

DECLARATION

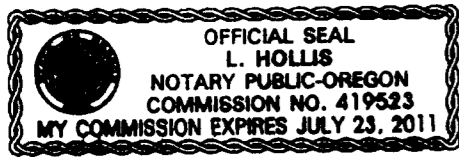
KNOW ALL MEN BY THESE PRESENTS THAT WE, RICHARD C. LEEVER, TRUSTEE FOR THE RICHARD C. LEEVER REVOCABLE LIVING TRUST DATED MAY 2, 2000, AND ROSE MARIE LEEVER, TRUSTEE FOR THE ROSE MARIE, REVOCABLE LIVING TRUST DATED MAY 2, 2000, ARE THE OWNERS OF REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED TO SAME TO BE DIVIDED INTO PARCELS AS SHOWN ON THE PARTITION PLAT. WE HEREBY CREATE FOR THE BENEFIT OF PARCEL 2, THE VARIABLE WIDTH NON-EXCLUSIVE INGRESS-EGRESS EASEMENT BEING THAT PART OF PARCEL 1 LYING NORTH OF THE EXISTING EASEMENT NO. 2009-015341 RECORDED IN JACKSON COUNTY, OREGON, ALSO THAT SAND FILTER AND DRAINFIELD EASEMENT ACROSS PARCELS 2 FOR THE BENEFIT OF PARCEL 1, ALSO THAT FUEL BREAK EASEMENT ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2, AND THAT WATERLINE EASEMENT ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2.

*Richard C. Leever*  
RICHARD C. LEEVER

*Rose Marie Leever*  
ROSE MARIE LEEVER

STATE OF OREGON }  
COUNTY OF JACKSON } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THE 3rd DAY OF March, 2010 BY RICHARD C. LEEVER AND ROSE MARIE LEEVER, KNOWN TO ME AS THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THIS TO BE THEIR VOLUNTARY ACT AND DEED.



*L. Hollis*  
NOTARY SIGNATURE

ENCUMBRANCES AS NOTED IN THE PUBLIC RECORDS REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY

THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.

THESE PREMISES ARE SITUATED IN THE TALENT IRRIGATION DISTRICT, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.

SURVEYOR'S CERTIFICATE

I, STEPHAN L. BAROTT, A DULY REGISTERED SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT SET FORTH HEREON.

COMMENCING AT THE MOST EASTERLY SOUTHEAST CORNER FOR DONATION LAND CLAIM NO 46, SAID CORNER BEING IDENTICAL WITH THE ELL CORNER FOR DONATION LAND CLAIM NO 47, TOWNSHIP 38 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE WEST, 20.0 FEET; THENCE SOUTH 42°41'45" EAST, 118.88 FEET; THENCE SOUTH 13°42'00" EAST, 180.76 FEET; THENCE SOUTH 00°03'00" EAST, 163.41 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°03'00" EAST, 10.00 FEET TO THE NORTHEAST CORNER OF TRACT DESCRIBED IN VOLUME 525, PAGE 48, JACKSON COUNTY, OREGON DEED RECORDS, FROM SAID POINT, THE CENTER OF GRIFFIN CREEK BEARS WEST, 464.94 FEET (RECORD WEST, 324.38 FEET); THENCE SOUTH 00°03'00" EAST, 120.01 FEET (RECORD 120.00 FEET); THENCE SOUTH 89°56'36" WEST, 411.94 FEET TO THE CENTER OF GRIFFIN CREEK (RECORD WEST, 324.38 FEET); THENCE NORTHERLY ALONG THE CENTER OF GRIFFIN CREEK THE FOLLOWING COURSES; NORTH 10°38'02" WEST ALONG THE CENTER OF GRIFFIN CREEK, 15.25 FEET; THENCE NORTH 21°59'27" WEST ALONG THE CENTER OF GRIFFIN CREEK, 21.91 FEET; THENCE NORTH 25°58'59" WEST ALONG THE CENTER OF GRIFFIN CREEK, 32.09 FEET; THENCE NORTH 30°06'10" WEST ALONG THE CENTER OF GRIFFIN CREEK, 33.12 FEET; THENCE NORTH 22°27'41" WEST ALONG THE CENTER OF GRIFFIN CREEK, 29.88 FEET TO A POINT ON THE WESTERLY LINE OF TRACT DESCRIBED IN VOLUME 395, PAGE 375, SAID DEED RECORDS; THENCE, LEAVING THE CENTER OF GRIFFIN CREEK, NORTH 88°46'04" EAST, 465.04 FEET (RECORD NORTHEAST, 324.38 FEET) TO THE POINT OF BEGINNING.

PLOTTED ON CONTINENTAL / MILANO JPC-4M2 MYLAR USING HP 51640 CARTRIDGE

PARTITION PLAT NO. P-10-2010

LOCATED IN TOWNSHIP 38 SOUTH, RANGE 2 WEST, (DONATION LAND CLAIM NO. 47) NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

APPROVAL

APPROVED BY JACKSON COUNTY DEVELOPMENT SERVICES, (FILE SUB2009-00028)

*K.A. Wanda*  
JACKSON COUNTY DEVELOPMENT SERVICES

4/20/10  
DATE

*Kerry K. Bradshaw*  
JACKSON COUNTY SURVEYOR

03-03-10  
DATE

NARRATIVE

PURPOSE: PARTITION OF THAT TRACT DESCRIBED IN DOCUMENT

2006-022626, RECORDED IN JACKSON COUNTY, OREGON

PROCEDURE: PRIOR TO COMMENCEMENT TO THIS CURRENT SURVEY, A REVIEW OF MY CLIENT'S PROPERTY DESCRIPTION AND ADJACENT PROPERTY DESCRIPTIONS WAS CONDUCTED. NO DESCREPCENCIES BETWEEN THE DEEDS FOR CURRENT TAX LOTS 1300, 1400, OR 1500 WERE NOTED AS THEY RELATE TO EACH OTHER. HOWEVER, A DESCREPCENCY IN THE DISTANCE FROM GRIFFIN CREEK ROAD TO THE CENTER OF GRIFFIN CREEK WAS DISCOVERED, AS NOTED IN THE SURVEYOR'S CERTIFICATE. MY CLIENT INDICATED THAT GRIFFIN CREEK HAS CHANGED OVER TIME AND WAS ONCE AT THE DISTANCE AS DESCRIBED IN THE ORIGINAL, OR OLDER, DEEDS. A SURVEY WAS CONDUCTED BY ED MCGINTY, PLS 301, DATED 12-8-1960 AND RECORDED AS C.S. 1585. MCGINTY LOCATED THE BOUNDARIES OF THE CURRENT TAX LOT 1300 DIRECTLY ADJACENT TO MY CLIENT'S SOUTHERLY PROPERTY BOUNDARY. I DID LOCATE AND HOLD THE TWO IRON PINS ESTABLISHED BY MCGINTY ALONG MY CLIENT'S SOUTH LINE. THE DISTANCE BETWEEN THEM AND MCGINTY'S TIE TO THE ESE DLC46 CORNER AGREE WITH THIS CURRENT SURVEY. THE JACKSON COUNTY SURVEYOR'S OFFICE BRASS CAP MONUMENT MARKING THE ESE DLC 46 CORNER (IDENTICAL WITH DLC47-ELL) AS RECORDED IN COUNTY REESTAB NOTES, WAS FOUND IN GOOD CONDITION. NO OTHER SURVEYS OF RECORD WERE FOUND.

THE NEW PARTITION BOUNDARIES WERE LOCATED PER THE CLIENT'S DIRECTION AND FOLLOW THE COUNTY APPROVAL. EASEMENTS CREATED FOR PARCELS 1 AND 2 ARE AS SHOWN ON PAGE 2 OF THIS PARTITION PLAT.

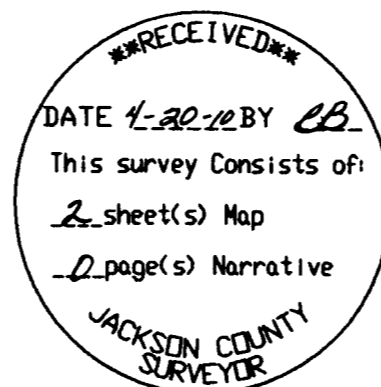
REAL TIME KINEMATIC (RTK) GPS POSITIONS WERE COMPUTED AT SEVERAL LOCATIONS, INCLUDING THE INITIAL POINT OF BEGINNING CORNER AS NOTED ON PAGE TWO, USING OREGON DEPARTMENT OF TRANSPORTATION (O.D.O.T.) GPS NETWORK SOLUTIONS ADJUSTED TO NAD83-CORS96 (EPOCH 2002).

MONUMENTS WERE SET AS SHOWN ON PAGE 2. THE INITIAL POINT WAS MONUMENTED WITH A 5/8-INCH DIAMETER IRON PIN, 24-INCHES LONG, SET 26-INCHES IN THE GROUND DUE TO THE LOCATION OF A HIGH VOLTAGE POWER LINE ADJACENT TO THIS CORNER.

EQUIPMENT USED: LEICA TCRP 1203 ELECTRONIC TOTAL STATION (REAL TIME KINEMATIC (RTK) SMARTSTATION.

I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT

*Stephan Barott*  
SURVEYOR



S B L S  
STEPHAN BAROTT LAND SURVEYING  
REGISTERED PROFESSIONAL LAND SURVEYOR  
*Stephan Barott*  
JULY 25, 1988  
STEPHAN L. BAROTT  
2332  
RENEWAL: DECEMBER 31, 2011  
1446 ST. ANDREW WAY  
MEDFORD, OREGON 97504  
541-776-1272  
fax 541-776-2956  
sbarott@charter.net

PARTITION PLAT

DRAWN SBLS	DATE 1-31-10	RICHARD C. LEEVER ROSE MARIE LEEVER 3072 GRIFFIN CR RD MEDFORD, OR 97501
APPROVED	DATE	
SCALE NO SCALE	SHEET 1 OF 2	PROJECT NO. 2008-18

RECORDERS CERTIFICATE

FILED FOR RECORD THIS 20th DAY OF April, 2010 AT 2:45 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-10-2010 OF RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON.

INDEX VOLUME 21 PAGE 10.

*Christina A. Walker* COUNTY CLERK  
*Janet S. Morgan* DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 20655

JACKSON COUNTY SUB2009-00028  
M37 CLAIM-JACKSON COUNTY SUB 2007-00114  
M49 CLAIM-STATE ELECTION NUMBER: E129531

# PARTITION PLAT NO. P-10-2010

LOCATED IN TOWNSHIP 38 SOUTH,  
RANGE 2 WEST, (DONATION LAND CLAIM  
NO. 47)  
NORTHEAST 1/4 OF THE NORTHWEST 1/4  
OF SECTION 11,  
WILLAMETTE MERIDIAN, JACKSON  
COUNTY, OREGON

ACCESS EASEMENT 2009-015341 FOR PARCEL 2

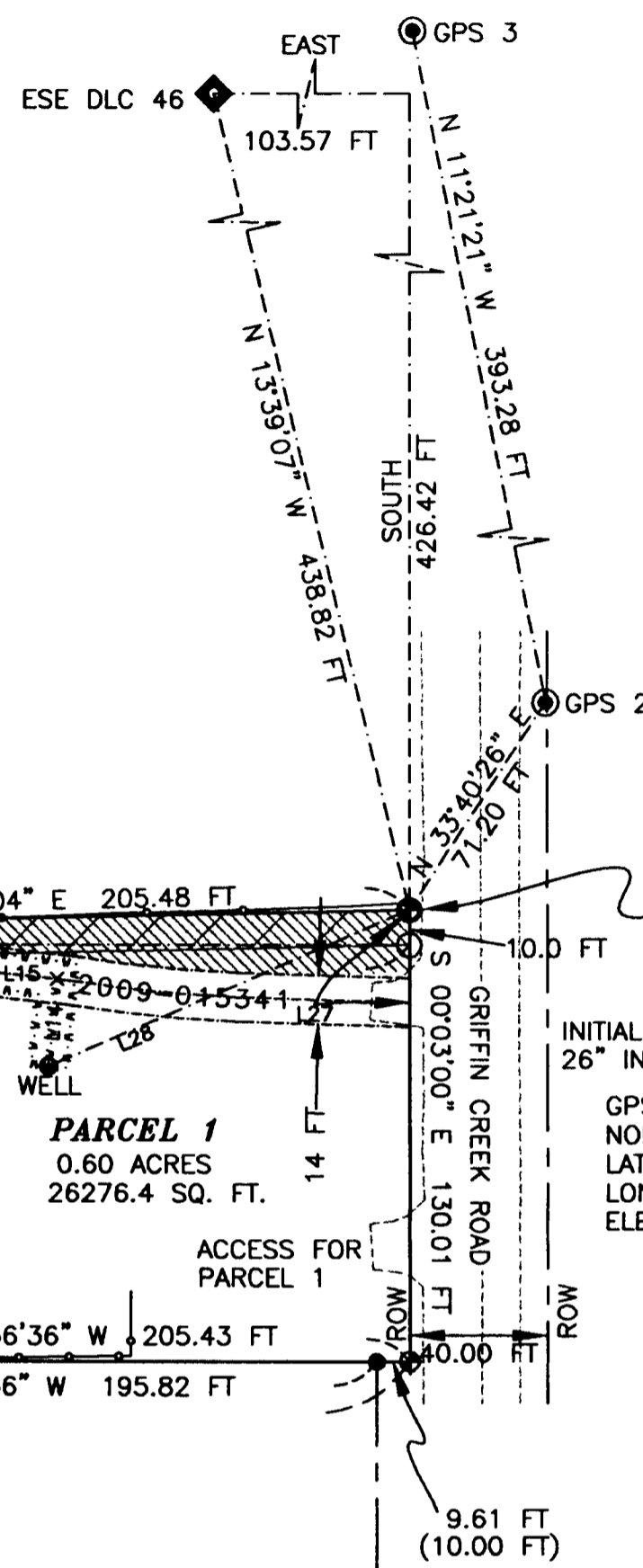
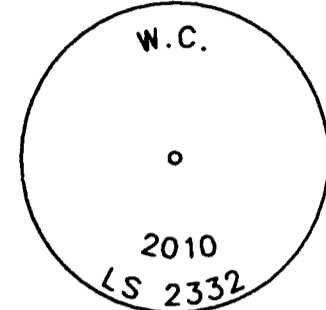
A STRIP OF LAND, FOURTEEN (14) FEET WIDE, SEVEN (7) FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BASIS OF BEARING: GRID, OREGON SOUTH ZONE, USING A MAPPING ANGLE OF -1°38'48".

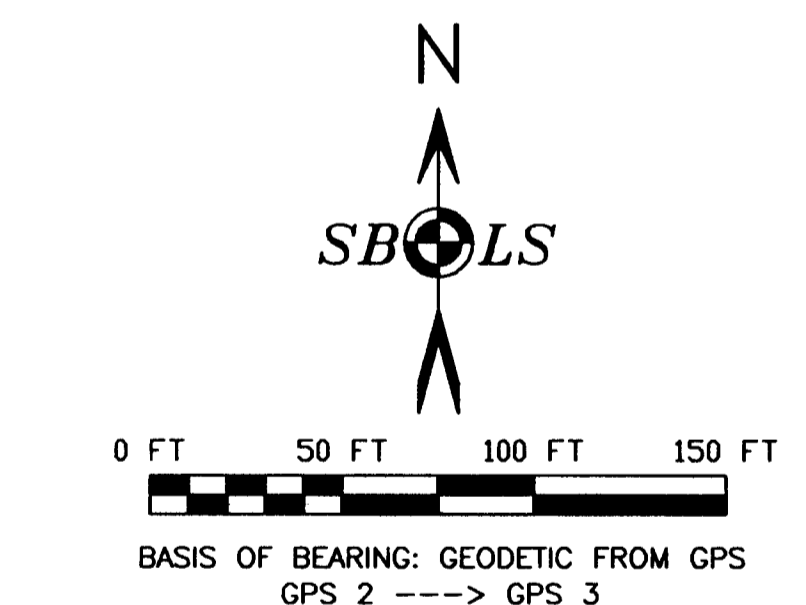
COMMENCING AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT 2006-022626, JACKSON COUNTY, OREGON, DEED RECORDS, FROM WHICH THE MOST EASTERLY SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 46, SAID TOWNSHIP AND RANGE, BEARS NORTH 12°00'19" WEST, 438.82 FEET; THENCE ALONG THE EAST LINE OF SAID TRACT SOUTH 1°35'48" WEST, 26.52 FEET TO THE POINT OF BEGINNING; THENCE NORTH 86°35'20" WEST, 49.33 FEET; THENCE ALONG A 412.31 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, 50.41 FEET (LONG CHORD BEARS NORTH 82°50'04" WEST, 50.37 FEET); THENCE NORTH 82°19'15" WEST, 47.67 FEET; THENCE ALONG A 402.13 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, 66.08 FEET (LONG CHORD BEARS NORTH 89°23'11" WEST, 66.01 FEET), MORE OR LESS, THE WEST LINE OF SAID TRACT.

**LINE TABLE**  
**GRIFFIN CREEK CENTERLINE**  
**WATER LINE**  
**SEPTIC SAND FILTER/DRAINFIELD**

LINE	BEARING	DISTANCE	DESCRIPTION
L1	N 10°38'02" W	15.25 FT	GRIFFIN CREEK CENTERLINE
L2	N 21°59'27" W	21.91 FT	GRIFFIN CREEK CENTERLINE
L3	N 25°58'59" W	32.09 FT	GRIFFIN CREEK CENTERLINE
L4	N 30°06'10" W	33.12 FT	GRIFFIN CREEK CENTERLINE
L5	N 22°27'41" W	29.88 FT	GRIFFIN CREEK CENTERLINE
L14	N 05°47'00" E	25.25 FT	WATER LINE EASEMENT CENTERLINE
L15	N 83°09'36" W	22.01 FT	WATER LINE EASEMENT CENTERLINE
L16	N 84°52'13" W	22.66 FT	WATER LINE EASEMENT CENTERLINE
L17	N 85°54'01" W	22.76 FT	WATER LINE EASEMENT CENTERLINE
L18	S 86°46'59" W	26.93 FT	WATER LINE EASEMENT CENTERLINE
L19	S 84°40'14" W	9.10 FT	WATER LINE EASEMENT CENTERLINE
L20	S 00°03'00" E	58.96 FT	SAND FILTER/DRAINFIELD
L21	N 37°05'50" W	36.77 FT	SAND FILTER/DRAINFIELD
L22	S 65°21'46" W	18.39 FT	SAND FILTER/DRAINFIELD
L23	S 37°05'50" E	52.91 FT	SAND FILTER/DRAINFIELD
L24	S 00°03'00" E	38.43 FT	SAND FILTER/DRAINFIELD
L25	S 89°56'37" W	7.00 FT	SAND FILTER/DRAINFIELD
L26	N 00°03'00" W	11.46 FT	ACCESS EASEMENT TO PARCEL 1-2 CORNER
L27	S 00°03'00" E	26.52 FT	INITIAL POINT TO ACCESS EASEMENT POB
L28	S 66°49'15" W	114.11 FT	INITIAL POINT TO WELL



INITIAL POINT- 5/8" X 24" IRON PIN W/2" DIAM. ALUMINUM CAP 26" IN THE GROUND, ADJACENT TO A HIGH VOLTAGE PPL LINE  
GPS NAD 83-CORS 96 (EPOCH 2002)  
NORTHEAST CORNER- INITIAL POINT  
LATITUDE: 42°17'08.8780"N  
LONGITUDE: 122°54'23.0437W  
ELEVATION: 1619.50 NAVD 88  
1616.11 NGVD 29



**LINE TABLE**  
**ESE DLC 46 TO P.O.B.**

LINE	BEARING	DISTANCE	DESCRIPTION
L10	N 90°00'00" W	20.00 FT	ESE DLC 46
L11	S 42°41'44" E	118.88 FT	
L12	S 13°42'01" E	180.78 FT	
L13	S 00°03'00" E	163.41 FT	POINT OF BEGINNING

PARCELS ARE LOCATED WITHIN THE TALENT IRRIGATION DISTRICT (TID). EASEMENT DESCRIBED IN VOLUME 152 PAGE 249 (TID MIDDLE CANAL) DOES NOT ENCRoACH ON THESE PARCELS AND NOT LOCATABLE ON THIS PLAT.

THERE ARE NO WATER RIGHTS OF RECORD LISTED BY THE STATE OF OREGON WATER RESOURCES DEPARTMENT FOR THESE PARCELS.

## LEGEND

- EXISTING WIRE FENCE
- EXISTING CENTERLINE GRIFFIN CREEK
- RIGHT-OF-WAY FOR GRIFFIN CREEK ROAD
- PARTITION LINE
- SURVEY TIES
- 1/2"x15" REBAR WITH BLUE PLASTIC CAP STAMPED SBLs CONTROL
- JACKSON COUNTY SURVEYOR BRASS CAP PER REESTAB NOTES
- CALCULATED POINT-NO MONUMENT SET
- FOUND 5/8" DIAMETER IRON PIN PER C.S. 1585
- SET 5/8" X 24" IRON PIN WITH RED PLASTIC CAP STAMPED "BAROTT LS 2332" UNLESS NOTED
- SET 5/8" X 24" IRON PIN WITH 2" DIAMETER ALUMINUM CAP STAMPED AS SHOWN
- 10 FT WIDE WATERLINE EASEMENT FOR PARCEL 2 FROM SHARED WELL ON PARCEL 1 FOLLOWS APPROXIMATE CENTERLINE OF EXISTING ACCESS DRIVEWAY FOR PARCEL 2
- ADDITIONAL VARIABLE WIDTH ACCESS EASEMENT FOR PARCEL 2- 2224 SF (0.05 ACRES). ACROSS PARCEL 1- EVERYTHING NORTH OF ACCESS EASEMENT 2009-015341 FOR PARCEL 2 FROM NORTH EASEMENT LINE TO NORTH LINE OF PARCEL 1
- PPL POWER EASEMENT 98-001244 (10 FT X 283 FT)
- SEPTIC SAND FILTER OR DRAINAGE EASEMENT FOR PARCEL 2 (1146 S.F. 0.03 ACRES)
- EXTERIOR BOUNDARY OF THE CURRENT TAX LOT 1400
- EXISTING 14 FOOT WIDE ACCESS EASEMENT 2009-015341 FOR PARCEL 2
- FUEL BREAK EASEMENT FOR PARCEL 2- THE WESTERLY 75 FEET OF PARCEL 1
- C.S. CERTIFICATE OF SURVEY-RECORDED SURVEY NO.-JACKSON COUNTY SURVEYOR'S OFFICE
- ( ) RECORD DATA FROM C.S. 1585

PLOTTED ON CONTINENTAL/MILAND JPC-4M2 MYLAR USING HP 51640 CARTRIDGE

RECEIVED  
DATE 1-20-10 BY [Signature]  
This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY SURVEYOR

I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT  
*Stephan Barott*  
SURVEYOR

PLANNING DIRECTOR  
JACKSON COUNTY DEVELOPMENT SERVICES

SUB2009-00028  
M37 CLAIM JACKSON COUNTY SUB2007-00114  
M49 CLAIM-STATE ELECTION NUMBER: E129531

**SBLs**  
**STEPHAN BAROTT LAND SURVEYING**

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Stephan Barott*

1446 ST. ANDREW WAY  
MEDFORD, OREGON 97504

541-776-1272  
fax 541-776-2956  
sbarott@charter.net

OREGON  
JULY 25, 1988  
STEPHAN L. BAROTT  
2332  
MY CERTIFICATE EXPIRES  
DECEMBER 31, 2011

**PARTITION PLAT**

DRAWN SBLs	DATE 1-31-10	RICHARD C. LEEVER ROSE MARIE LEEVER
APPROVED	DATE	3072 GRIFFIN CR RD MEDFORD, OR 97501
SCALE 1"=50'	SHEET 2 OF 2	PROJECT NO. 2008-18