#### **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

PREMIERNEST BANK

STEVE GRDEN, Vice President

STATE OF OREGON 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.

Mark Neathamer

COMMISSION NO .: 4212 47

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 70-00416 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 Pacificorp, 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 subu-surface line from an existing pole to 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

# PARTITION PLAT NO. P-20-2010

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

#### 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 Onequarter of Section 16, Township 34 South, Range | West of the Willamette Meridian, Jackson County, Oregon.

Cail E. Mathamu 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 SUB2009-00054, 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 S6 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 I 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 I and 2 hereon, and established monuments as depicted hereon between May II and  $18,\,2010$ .

I hereby certify that this is an exact copy of the original.

Call C. Muthamu,

Surveyor

DATE 7-22-10 BY

This survey consists of:

sheet(s) Map

page(s) Narrative

JACKSON COUNTY

SURVEYOR

\*\* RECEIVED \*\*

REGISTERED PROFESSIONAL LAND SURVEYOR

Carl E. Meethanees

OREGON JULY 9, 2001 CAEL E. NEATHAMER 56545

Renewal Date 12/31/10

## APPROVALS:

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

EXAMINED AND APPROVED THIS 23 DAY OF JUNE, 2010.

EXAMINED AND APPROVED THIS 15 DAY OF 314 2010

JACKSON COUNTY DEVELOPMENT SERVICES DIRECTOR

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S.

TAX COLLECTOR DATE

DATE

DATE

DATE

DATE

DATE

#### RECORDING:

FILED FOR RECORD THIS THE  $\frac{22}{20}$  DAY OF  $\frac{11.05}{200}$ , 2010, AT  $\frac{11.05}{200}$  O'CLOCK  $\frac{20}{200}$ . AND RECORDED AS PARTITION PLAT NO. P- $\frac{20}{200}$ -2010 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON.

CHRISTINE WALKER

SAREN ALONZO

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: July 22, 2010

PROJECT NUMBER: 09025

Sheet | of 2 © CEN

Jackson County Assessor's Map No: 34 IW 16, Tax Lot 203

Drawing N: WSI Projects\PremierWest Bank\09025 Shady Cove Waterworks\09025 Basemap.pro

#### SEE DETAIL [589°54'00"W |327.38'] 589°54'27"W 1327.09 20' WIDE EASEMENT PER INST 70-00416 (REFER TO 1284.501 COR. SEC. 9 \$ 16 FD. 2-1/2" BRASS CAP MARKING THE 1/4 COR. SHEET 1 UNDER MATTERS NORTH LINE SECTION 16 OF RECORD) COMMON TO SEC. 9 & 16 PER JACKSON COUNTY SEE DETAIL "A" RE-ESTABLISHMENT EXISTING 30' WIDE PUBLIC ROAD PER DECREE, CASE NO 79-1663-E-2 OF THE CIRCUIT COURT OF THE STATE OF OREGON FOR THE COUNTY OF JACKSON (SHADED) LINE TABLE PARCEL 2 BEARING DISTANCE 24.68 ACRES 569°27'46"E 1.1 252.091 DETAIL A -20' WIDE EASEMENT PER INST 70-00416 L2 569°27'46"E 366.63 -W 1/16 COR. L3 542°56'08"E SEC. 9 \$ 16 111.85 20' WIDE EASEMENT LE L<del>4</del> 542°56'08"E 343.25 589°54'27"W 1327.09' 42.59' 1284.05 PER INST 70-00416 L5 581°42'35"E 61.18' L6 581°42'35"E 61.19' FROM COMPUTED LT 581°42'22"E 289.461 P.I., FD. 5/8" PIN SANYER ROAD PER SN 7804 L8 533°08'00"E 59.47 L9 533°08'00"E 190.60 701 N54 03:35"E LIO 507°08'00"E 25.22' LII 507°08'00"E 25.22 LI2 507°08'00"E 145.041 LI3 N30°47'25"W 214.39 N.W. 1/16 COR. LI4 530°47'25"E 196.69 SEC. 16-17 LI5 530°47'25"E 335.71 SCALE: 1"=200" 98 L16 952°57'15"E 29.341 LIT S52°57'15"E 131.44 LIB N35°22'50"W 46.42' WEST LINE N.E. LIA 535°22'50"E 68.11 1/4, N.M. 1/4, 530°47'25"E-L20 535°22'50"E 158.76 17.70 N89°53'18"E 1013.59 3495: 20' WIDE EASEMENT-PER INST 70-00416 (REFER TO SHEET 1 UNDER MATTERS OF RECORD) PARCEL 1 SECTION 16 14.41 ACRES N35°22'50"W `\_\_51.23' FD. 5/8" PIN PER SN 3495-LIES 0.93' NORTHERLY OF THE PROPERTY LINE N.W. 1/16 COR. SEC. 16 250 \*\* RECEIVED \*\* FUELBREAK EASEMENT PER INST 2001-019446 (BENEFITS OWNER INST 2000-010299) C.N. 1/16 COR. SEC. 16 529.66 DATE 7-22-10 BY 534.45' 395.92 [396.00'] This survey consists of: 395.90 [396.00'] \_sheet(s) Map \_\_\_\_page(s) Narrative/ 589°53'18"W 1326.77' [589°55'45"W 1326.66'] 15.15'-JACKSON COUNTY BASIS SURVEYOR INST 2003-057123 INST 2000-010239 INST 88-028139 REGISTERED **PROFESSIONAL** LAND SURVEYOR FD. 3/4" PIN PER SN 1804 HAS BEEN Cail E. Meathanus DESTROYED SINCE I hereby certify that this is ORIGINAL TIE CENTER 1/4 **OREGON** an exact copy of the original. COR. SEC. 16 JULY 9, 2001 Carl C. neathanus CAEL E. NEATHAMER 56545 Surveyor Renewal Date 12/31/10 Jackson County Assessor's Map No: 34 IW 16, Tax Lot 203 Drawing N: WSI Projects/PremierMest Bank/09025 Shady Cove Waterworks/09025 Basemap.pro

# 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

#### PREPARED FOR:

#### PREMIERWEST BANK

503 Airport Road Medford, OR 97504

#### CURVE TABLE

LINE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
CI	26°31'37"	325.00'	150.47	N56°11'57"W	149.13'
C2	26°31'37"	295.00'	136.581	556°11'57"E	135.361
C3	38*46'03"	435.00'	294.33'	N62°19'10"W	288.75'
C4	38°46'04"	465.00'	314.631	562°19'10"E	308.66
<i>C</i> 5	48*34'35"	170.00	144.131	N57°25'17"W	139.85
C6	48*34'35"	140.00	118.691	957°25'17"E	115.17'
CT	26°00'00"	280.00'	127.061	N20°08'00"W	125.97'
CB	26°00'00"	250.00'	113.45	520°08'00"E	112.48'
C9	23°39'25"	265.00'	109.42	NI8°57'43"W	108.64
CIO	23°39'25"	295.00'	121.80'	518°57'43"E	120.94
CII	22°09'50"	305.00'	117.98	N41°52'20"W	117.25
CI2	22°09'50"	335.00'	129.59	541°52'20"E	128.78'
CI3	17°34'25"	270.00'	82.81'	544°10'03"E	82.49'
CI4	17*34'25"	240.00'	73.61	544°10'03"E	T3.32'
C15	09°04'59"	145.00'	22.99'	530°50'21"E	22.96'
C16	06*41'15"	315.00'	36.77'	566°07'08"E	36.74'
C17	00°19'28"	285.00'	1.61'	N69°18'02"W	1.61'

#### LEGEND:

- Indicates a set 5/8 inch diameter iron pin, 30 inches in length, with an orange plastic cap marked "C NEATHAMER LS 56545".
- Indicates a found 5/8 inch diameter iron pin per SN 3495.
- Indicates a found 3/4 Inch diameter Iron pin per SN 3495.
- Indicates a found 5/8 inch diameter iron pin per SN 7804.
- 9 Indicates a found monument as noted hereon.
- Indicates a computed position.
- ( ) Indicates record information per INST 2009-027500.
- [ ] Indicates record information per SN 3495.
- 5N Indicates a Survey as filed in the office of the Jackson County Surveyor.
- INST Instrument recorded by number of the Official Records of Jackson County, Oregon.
  - indicates the centerline of an existing fence.

### BASIS OF BEARINGS:

The east line of the Northeast One-quarter of the Northwest One-quarter of Section 16, Township 34 South, Range 1 Mest of the Williamette Meridian, Jackson County, Oregon, per Survey Number 3495, as filled in the office of the Jackson County Surveyor.

PREPARED BY:

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

JUNE
PLOT DATE: July 22, 2010

PROJECT NUMBER: 09025

Sheet 2 of 2 © CEN