

PARTITION PLAT No. P-08-2013

Surveyor's Certificate:

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Record Description Instrument No 2012-039874:

"Commencing at the northeast corner of lot 2, block 3, Mrs. Cardwell's Addition to Jacksonville, Jackson County, Oregon, according to the official plat thereof, recorded in Volume 1, Page 79, Plat Records in said Jackson County; thence South 86°37'20" West (plat South 86°45' West), along the northerly line of said lot, 208.00 feet to the northeast corner of that tract described as Parcel No. 1 in Document No. 89-13441, official records of said Jackson County; thence continue along said northerly line, South 86°37'20" West 7.63 feet to the point of beginning; thence, leaving said northerly line, South 01°34'16" East 209.34 feet to the southerly line of said Parcel No. 1; thence South 68°09'14" west (record South 68°43'30" West), along said southerly line and the southerly line of Parcel No. 2, said document, 130.64 feet to the southwesterly corner thereof; thence, along the westerly line of said parcel no. 2, North 02°09'40" West 250.68 feet (record North 01°55'30" West 243.53 feet), to the northwest corner thereof; thence North 86°37'20" East 125.19 feet to the point of beginning."

More particularly described for the purpose of this plat as follows:

Commencing at the northeast corner of lot 2, block 3, Mrs. Cardwell's Addition to Jacksonville, Jackson County, Oregon, according to the official plat thereof, recorded in Volume 1, Page 79, Plat Records in said Jackson County; thence South 86°35'02" West, along the northerly line of said lot, 215.14 feet to the northeast corner of the tract described in Instrument No 2012-039874 recorded in the Official Records of Jackson County, Oregon; thence continuing along said northerly line, South 86°35'02" West, 105.13 feet to a 5/8 inch iron pin marking the Initial Point of this plat and the POINT OF BEGINNING; thence North 86°35'02" East, along said northerly line, 105.13 feet to a 5/8 inch iron pin; thence South 1°23'38" East, along the east line of said Tract, 209.06 feet; thence South 68°09'38" West, along the north line of the Abandoned Railroad Right of Way, 0.30 feet to a 5/8 inch iron pin; thence continuing South 68°09'38" West, along the north line of the Abandoned Railroad Right of Way, 130.34 feet to a 5/8 inch iron pin; thence North 2°01'28" West, along the west line of said Tract, 250.29 feet to a 5/8 inch iron pin; thence North 86°35'02" East, along said northerly line, 20.11 feet to the POINT OF BEGINNING.

Herbert A. Farber

Herbert A. Farber, PLS 2189

Easement Notes:

The easement recorded as Volume 379, Page 174 in favor of the City of Jacksonville, Oregon for a water line does not fall within the boundaries of this plat.

located in the
NORTHEAST QUARTER OF SECTION 32,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF JACKSONVILLE,
JACKSON COUNTY, OREGON

for

ROBERGE INVESTMENTS 2, LLC

2597 WHITTLE AVE
MEDFORD, OREGON 97504

Declaration:

KNOWN ALL MEN BY THESE PRESENTS, that ROBERGE INVESTMENTS 2, LLC., an Oregon limited liability company, is the owner of the lands hereon described, has partitioned the same into parcels as shown hereon and the number and size of the lots and courses and lengths of all lines are plainly set forth, and that this plat is a correct representation of the Partition.

Karic Roberge

Karic Roberge, Manager, ROBERGE INVESTMENTS 2, LLC.

State of Oregon)
 SS
County of Jackson)

The foregoing instrument was acknowledged before me this 24
day of April, 2013, by Karic Roberge,
Manager, ROBERGE INVESTMENTS 2, LLC.

Notary Public for Oregon Kristin Whisman

My Commission expires 2-25-2016

Approvals:

Examined and approved by the Jackson County Surveyor this 22
day of April 2013.

Scott Jern
County Surveyor

Examined and approved by the City Planning Department this 24th
day of April 2013.

Amy Star
City Planner

All taxes, fees, assessments, or other charges as required by
O.R.S. 92.095 have been paid as of April 24th 2013

Cynthia Deputy 4-24-13
Tax Collector Date

Nena Crawford Deputy APRIL 24TH, 2013
Assessor Date

Recorder:

Filed for record this 24 day of April, 2013 at 3:30 o'clock
P. M. and recorded as Partition Plat No. P-08-2013 of the
Records of Jackson County, Oregon, Index Volume 24, Page 08.

Christine Walker April Beane
County Clerk Deputy

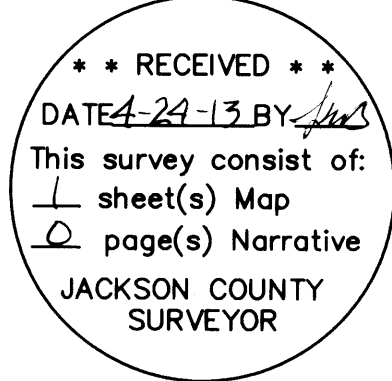
County Surveyor's File No. 21249



Herbert A. Farber



RENEWAL DATE 12-31-13



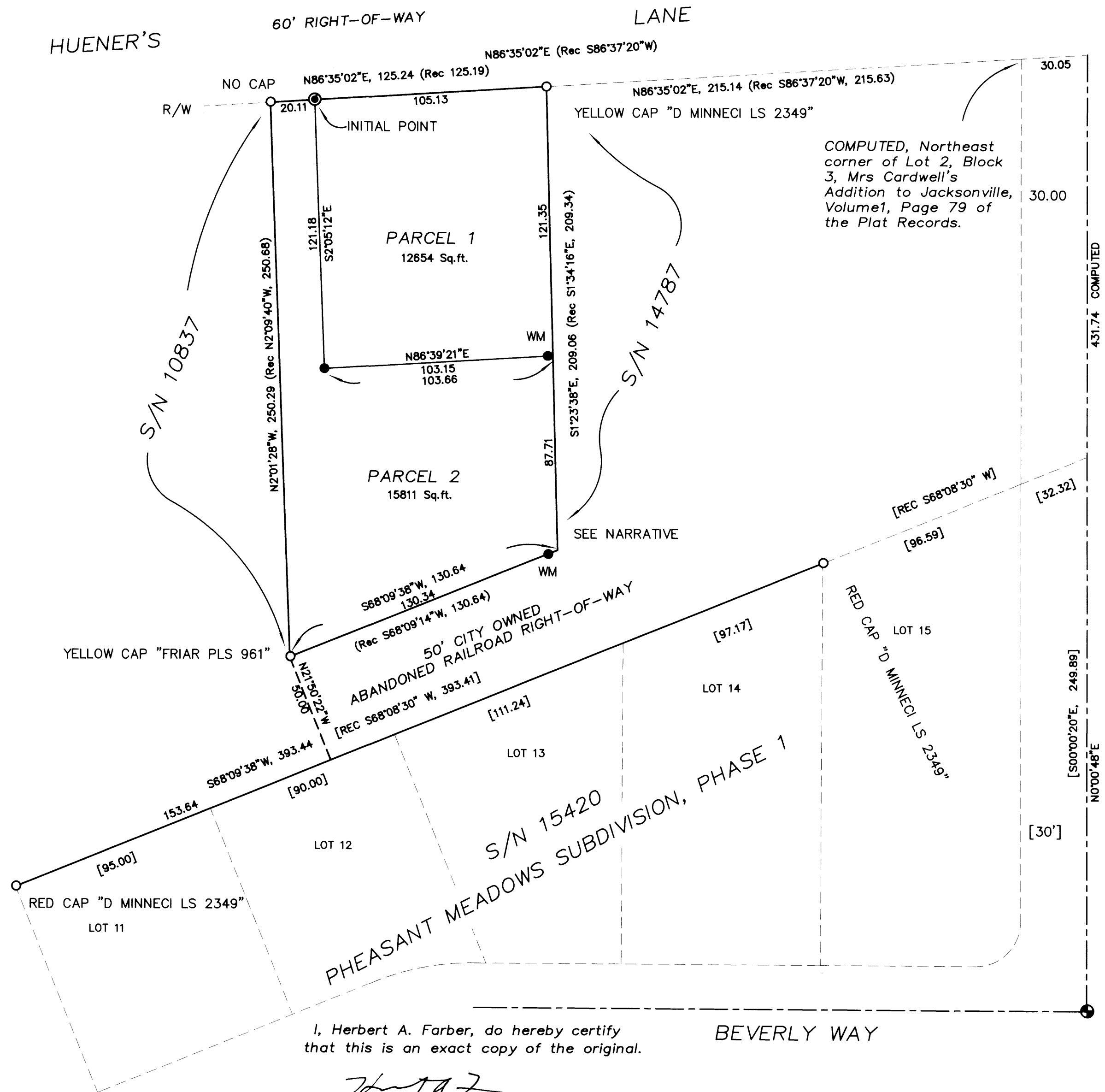
I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

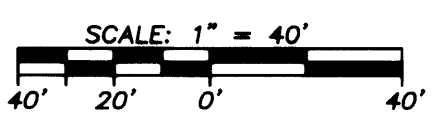
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located in the
NORTHEAST QUARTER OF SECTION 32,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF JACKSONVILLE,
JACKSON COUNTY, OREGON

for
ROBERGE INVESTMENTS 2, LLC
2597 WHITTLE AVE
MEDFORD, OREGON 97504



BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.



REGISTERED PROFESSIONAL LAND SURVEYOR

HERBERT A. FARBER
OREGON JULY 26, 1985
RENEWAL DATE 12-31-13

** RECEIVED **
DATE 4-24-13 BY [Signature]
This survey consists of:
1 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.
[Signature]

LEGEND

- ⊕ = FOUND 1 1/2" ALUMINUM CAP - MARKED "LS 2349" RECORD RED PLASTIC CAP MARKED "D MINNECI LS 2349" INST NO 2001-57600.
- = FOUND 5/8" IRON PIN, AS DESCRIBED
- ⊙ = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- S/N = RECORD FILED SURVEY NUMBER
- W.M. = WITNESS MONUMENT DUE TO FENCE.
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE (INST NO 2012-039874), [S/N 15420].
- INST. NO. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

Purpose: This survey was conducted to prepare the application for a partition and monument the approved land division per City of Jacksonville File No: 2012-94-Expedited Land Division, dated March 13, 2013.

Procedure: The controlling monuments were tied in a closed survey. These ties compared favorably with Inst. No. 2012-039874 as recorded in the Official Records of Jackson County, Oregon and surveys conducted on three sides of this property as noted hereon. The southerly witness monument reported on S/N 14787 on the east boundary was found lying on its side, loosely set under the fence line along this boundary. Due to its condition it was not tied, a witness monument now references the corner as shown hereon. The south boundary was held parallel with the north boundary of Pheasant Meadows from the southwest corner of the parcel being divided at record distance along the abandoned railroad right of way. The new parcel line was established as approved and shown hereon.

Surveyed by:
FARBER & SONS, INC. dba



PO BOX 5286
431 OAK STREET
CENTRAL POINT, OREGON 97502
(541) 664-5599

DATE of Survey: March 27, 2013
JOB NO.: 1975-12

DRAWING FILE: JOBS\JMie\HUENERS LANE\680 hueners\micro\final plat\partition plat 032513.dwg
DRAWN BY: AMP ORIG. DATE: 12/21/2012 REVISED BY: haf DATE: 4-20-13