

OWNER
J AND J SALYER CO., INC.
P.O. BOX 5229
CENTRAL POINT, OREGON 97502
(541) 664-6268

Partition Plat No. P-25-2013
(Jackson County Planning File No. SUB2010-00027)
Located in:
the Southeast 1/4 of Section 5,
Township 37 South, Range 2 West, W.M.,
Jackson County, Oregon

INDEX OF SHEETS
SHEET 1 OF 3 - DECLARATION, SIGNATURES, APPROVALS,
SURVEYOR'S CERTIFICATE
SHEET 2 OF 3 - MAP, NOTES, ACCESS EASEMENTS
SHEET 3 OF 3 - PUE AND UTILITY EASEMENTS

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, THAT J AND J SALYER CO., INC., HEREINAFTER REFERRED TO AS DECLARANT, IS THE OWNER IN FEE SIMPLE OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON. AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION. DECLARANT HEREBY DEDICATES TO THE PUBLIC FOR PUBLIC USE THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. DECLARANT HEREBY CREATES FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF PARCELS 1, 2 AND 3, AN EASEMENT FOR INGRESS AND EGRESS (LOOKOUT LANE), OVER AND ACROSS PARCELS 1, 2 AND 3. DECLARANT HEREBY CREATES FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCELS 2 AND 3, A PRIVATE WATERLINE EASEMENT OVER AND ACROSS PARCELS 1 AND 2. DECLARANT HEREBY CREATES FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCEL 1, A PRIVATE SANITARY SEWER EASEMENT OVER AND ACROSS PARCEL 2. DECLARANTS HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF PARCELS 1 AND 2, DRAIN FIELD EASEMENTS OVER PARCEL 3.

J & J SALYER CO., INC., AN OREGON CORPORATION

IN WITNESS WHEREOF, SIGNED THIS 9th DAY OF August, 2013.

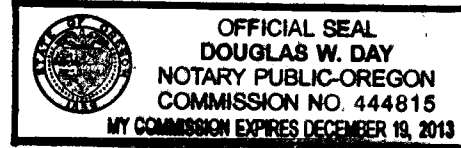
BY: [Signature]
TITLE: President

STATE OF OREGON }
COUNTY OF JACKSON } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF August, 2013 BY Jodi Salyer,
KNOW TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF J & J SALYER, INC., AN OREGON CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
NOTARY



*** SURVEYOR'S CERTIFICATE ***

I, DAVID M. MINNECI, A DULY 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 HEREON SHOWN AND THE PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

COMMENCING AT THE SOUTH-SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 48, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 709.16 FEET AND WEST 1,468.61 FEET TO A 3/4" IRON PIN ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OLD STAGE ROAD, SAID PIN BEING THE NORTHEASTERLY CORNER OF TRACT DESCRIBED IN DOCUMENT NO. 2010-022447 OF THE OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE SOUTH 18°31'21" WEST, ALONG THE SOUTHEASTERLY BOUNDARY OF SAID TRACT, 667.16 FEET TO A 5/8" IRON PIN FOR THE INITIAL POINT OF BEGINNING, SAID POINT BEING THE POINT OF BEGINNING OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2010-022446, SAID OFFICIAL RECORDS; THENCE, ALONG THE BOUNDARY OF SAID TRACT AS FOLLOWS: SOUTH 18°31'21" WEST 79.00 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89°56'40" EAST 497.75 FEET TO A 5/8" IRON PIN; THENCE SOUTH 63°22'46" EAST 223.61 FEET TO A 5/8" IRON PIN; THENCE SOUTH 00°03'18" WEST 464.68 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89°55'13" WEST 1,325.32 FEET TO A 5/8" IRON PIN; THENCE NORTH 23°06'19" EAST 526.00 FEET TO A 5/8" IRON PIN; THENCE SOUTH 68°45'36" EAST 262.07 FEET TO A 5/8" IRON PIN; THENCE NORTH 00°03'18" EAST 178.51 FEET TO A 5/8" IRON PIN; THENCE NORTH 18°31'21" EAST 79.00 FEET TO A 5/8" IRON PIN; THENCE SOUTH 89°56'40" EAST 177.25 FEET TO THE INITIAL POINT OF BEGINNING

David M. Minnici
SURVEYOR

APPROVALS:

JACKSON COUNTY PLANNING
(FILE NO. SUB2010-00027)

[Signature] 9-23-13
PLANNING DIRECTOR DATE

JACKSON COUNTY SURVEYOR

[Signature] 8/9/13
JACKSON COUNTY SURVEYOR DATE

121334

FILED FOR RECORD THIS 24th DAY OF September, 2013 AT 12:30 O'CLOCK P.M. AND RECORDED

IN VOLUME 24 OF PLATS AT PAGE 25 OF RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker CARMA D. HELMER
COUNTY CLERK DEPUTY

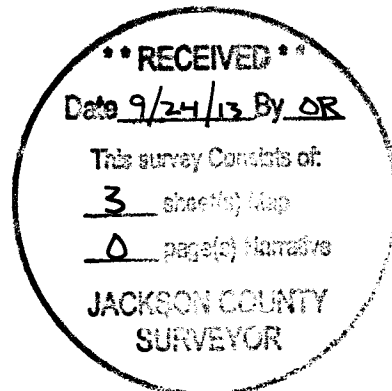
EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 24th DAY OF SEPTEMBER, 2013.

[Signature]
ASSESSOR, DEPARTMENT OF ASSESSMENT

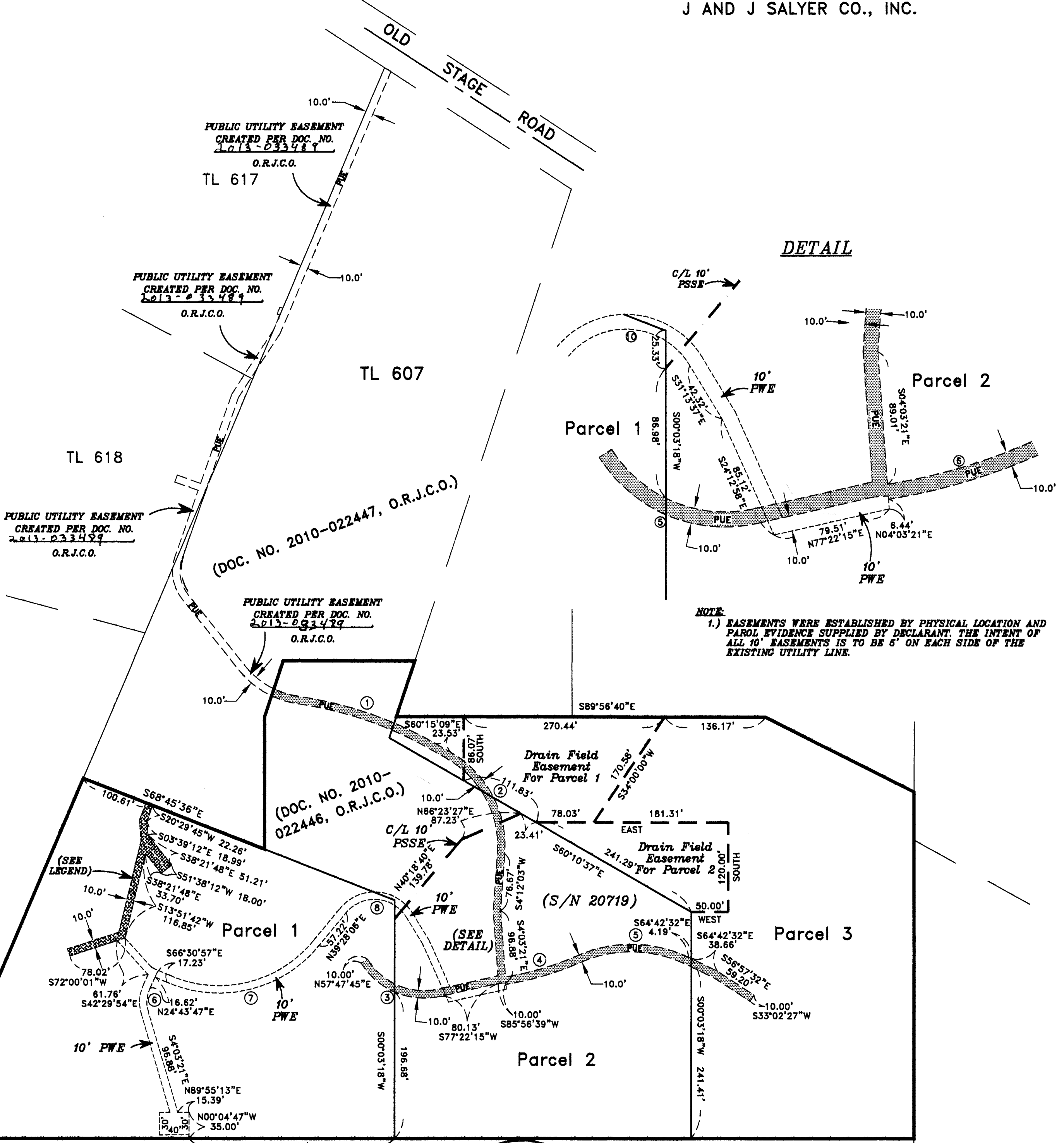
ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 24th DAY OF Sept, 2013.

[Signature]
TAX COLLECTOR

I certify this plat to be an exact photocopy of the original.
David M. Minnici
SURVEYOR



Partition Plat No. 1-25-2013
 (Jackson County Planning File No. SUB2010-00027)
 Located in:
 the Southeast 1/4 of Section 5,
 Township 37 South, Range 2 West, W.M.,
 Jackson County, Oregon
 For:
 J AND J SALYER CO., INC.



NOTE:
 1.) EASEMENTS WERE ESTABLISHED BY PHYSICAL LOCATION AND PARCEL EVIDENCE SUPPLIED BY DECLARANT. THE INTENT OF ALL 10' EASEMENTS IS TO BE 6' ON EACH SIDE OF THE EXISTING UTILITY LINE.

I certify this plat to be an exact photocopy of the original.
 David M. Minnici
 SURVEYOR

RECEIVED
 Date 9/24/13 By DB
 This survey consists of:
 3 sheets Map
 0 pages Narrative
 JACKSON COUNTY SURVEYOR

HOFFBUHR & ASSOCIATES, INC.
 880 GOLF VIEW DRIVE, STE. 201 MEDFORD, OREGON 97504
 (541) 779-4641
 BY: DAVID M. MINNECI LS NO. 2349
 SCALE: 1" = 100' JULY 12, 2013
 BASIS OF BEARING: FILED SURVEY NO. 20719 (SOUTH LINE)

CURVE TABLE

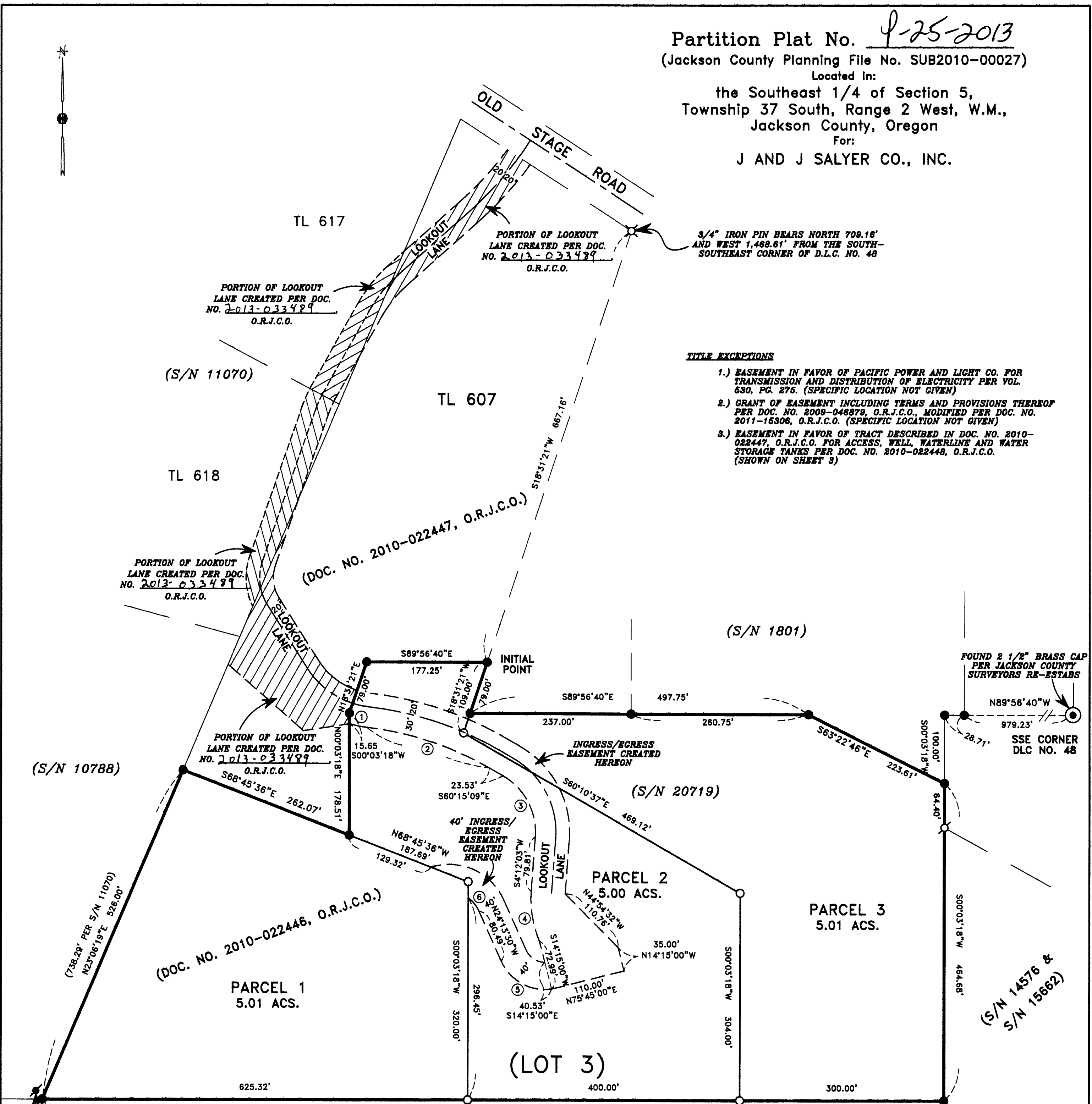
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	21°33'06"	520.00'	195.60'	194.45'	S71°01'42"E
2	64°27'12"	145.00'	163.11'	154.65'	S28°01'33"E
3	70°25'30"	100.00'	122.91'	115.32'	N67°25'00"W
4	14°35'58"	400.00'	101.92'	101.65'	N73°31'24"E
5	49°04'03"	180.00'	154.15'	149.48'	S89°14'34"E
6	41°05'52"	45.00'	32.28'	31.59'	N04°10'51"E
7	49°04'03"	175.00'	226.07'	210.67'	N76°28'35"E
8	109°18'17"	50.00'	95.39'	81.57'	S85°52'46"E

- = PRIVATE SANITARY SEWER LINE EASEMENT (PSSE) CREATED HEREON
- - - = PRIVATE WATERLINE EASEMENT (PWE) CREATED HEREON
- - - = PRIVATE DRAINFIELD EASEMENT CREATED HEREON
- ▨ = EASEMENT FOR PUBLIC UTILITIES (PUE), TELEPHONE, GAS, ELECTRIC, WATER AND CABLE TELEVISION CONSTRUCTION AND MAINTENANCE CREATED HEREON
- ▨ = EASEMENT FOR ACCESS, WELL, WATERLINE AND WATER STORAGE TANK PER DOC, NO. 2010-022448, O.R.J.C.O.

REGISTERED PROFESSIONAL LAND SURVEYOR
 David M. Minnici
 OREGON
 JULY 26, 1998
 DAVID M. MINNECI
 2349
 EXPIRES 12/31/14

Partition Plat No. P-25-2013
 (Jackson County Planning File No. SUB2010-00027)

Located in:
 the Southeast 1/4 of Section 5,
 Township 37 South, Range 2 West, W.M.,
 Jackson County, Oregon
 For:
 J AND J SALYER CO., INC.



- TITLE EXCEPTIONS**
- EASEMENT IN FAVOR OF PACIFIC POWER AND LIGHT CO. FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER VOL. 630, PG. 276. (SPECIFIC LOCATION NOT GIVEN)
 - GRANT OF EASEMENT INCLUDING TERMS AND PROVISIONS THEREOF PER DOC. NO. 2009-046879, O.R.J.C.O., MODIFIED PER DOC. NO. 2011-15308, O.R.J.C.O. (SPECIFIC LOCATION NOT GIVEN)
 - EASEMENT IN FAVOR OF TRACT DESCRIBED IN DOC. NO. 2010-022447, O.R.J.C.O. FOR ACCESS, WELL, WATERLINE AND WATER STORAGE TANKS PER DOC. NO. 2010-022448, O.R.J.C.O. (SHOWN ON SHEET 3)

****RECEIVED****
 Date 9/24/13 By DR
 This survey consists of:
3 sheet(s) map
0 page(s) narrative
 JACKSON COUNTY
 SURVEYOR

HOFFBUHR & ASSOCIATES, INC.
 880 GOLF VIEW DRIVE, STE. 201 MEDFORD, OREGON 97504
 (541) 779-4641
 BY: DAVID M. MINNECI LS NO. 2349
 SCALE: 1" = 100' JULY 12, 2013
 BASIS OF BEARING: FILED SURVEY NO. 20719 (SOUTH LINE)

- = SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- = FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER S/N 20719.
- ⊗ = FOUND 3/4" IRON PIN PER S/N 1801
- ⊙ = FOUND 5/8" IRON PIN WITH CAP STAMPED "L.J. FRIAR & ASSOC." PER S/N 14576 & S/N 15662
- ⊕ = FOUND 5/8" IRON PIN WITH CAP STAMPED "MOFFIT PLS 944" PER S/N 10788
- ⊙ = FOUND BRASS CAP MONUMENT
- S/N = FILED SURVEY NUMBER
- O.R.J.C.O. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- DOC. NO. = DOCUMENT NUMBER
- DLC = DONATION LAND CLAIM

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	9°38'00"	155.00'	26.06'	26.03'	S79°39'58"E
2	23°13'49"	470.00'	190.56'	189.26'	S71°52'03"E
3	56°03'06"	95.00'	106.87'	101.32'	S28°01'33"E
4	27°52'27"	155.00'	74.08'	73.25'	S07°51'49"E
5	73°58'19"	70.00'	90.37'	84.23'	N61°12'39"W
6	30°28'26"	48.00'	25.53'	25.23'	N39°27'43"W

I certify this plat to be an exact photocopy of the original.
David M. Minnecci
 SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minnecci
 OREGON
 JULY 26, 1988
 DAVID M. MINNECCI
 2349
 EXPIRES 12/31/14