111.80'
[C9]	02°14'10"		111.81'		

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

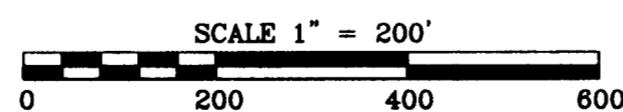
**BASIS OF BEARINGS:**

Geodetic North based on the World Geodetic System of 1984 (NAD83 datum), obtained via Global Position System (GPS), observations. Basis applied to the found monuments.

**PREPARED BY:** Neathamer Surveying, Inc.  
 3126 St, Suite 100  
 P.O. Box 1584  
 Medford, Oregon 97501  
 Phone (541) 732-2869  
 FAX (541) 732-1382

**PLOT DATE:** February 9, 2010 **PROJECT NUMBER:** 06027-B

Sheet 2 of 2 © DC



**\*\* RECEIVED \*\***  
 DATE 2-24-10 BY *MB*  
 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