

PARTITION PLAT NO. P- 20 -2010

Located in the Northeast One-quarter of the Northwest One-quarter of Section 16, Township 34 South, Range 1 West of the Willamette Meridian, in Jackson County, Oregon

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, that PREMIERWEST BANK, an Oregon banking corporation, 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. Declarant has caused this tract of land to be surveyed and platted into parcels, that the number of each parcel and the course and length of all lines are plainly set forth, and that this plat is a correct representation of this partition.

IN WITNESS WHEREOF, I set my hand and seal this 22 day of

JUNE, 2010.

Signature of Steve Grden, Vice President of PremierWest Bank

PREPARED FOR:

PREMIERWEST BANK
503 Airport Road
Medford, OR 97504

SURVEYOR'S CERTIFICATE:

I, Cael E. 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 being the Northeast One-quarter of the Northwest One-quarter of Section 16, Township 34 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon.

Signature of Cael E. Neathamer, Surveyor

APPROVALS:

CONDITIONS OF THE APPROVAL FROM JACKSON COUNTY LAND DEVELOPMENT SERVICES FILE NO. SUB2009-00054 APPLY TO THIS PLAT.

EXAMINED AND APPROVED THIS 23rd DAY OF JUNE, 2010.

Signature of Kerry K. Bradshaw, Jackson County Surveyor

EXAMINED AND APPROVED THIS 15 DAY OF July, 2010.

Signature of J. M. Fox, Jackson County Development Services Director

STATE OF OREGON }
County of Jackson } SS

Personally appeared before me the above named Steve Grden, who being duly sworn, did say that he is a Vice President of PremierWest Bank, an Oregon banking corporation, and that this plat was signed and sealed on behalf of said corporation, and he acknowledged said plat to be its voluntary act and deed.

WITNESS my hand and seal this 22 day of June, 2010.

Before me: Mark Neathamer, Madeline Neathamer
COMMISSION NO.: 421242
MY COMMISSION EXPIRES: Oct. 30th 2011

MATTERS OF RECORD:

Pursuant to a Subdivision Guarantee Report (Title Number 0792215-SUB), dated June 9, 2010, as prepared by AmeriTitle, the property depicted hereon is subject to the following exceptions:

May be subject to the regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of the Sams Valley Irrigation District.

20-foot wide easement granted to Pacific Power and Light, their successors and assigns, per Instrument Number 10-00416 of the Official Records of Jackson County, Oregon. The description for the location of said easement is blanket in nature and not specific. After coordination and research with the right-of-way department at PacificCorp, it was found that the intent of the easement was to be 10 feet each side of an existing power line, including guy wires and other appurtenances. Said easement is outlined and depicted by hatching and notations hereon (please note that the majority of the easement falls within the rights-of-way of Sawyer Road, a public road).

Restrictive Covenant, including the terms and provisions thereof, per Instrument Number 93-26794 of the Official Records of Jackson County, Oregon.

10-foot wide easement granted to Pacific Power and Light, their successors and assigns, per Instrument Number 94-19768 of the Official Records of Jackson County, Oregon. Said easement does not contain specific bearings and distances for its location, but approximately shows the sub-surface line from an existing transformer. Both were located to define centerline, and offset 5 feet each side of said centerline to locate the easement, as depicted hereon.

A Fuelbreak Easement per Instrument Number 2001-019446 of the Official Records of Jackson County, Oregon (location of which is depicted hereon).

20-foot wide easement granted to Pacific Power and Light, their successors and assigns, per Instrument Number 2004-017108 of the Official Records of Jackson County, Oregon, is located within the Northwest One-quarter of the Northeast One Quarter of Section 16, lies outside of the subject tract boundaries.

Restrictive Covenants, including the terms and provisions thereof, per Instruments Numbered 2006-030272 and 2006-036425, of the Official Records of Jackson County, Oregon.

Building Site Improvement Agreement, including the terms and provisions thereof, per Instrument Number 2006-036424, of the Official Records of Jackson County, Oregon.

Trust Deed, including the terms and provisions thereof, per Instrument Number 2008-019691 (Beneficiary is PremierWest Bank), of the Official Records of Jackson County, Oregon.

Financing Statement per Instrument Number 2009-002406 of the Official Records of Jackson County, Oregon.

Security Consolidation Agreement, including the terms and provisions thereof, per Instrument Number 2009-014851 of the Official Records of Jackson County, Oregon.

Sawyer Road Maintenance Agreement, including the terms and provisions thereof, per Instrument Number 2010-003988 of the Official Records of Jackson County, Oregon

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 SUB2009-00054, to perform a boundary survey, monument the resultant partition corners, and to process and record a Partition Plat in Jackson County, Oregon.

PROCEDURE: Utilizing a Trimble 56 Robotic Instrument and a Trimble TSC2 data collector with Trimble software, all found monuments depicted hereon were tied in a closed loop traverse or by redundant observations. Records utilized for this survey: Instrument Number 2009-027500 of the Official Records of Jackson County, Oregon; and, Surveys Numbered 3495 and 7804, both as filed in the office of the Jackson County Surveyor.

The subject tract of land hereon is referenced as Parcel 15 in Instrument Number 2009-027500, being described as "The Northeast Quarter of the Northwest Quarter of Section 16 in Township 34 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon".

Utilizing the found Center One-quarter (established per Survey Number 3495), and the North One-quarter corners of Section 16, as depicted hereon, and Survey Number 3495, established the Basis of Bearings and the North-South Center of Section 16.

Utilizing the found monuments marking the Center North One-sixteenth, Northwest One-sixteenth corners of Section 16 and the West One-sixteenth common to Sections 9 and 16 (all as established per Survey Number 3495), established the North, South, East and West lines of the subject tract.

Utilizing record data and the found monuments established by Survey Number 7804, and Court Decree dated August 18, 1980, Case Number 79-1663-E-2 of the Circuit Court of the State of Oregon for the County of Jackson, established the rights-of-way of Sawyer Road.

From the above and herein described resolutions, computed the dividing line between Parcels 1 and 2 hereon, and established monuments as depicted hereon between May 11 and 18, 2010.

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

** RECEIVED **
DATE 7-22-10 BY
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Signature of Cael E. Neathamer
OREGON JULY 9, 2001 CAEL E. NEATHAMER 56545
Renewal Date 12/31/10

RECORDING:

FILED FOR RECORD THIS THE 22 DAY OF JULY, 2010, AT 11:05 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P- 20 -2010 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON.

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

JACKSON COUNTY SURVEY FILE NUMBER: 20712

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: JUNE July 22, 2010 PROJECT NUMBER: 09025

Sheet 1 of 2 © CEN

