

PARTITION PLAT NO. P-08-2010

LOCATED IN
LOT 3 OF MOUNTAIN VIEW PLAZA SUBDIVISION
IN D.L.C NO 56 IN THE SE 1/4 OF SECTION 2,
T.37S., R.2W., W.M., IN THE CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON
City of Central Point Planning (File 10-005)

RECORDER'S CERTIFICATE

Filed for record this 24th day of March, 2010
at 3:13 O'clock P.M., and recorded as Partition Plat No. P-8-2010
of "RECORD OF PARTITION PLATS" in Jackson County, Oregon.

Index Volume 21, Page 8
Christine S. Walker County Clerk
Carman S. Helman Deputy

Jackson County Survey File No. 20615^{AB} 20633

APPROVALS

Approved this 5th day of MARCH, 2010.

Kerry K. Bradshaw
Jackson County Surveyor

Approved this 23rd day of MARCH, 2010.

[Signature] City of Central Point
Community Development Director
Matt Samitore City of Central Point
Public Works Director

All taxes, fees, assessments or other charges as required
by O.R.S. 92.095 have been paid, as of 3/24/2010

Nena Crawford, Deputy 3/24/2010
ASSESSOR DATE

Carole Juenson, Deputy 3-24-10
TAX COLLECTOR DATE

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Kodiak LLC an Oregon Limited Liability Company, are the owners in fee simple of the land shown hereon and that we have caused the same to be divided into parcels as shown hereon.

[Signature]
C.A. Galpin, manager of Kodiak LLC

STATE OF Oregon
COUNTY OF Jackson)SS.

This certifies that on this 8th day of March,
2010, before me a Notary Public, personally appeared C.A Galpin,
manager of Kodiak LLC, an Oregon Limited Liability Company, and acknowledged
the foregoing instrument to be his voluntary act and deed.

Before me: Guilaine Escog
Guilaine Escog Notary Public - Oregon

Commission No. 409701

My Commission Expires: Oct. 14, 2010
(Month, date, year)

SURVEYOR'S CERTIFICATE

I, Richard G. Templin, a registered surveyor of the State of Oregon do hereby certify that this map correctly represents a survey made by me and marked with the proper monuments as provided by law. The parcel of land hereon shown and the Plat is a correct representation of the same. The following is an accurate description of the parent parcel, as set forth hereon:

Lot 3 of Mountain View Plaza Subdivision, in the City of Central Point, Jackson County, Oregon as recorded in Volume 27, Page 50 of the Plat Records of Jackson County, Oregon and filed in the Jackson County Surveyor's office as filed survey number 17065.

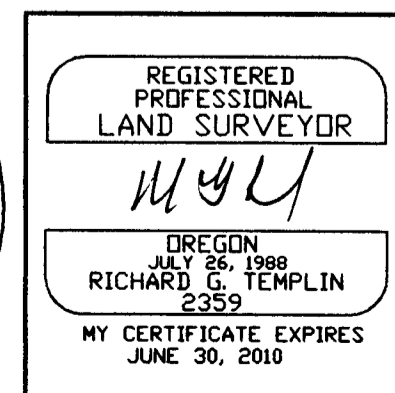
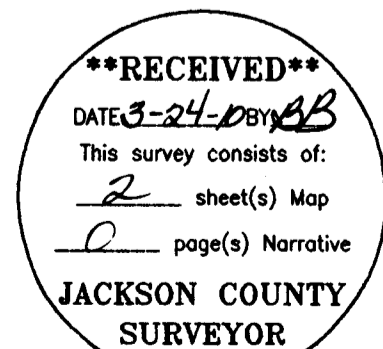
[Signature]
Richard G. Templin L.S. 2359

NARRATIVE

PURPOSE: To survey and mark the corners of a two parcel Land Partition as shown hereon.

PROCEDURE: The outside boundary of the parent parcel was surveyed and monumented as Lot 3 of Mountain View Plaza Subdivision, as shown on filed survey number 17065. From these monuments I calculated the new partition line and set a monument at the the Southeast corner of Parcel 1. In 2001 this office performed an ALTA survey which included this parent parcel. The easements shown hereon are from this ALTA survey and the most recent Title Report.

I CERTIFY THAT THIS IS AN EXACT COPY
OF
THE ORIGINAL PLAT.
[Signature]
RICHARD G. TEMPLIN L.S. 2359



FILE: 'MTVIEWMLP.DWG'

RICHARD TEMPLIN LAND SURVEYING
P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON

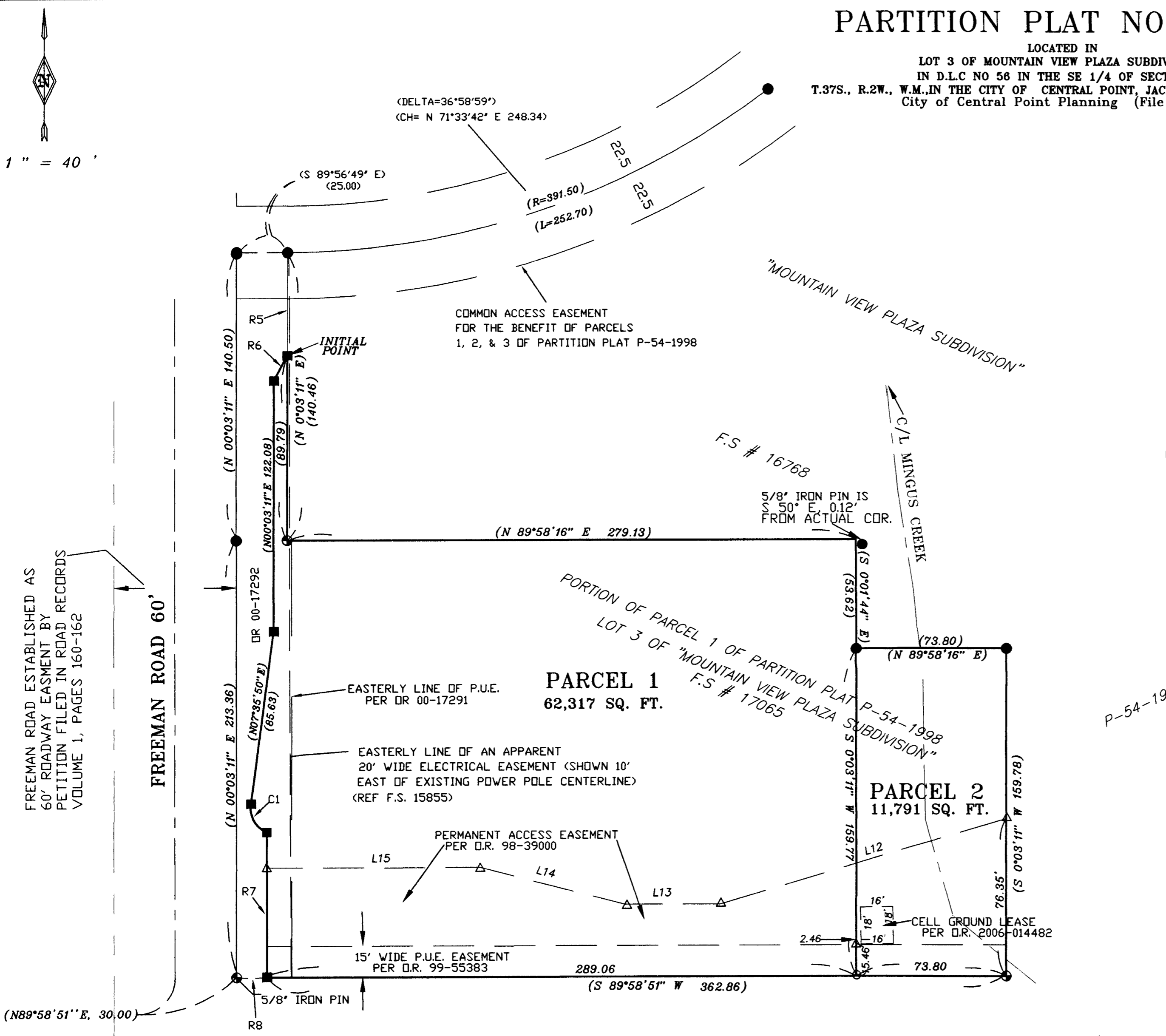
LAND PARTITION
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JACKSON COUNTY, OREGON
City of Central Point Planning (File 10-005)

For: C.A. GALPIN
P.O. BOX 8271
MEDFORD, OREGON 97504

DATE: MARCH 3, 2010

PARTITION PLAT NO. 1082010

LOCATED IN
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- SHOWN ON CURRENT TITLE REPORT**
- 1.) RIGHT OF WAY EASEMENTS FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AS RECORDED IN VOL. 544, PG. 220 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, ARE UN-PLOTTABLE.
 - 2.) THE PREMISES ARE SUBJECT TO RESTRICTIONS AND GRANT OF EASEMENTS AS RECORDED IN DOCUMENT NO. 98-39000 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
 - 3.) THE PREMISES ARE SUBJECT TO COMMON AREA MAINTENANCE AGREEMENT AS RECORDED IN DOCUMENT NO. 98-39001 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
 - 4.) THE PREMISES ARE SUBJECT TO MEMORANDUM AGREEMENT AS RECORDED IN DOCUMENT NO. 98-39003 AND MODIFIED IN DOCUMENT NO. 2004-008309 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

- LEGEND**
- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
 - 5/8" IRON ROD WITH RED PLASTIC CAP PER MARKED OSMUS PLS 2464 PER F.S.# 16768.
 - 5/8" IRON ROD WITH RED PLASTIC CAP PER MARKED OSMUS PLS 2464 PER F.S.# 17065.
 - ⊕ 5/8" IRON ROD WITH YELLOW PLASTIC CAP PER MARKED MARQUESS PER F.S.# 15855.
 - △ INDICATES DEFERRED MONUMENT
 - () INDICATES RECORD DATA PER F.S.# 17065.
 - FS INDICATES "FILED SURVEY"
 - P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION AND CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, WATER LINES, ELECTRIC & IRRIGATION
- BASIS OF BEARING: WEST LINE OF LOT 3 PER F.S.# 17065.

I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

 RICHARD G. TEMPLIN L.S. 2359
 FILE: 'MTVIEWMLP.DWG'

CURVE TABLE-R/W DEDICATION OR 00-17292

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC
C1	12.50	76°16'56"	16.64	N 30°48'24" W	15.44

LINE TABLE-R/W DEDICATION OR 00-17292

LINE	LENGTH	BEARING
R5	50.66	S00°03'11"W
R6	13.98	S27°52'30"W
R7	70.56	S00°03'11"W
R8	15.15	S89°58'51"W

LINE TABLE-ACCESS EASEMENT OR 93-39000

LINE	LENGTH	BEARING
L12	146.94	S73°37'46"W
L13	46.00	S89°58'16"W
L14	73.26	N75°41'36"W
L15	104.91	S89°58'16"W

****RECEIVED****
 DATE: 3-24-08 BY: RB
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

 OREGON JULY 26, 1988
 RICHARD G. TEMPLIN 2359
 MY CERTIFICATE EXPIRES JUNE 30, 2010

RICHARD TEMPLIN LAND SURVEYING
 P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON
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