

PARTITION PLAT No. P-05-2010

located in

NORTHWEST OF THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, in the CITY OF MEDFORD,
JACKSON COUNTY, OREGON

for

EXECUTIVE INVESTMENTS LLC

PO BOX 5509
CENTRAL POINT, OREGON 97502

Approvals:

I certify that pursuant to authority granted in Ordinance No. 5785

this plat is hereby approved.

This 8th day of March, 2010.

James E. Huber
Planning Director

Examined and approved this 24 day of February, 2010.

[Signature]
City Surveyor

All taxes, fees, assessments, or other charges as required by
O.R.S. 92.095 have been paid as of March 10, 2010

[Signature] Deputy 3/10/10
Tax Collector Date

Amanda Alamo, deputy 3/10/10
Assessor Date

Recorder:

Filed for record this 10th day of MARCH, 2010. at 10:40 clock
A M. and recorded as Partition Plat No. P-05-2010 of the
Records of Jackson County, Oregon, Index Volume 21, Page 5.

CHRISTINE WALKER KAREN ALONZO
County Clerk Deputy

County Surveyor's File No. 20619

Surveyor's Certificate:

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at the southwest corner of Lot 5, of the Mace Subdivisions as recorded in Volume 4, Page 12 of the Plat Records of Jackson County, Oregon; thence North 0°02'18" West, 11.50 feet to a 5/8 inch iron pin and the Point of Beginning and the Initial Point; thence South 0°02'18" East, 11.50 feet, to a point on the north right of way line of Mace Road, said point bears North 17°24'43" East, 0.32 feet from a 1/2 inch iron pipe; thence North 89°56'13" East, along said right of way, 76.71 feet to a point, said point bears South 30°38'31" West, 0.34 feet from a 5/8 inch iron pin; thence North 0°02'18" West, parallel with and 76.71 feet east of the west line of said Lot, 11.50 feet to a 5/8 inch iron pin; thence continuing North 0°02'18" West, parallel with and 76.71 feet east of the west line of said Lot, 272.43 feet; thence South 89°56'13" West, parallel with the north right of way line of said Mace Road, 76.71 feet to 5/8 inch iron pin; thence South 0°02'18" East, along the west line of said Lot, 272.43 feet to the Point of Beginning.

Declaration:

KNOWN ALL MEN BY THESE PRESENTS, that Executive Investments, LLC, a Limited Liability Company, are the owners of the lands hereon described, and that they have partitioned the same into parcels as shown hereon and the number and size 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 and do dedicate to the public for public use the public street and public utility easement shown hereon and do hereby create the Private Storm Drain Easement as shown hereon for the benefit of Parcel 1 and 2.

[Signature]
Craig C. Cohen, Manager

State of Oregon)
 SS
County of Jackson)

The forgoing instrument was acknowledged before me on this 17th day of February, 2010, by Craig C Cohen, as Manager of Executive Investments, LLC, a Limited Liability Company on behalf and authority of the company..

(Signature) Susan Morgan Farber

(Printed Name) SUSAN MORGAN FARBER

Notary Public - Oregon Commission NO. 426455

My commission expires April 21, 2012
Month, Day, Year

[Signature]

Herbert A. Farber, PLS 2189

REGISTERED
PROFESSIONAL
LAND SURVEYOR

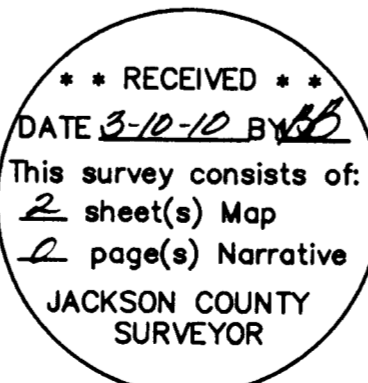
[Signature]

OREGON
JULY 26, 1985
HERBERT A. FARBER
2189

RENEWAL DATE 12-31-11

I, Herbert A. Farber, do hereby certify
that this is an exact copy of the original.

[Signature]



20619

PARTITION PLAT No. P-05-2010

located in the
NORTHWEST OF THE NORTHWEST QUARTER
OF SECTION 13, TOWNSHIP 37 SOUTH,
RANGE 2 WEST, WILLAMETTE MERIDIAN,
in the CITY OF MEDFORD, JACKSON COUNTY, OREGON
for

EXECUTIVE INVESTMENTS LLC
P.O. BOX 5509
CENTRAL POINT, OREGON 97502

LEGEND

- ⊗ = FOUND 2 1/2" BRASS CAP - D.L.C. CORNER
- ⊙ = FOUND 2 1/2" BRASS CAP STREET CENTERLINE or as described
- = FOUND MONUMENT AS DESCRIBED, SEE NARRATIVE
- ⊕ = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- S/N = RECORD FILED SURVEY NUMBER
- W.M. = WITNESS MONUMENT
- R.M. = REFERENCE MONUMENTS DUE RRVID IRRIGATION PIPE
- S.D.E. = STORM DRAIN EASEMENT
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
- INST. NO. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT FOR TELEPHONE, GAS, ELECTRICAL POWER AND CABLE TV.

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

Purpose: This survey has been conducted to full fill the conditions of approval for a Partition as approved by the City of Medford, File No LDP-07-048.

Procedure: Controlling monuments shown hereon have been tied for this and other projects in the area utilizing GPS and terrestrial instrumentation in closed traverses or sufficient redundancy for quality control. Little monumentation was found of the surveys previously done on each side of the plat boundary. The pipe at the southwest corner established by Ager by S/N 2096 was found to be South 17°24'43" West, 0.32 feet from the record location per the Mace Subdivision as recorded in Volume 4, Page 12 of the Plat Records of Jackson County, Oregon. The pin set at the southeast corner by Thomas by S/N 5001 was found to be North 30°38'31" East, 0.34 feet. Both of these monuments lacked consistency in location to hold either one and did not fit well with the center line as established by the City of Medford Surveyor as documented on S/N 14942 so I show their location, now under the sidewalk with their location perpetuated by a concrete nail and washer marked "LS2189" place at the record location. A search of the record locations of the other monuments established by Ager and Thomas and none where found. As noted in S/N 9494 performed by Kaiser, there is a gap between the Mace Subdivision and the properties to the north. This is further evidenced by the haphazard improvements along the north boundary as shown hereon. Due to the condition of this boundary I have referenced the north title line as shown hereon. The boundary was established by record plat dimensions based on the centerline of Mace Road and the West line of DLC 59 as shown. The interior lines of the new parcels were established also as shown. The RM monuments for the angle point on the east line of Parcel 1 are due to the location of RRVID's irrigation line.

PUBLIC UTILITY EASEMENT NOTE

"Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the public utility easements (PUE) identified on the plat map as may be necessary or desirable in providing utility services within and within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."

Surveyed by:
FARBER & SONS, INC. dba

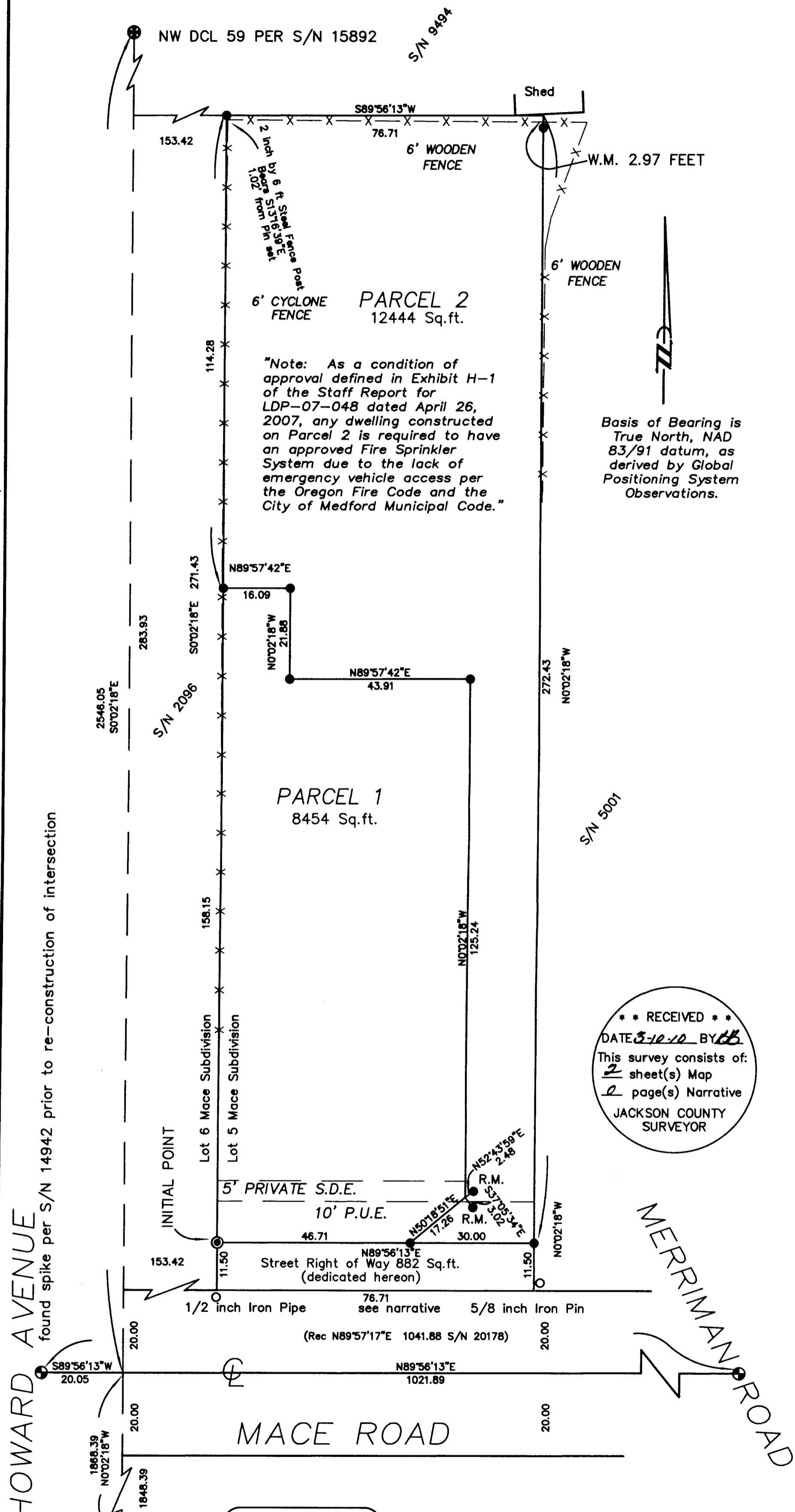


PO BOX 5286
431 OAK STREET
CENTRAL POINT, OREGON 97502
(541) 664-5599
www.farbersurveying.com

DATE: December 4, 2009
JOB NO.: 1343-05

JOB:\MEDFORD_NW\COHEN GROUP\FINAL PLATS\FINAL PARTITION PLAT.DWG
DRAWN BY: haf ORIG. DATE: 12-04-09 REVISED BY: DATE:

HOWARD AVENUE
found spike per S/N 14942 prior to re-construction of intersection



**** RECEIVED ****
DATE 3-12-12 BY LB
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

HERBERT A. FARBER
JULY 26, 1985
RENEWAL DATE 12-31-11

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

