

PARTITION PLAT NO. P- 24 -2010

Located in the East Half of Donation Land Claim Number 72, in the Northwest One-Quarter of the Northeast One-Quarter of Section 26, Township 37 South, Range 2 West of the Willamette Meridian in the City of Medford, Jackson County Oregon.

PREPARED FOR:

JED BROWN
PO Box 5583
Central Point, OR.
97502

SURVEYOR'S CERTIFICATE:

I, Robert V. 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 located in the East Half of Donation Land Claim Number 72, (DLC) in the Northwest One-Quarter of the Northeast One-Quarter of Section 26, Township 37 South, Range 2 West of the Willamette Meridian in the City of Medford, Jackson County Oregon, more particularly described as follows:

Commencing at the southeast corner of said DLC 72; thence North 00°05'27" East, along the east line of said DLC 72, a distance of 1,057.86 feet to the south line of the north 8 acres as contained in Volume 284 at Page 135 of the Deed Records of said county, thence continuing along said east line, North 00°05'27" East, a distance of 267.01 feet to the midpoint of said east line; thence leaving said east line, South 89°32'16" West, along the northerly line of said 8 acres and an extension of the southerly right-of-way for Finley Lane, a public street, a distance of 435.62 feet, thence leaving said southerly right-of-way, South 00°05'27" West, a distance of 15.50 feet to the True Point of Beginning and the Initial Point; thence South 00°05'27" West, a distance of 251.51 feet to the south line of said 8 acres; thence South 89°32'16" West, along last said south line, a distance of 75.00 feet; thence leaving last said south line, North 00°05'27" East, a distance of 251.51 feet to the southerly right-of-way of that certain street right-of-way dedication as contained in Instrument Number 2010-029805 of the Official Records of Jackson County, Oregon; thence North 89°32'16" East, along last said southerly right-of-way, a distance of 75.00 feet to the Point of Beginning and Initial Point.

Robert V. Neathamer, PLS
Surveyor

NOTES:

Pursuant to Public Records Report Number 7169-1565139, as prepared by First American Title Insurance Company of Oregon, dated September 10, 2010, the property depicted hereon is subject to the following exceptions:

City liens, if any, of the City of Medford.

The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services.

The effect of being within the Jacksonville Highway Water District, a Municipal Corporation, organized under and pursuant to Chapter 346, General Laws of Oregon for 1917.

Rights of the public in and to any portion lying within the limits of public roadways, if any, and/or rights of private parties over any portion lying within existing roadways or driveways not disclosed by the public records.

An easement for ingress and egress, including the terms and provisions thereof, as set forth in Volume 285, Page 488, Jackson County, Oregon, Deed Records. This easement is within the street right-of-way dedication contained in Instrument Number 2010-029805, Official Records of Jackson County, Oregon.

Declaration of covenants, conditions, and restrictions affecting the herein described property, as more fully set forth in Instrument recorded in Volume 285, Page 488, Jackson County, Oregon, Deed Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Reservation of a perpetual easement to lay and maintain a pipeline for domestic purposes, over and across the southerly 3 feet and the northerly 18 feet to supply water to land west thereof, as set forth in Volume 409, Page 233, Jackson County, Oregon, Deed Records. A public waterline is located within Finley Lane, a public street, serving abutting properties easterly and westerly of the subject property making this easement no longer necessary.

I hereby certify that this is an exact copy of the original.
Robert V. Neathamer
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 19, 1994 ROBERT V. NEATHAMER 2675

Renewal Date 12/31/10

APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBER: LDP-07-182

I certify that, pursuant to the authority granted in Ordinance No. 5785, of the City of Medford Municipal Code, that this plat is hereby approved.

James E. Huber 10/14/10
Medford Planning Department Date

Examined and approved this 4th day of OCTOBER, 2010.
[Signature]
City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of October 19, 2010.

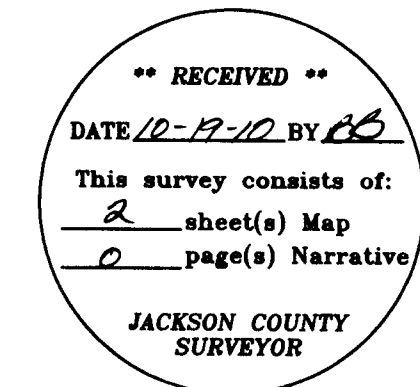
Karen W. Meade Deputy Tax Collector
Nena Cruz Deputy Assessor
LAN ROSS ASSESSOR

RECORDING

FILED FOR RECORD THIS THE 19 DAY OF OCTOBER, 2010, AT 9:49 O'CLOCK A.M. AND RECORDED PARTITION PLAT NO. P-24-2010, OF THE RECORDS OF PARTITION PLATS, JACKSON COUNTY, OREGON. INDEX VOLUME 21, PAGE 24.

CHRISTINE WALKER County Clerk
KAREN ALONZO Deputy

COUNTY SURVEYOR FILE NUMBER: 20765



DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that Jed A. Brown, 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, and has dedicated to the City of Medford for public use, by separate instrument recorded September 7, 2010, Instrument Number 2010-029805, Official Records of Jackson County, Oregon, a 15.50 foot wide strip of land coincident with the original southerly right-of-way of Finley Lane, a public street, for a total half street right-of-way width of 27.50 feet, together with a 10.00 foot wide Public Utility Easement coincident with the southerly line of said dedication.

Also Declarant does hereby dedicate to the City of Medford for public use, as depicted hereon, a 19.00 foot wide strip of land across the southerly portion of the real property described in the Surveyor's Certificate herewith, for future street right-of-way, together with a 10.00 wide Public Utility Easement coincident with and northerly of said 19.00 foot dedication. Said dedication and Public Utility Easement being a condition of approval associated with this partition.

Declarant has caused this tract of land to be surveyed and platted into two parcels, as depicted hereon, and the number of each parcel and the course and length of all lines are plainly set forth, and this plat is a correct representation of the land division.

Jed A. Brown 09/12/10
Jed A. Brown Date

STATE OF OREGON }
County of Jackson } SS

Personally appeared the above named Jed A. Brown, known to me, acknowledged the foregoing instrument, to be his voluntary act and deed.

WITNESS my hand and seal this 1st day of October, 2010.

Before me: [Signature]
Cory Neathamer NOTARY PUBLIC-OREGON
COMMISSION NO.: 435450
MY COMMISSION EXPIRES: 1/6/2013

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Pursuant to Client's instruction and the conditionally approved Tentative Partition Plat, City of Medford File Number LDP-07-182, approved by the City of Medford Planning Commission on October 11, 2007, perform a boundary survey and monument the resultant parcels.

PROCEDURE: Utilizing a Trimble S6 Total Station and Trimble 5700 Global Positioning System (GPS) equipment, and Trimble TSCe data collector with Trimble software, performed closed traverses encompassing the subject property and the controlling monuments of record as depicted Sheet 2 of 2 herewith. Controlling monuments, within the right-of-way Ross Lane North that existed at the time this survey was performed, may have been destroyed by recent road construction.

Filed Survey Number 9157, performed, prepared and filed by Surveyor Mark Boyden was the primary record utilized to determine the boundaries of this partition. The East Half of Donation Land Claim Number 72 (DLC 72) determined utilizing found monuments and said survey. The southerly right-of-way of Finley Lane was established from said survey and recovered monuments. Utilizing the Boyden Survey, determined the North 8 acres described in Volume 284 at Page 135, Deed Records of Jackson County, Oregon, the southerly line of which is the south boundary of this partition. Based on Instrument Number 2006-015651 of the Official Records of Jackson County, Oregon, established the east and west boundaries parallel with, 435.62 feet and 510.62 feet westerly of the easterly line of said east half.

Based on the information contained hereinabove and said file number LDP-07-182, the resultant parcels were computed and the monuments established on August, 25, 2010.

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

PLOT DATE: October 1, 2010 PROJECT NUMBER: 07024

PREPARED FOR:

JED BROWN
 PO Box 5583
 Central Point, OR.
 97502

PARTITION PLAT NO. P-24 -2010

Located in the Northwest One-Quarter of the Northeast One-Quarter of Section 26, Township 37 South, Range 2 West of the Willamette Meridian in the City of Medford, Jackson County Oregon.

SPRING VALLEY SUBDIVISION PHASE 3

RIGHT-OF-WAY

27.5' FINLEY LANE 27.5'

CENTERLINE

RIGHT-OF-WAY 12' 1305.50' [N89°32'16"E 1305.50'] (N89°32'20"E 1305.50') 435.62'

15.5' Street Right-of-way Dedication and 10' PUE, Instrument Number 2010-029805

N.E. CORNER OF DLC NO. 72

MID-POINT OF EAST LINE OF DLC NO. 72

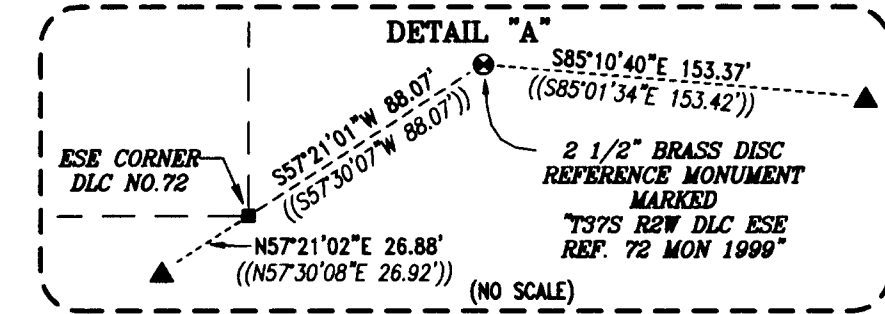
INITIAL POINT

PARCEL 1
 6,408 SF

PARCEL 2
 11,032 SF

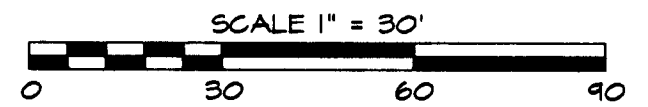
CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	89°26'49"	20.00'	31.22'	N44°48'52"E	28.15'



I hereby certify that this is an exact copy of the original.
Robert V. Neathamer
 Surveyor

**** RECEIVED ****
 DATE 10-19-10 BY *[Signature]*
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR



BASIS OF BEARINGS:

Basis of Bearings: Geodetic North based on the NGS 84 Datum, established by Global Positioning System Observations. Bearing applied to the found monuments as depicted hereon.

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Sheet 2 of 2 © DPC

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 19, 1994
 ROBERT V. NEATHAMER
 2675

Renewal Date 12/31/10