

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, THAT TJ O'BRIAN, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER 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. WE HEREBY GRANT TO THE ROGUE RIVER VALLEY IRRIGATION DISTRICT A 20-FOOT WIDE EASEMENT TO CONSTRUCT, RECONSTRUCT AND MAINTAIN EXISTING IRRIGATION FACILITIES AS SHOWN HEREON. WE HEREBY CREATE FOR THE OWNERS, THEIR HEIRS AND ASSIGNS, OF PARCELS 1 AND 2, AN EASEMENT FOR CROSS-ACCESS BETWEEN PARCELS OVER AND ACROSS THE EXISTING DRIVEWAY IN THE VICINITY OF THE MOST SOUTHERLY BOUNDARY OF PARCEL 1 AND ITS CONNECTION TO THE DRIVEWAY AT STATION 10+823 ON RIVERSIDE AVENUE.

TJ O'BRIAN, LLC, AN OREGON LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, SIGNED THIS 3RD DAY OF FEBRUARY, 2014.

STATE OF OREGON } SS. BY: [Signature]
COUNTY OF JACKSON } TITLE: MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3RD DAY OF FEBRUARY 2014 BY JOHN BATZER KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF TJ O'BRIAN, LLC., AN OREGON LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
NOTARY



APPROVALS

EXAMINED AND APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT THIS 24TH DAY OF February, 2014.

[Signature]
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 24TH DAY OF February, 2014.

[Signature]
CITY SURVEYOR

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 10TH DAY OF June 2014, AT 2:12 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. 2014-014302 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 25 PAGE 16.)

[Signature]
COUNTY CLERK
[Signature]
DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 21494

SURVEYOR'S CERTIFICATE:

I, DAVID M. MINNECI, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND COMPLIES WITH REGULATIONS FOR LAND PARTITIONS, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

COMMENCING AT THE NORTHWEST CORNER OF DONATION LAND CLAIM NO. 61, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE, ALONG THE WEST LINE OF SAID CLAIM, SOUTH 00°01'00" WEST 911.15 FEET TO THE SOUTH, SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 60, SAID TOWNSHIP AND RANGE; THENCE SOUTH 00°07'07" WEST 424.75 FEET TO THE NORTHERLY LINE OF THAT TRACT DESCRIBED AS PARCEL 1 IN DOC. NO. 98-48472, OFFICIAL RECORDS OF JACKSON COUNTY FOR THE POINT OF BEGINNING; THENCE, ALONG THE EASTERLY BOUNDARY OF SAID TRACT, ALONG THE ARC OF A 1392.40 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 34°26'52" EAST 388.26 FEET), AN ARC DISTANCE OF 389.53 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 88°39'00" WEST 207.89 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COURT STREET AS DESCRIBED IN DOCUMENT NO. 2005-065035, SAID OFFICIAL RECORDS; THENCE, ALONG SAID EASTERLY LINE AS FOLLOWS: ALONG A SPIRAL CURVE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 11°24'58" WEST 107.30 FEET), AN ARC DISTANCE OF 107.33 FEET; THENCE SOUTH 76°08'03" WEST 6.00 FEET; THENCE, ALONG A SPIRAL CURVE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 18°34'18" WEST 176.09 FEET) AN ARC DISTANCE OF 176.31 FEET; THENCE NORTH 30°28'09" WEST 90.64 FEET; THENCE NORTH 37°01'34" WEST 79.19 FEET; THENCE, ALONG THE ARC OF A 733.78 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 38°27'18" WEST 71.62 FEET), AN ARC DISTANCE OF 71.65 FEET; THENCE, ALONG A SPIRAL CURVE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 42°44'15" WEST 39.38 FEET), AN ARC DISTANCE OF 39.38 FEET; THENCE, LEAVING SAID EASTERLY LINE, NORTH 45°46'24" EAST 26.62 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE AVENUE AS DESCRIBED IN DOCUMENT NO. 2005-065035; THENCE, ALONG SAID WESTERLY LINE, ALONG A SPIRAL CURVE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 52°08'48" EAST 128.32 FEET), AN ARC DISTANCE OF 128.37 FEET; THENCE, ALONG THE ARC OF A 1288.33 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 45°55'19" EAST 161.32 FEET), AN ARC DISTANCE OF 161.42 FEET TO THE AFORESAID WEST LINE OF DONATION LAND CLAIM NO. 61; THENCE, ALONG SAID WEST LINE, SOUTH 00°07'07" WEST 9.33 FEET TO THE POINT OF BEGINNING.

[Signature]
SURVEYOR

I certify this plat to be an exact photocopy of the original.
[Signature]
SURVEYOR

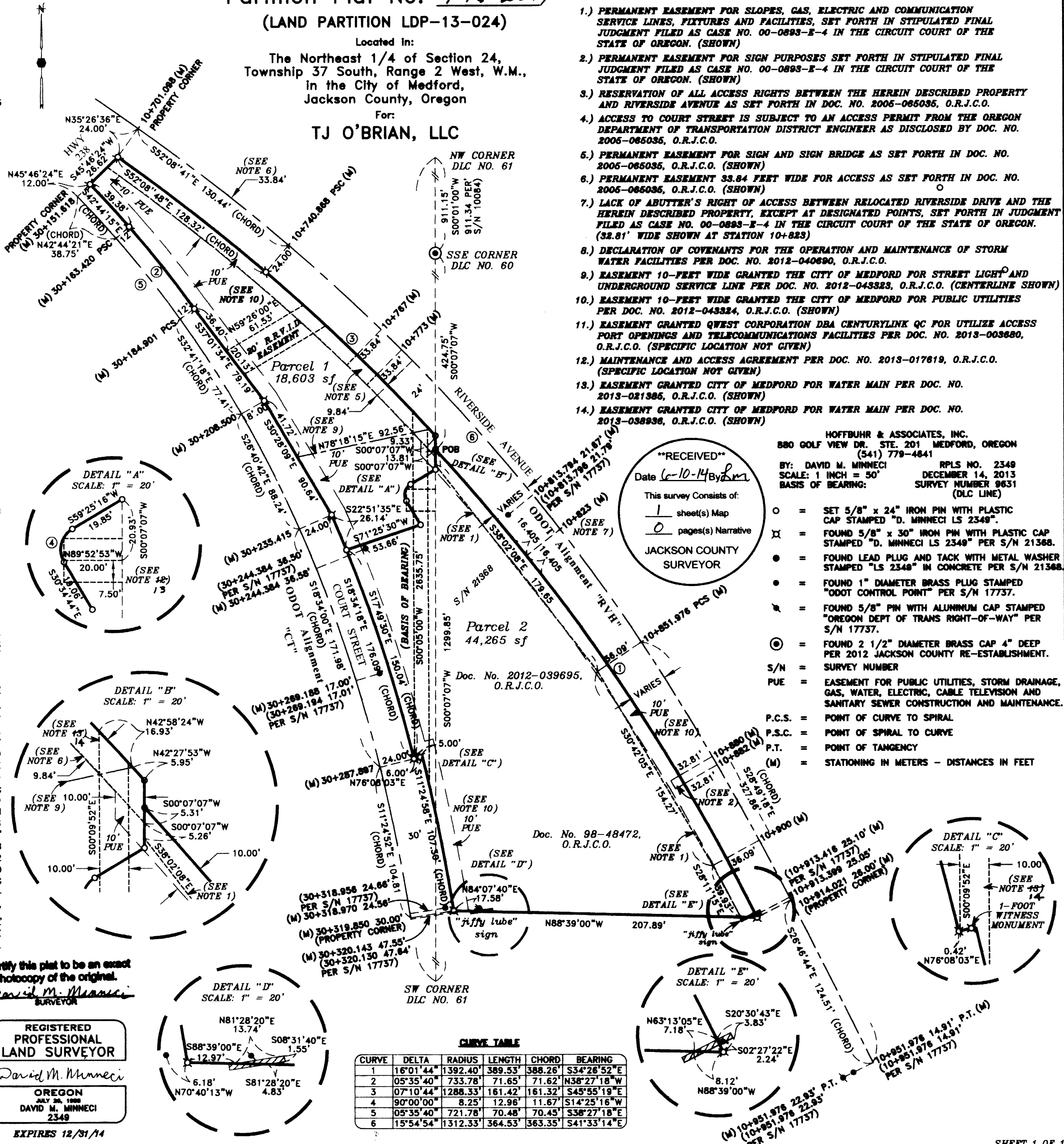
ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 10 DAY OF June, 2014.

[Signature]
DEPUTY ASSESSOR
[Signature]
DEPUTY TAX COLLECTOR
6/10/14
6-10-14
DATE
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
DAVID M. MINNECI
2349
EXPIRES 12/31/14

Partition Plat No. 1-16-2014
(LAND PARTITION LDP-13-024)

Located in:
The Northeast 1/4 of Section 24,
Township 37 South, Range 2 West, W.M.,
in the City of Medford,
Jackson County, Oregon
For:
TJ O'BRIAN, LLC



- NOTES:
1.) PERMANENT EASEMENT FOR SLOPES, GAS, ELECTRIC AND COMMUNICATION SERVICE LINES, FIXTURES AND FACILITIES, SET FORTH IN STIPULATED FINAL JUDGMENT FILED AS CASE NO. 00-0893-E-4 IN THE CIRCUIT COURT OF THE STATE OF OREGON. (SHOWN)
2.) PERMANENT EASEMENT FOR SIGN PURPOSES SET FORTH IN STIPULATED FINAL JUDGMENT FILED AS CASE NO. 00-0893-E-4 IN THE CIRCUIT COURT OF THE STATE OF OREGON. (SHOWN)
3.) RESERVATION OF ALL ACCESS RIGHTS BETWEEN THE HEREIN DESCRIBED PROPERTY AND RIVERSIDE AVENUE AS SET FORTH IN DOC. NO. 2005-065035, O.R.J.C.O.
4.) ACCESS TO COURT STREET IS SUBJECT TO AN ACCESS PERMIT FROM THE OREGON DEPARTMENT OF TRANSPORTATION DISTRICT ENGINEER AS DISCLOSED BY DOC. NO. 2005-065035, O.R.J.C.O.
5.) PERMANENT EASEMENT FOR SIGN AND SIGN BRIDGE AS SET FORTH IN DOC. NO. 2005-065035, O.R.J.C.O. (SHOWN)
6.) PERMANENT EASEMENT 33.84 FEET WIDE FOR ACCESS AS SET FORTH IN DOC. NO. 2005-065035, O.R.J.C.O. (SHOWN)
7.) LACK OF ABUTTER'S RIGHT OF ACCESS BETWEEN RELOCATED RIVERSIDE DRIVE AND THE HEREIN DESCRIBED PROPERTY, EXCEPT AT DESIGNATED POINTS, SET FORTH IN JUDGMENT FILED AS CASE NO. 00-0893-E-4 IN THE CIRCUIT COURT OF THE STATE OF OREGON. (32.81' WIDE SHOWN AT STATION 10+823)
8.) DECLARATION OF COVENANTS FOR THE OPERATION AND MAINTENANCE OF STORM WATER FACILITIES PER DOC. NO. 2012-040690, O.R.J.C.O.
9.) EASEMENT 10-FEET WIDE GRANTED THE CITY OF MEDFORD FOR STREET LIGHT AND UNDERGROUND SERVICE LINE PER DOC. NO. 2012-043323, O.R.J.C.O. (CENTERLINE SHOWN)
10.) EASEMENT 10-FEET WIDE GRANTED THE CITY OF MEDFORD FOR PUBLIC UTILITIES PER DOC. NO. 2012-043324, O.R.J.C.O. (SHOWN)
11.) EASEMENT GRANTED QWEST CORPORATION DBA CENTURYLINK QC FOR UTILIZE ACCESS PORT OPENINGS AND TELECOMMUNICATIONS FACILITIES PER DOC. NO. 2013-003680, O.R.J.C.O. (SPECIFIC LOCATION NOT GIVEN)
12.) MAINTENANCE AND ACCESS AGREEMENT PER DOC. NO. 2013-017619, O.R.J.C.O. (SPECIFIC LOCATION NOT GIVEN)
13.) EASEMENT GRANTED CITY OF MEDFORD FOR WATER MAIN PER DOC. NO. 2013-021386, O.R.J.C.O. (SHOWN)
14.) EASEMENT GRANTED CITY OF MEDFORD FOR WATER MAIN PER DOC. NO. 2013-028936, O.R.J.C.O. (SHOWN)

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR., STE. 201 MEDFORD, OREGON
(541) 779-4841
BY: DAVID M. MINNECI
SCALE: 1 INCH = 50'
BASIS OF BEARING:
RPLS NO. 2349
DECEMBER 14, 2013
SURVEY NUMBER 9631
(DLC LINE)

"RECEIVED"
Date 6-10-14
This survey consists of:
1 sheet(s) Map
0 pages(s) Narrative
JACKSON COUNTY SURVEYOR

- Legend:
O = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349"
X = FOUND 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 21368.
● = FOUND LEAD PLUG AND TACK WITH METAL WASHER STAMPED "LS 2349" IN CONCRETE PER S/N 21368.
● = FOUND 1" DIAMETER BRASS PLUG STAMPED "ODOT CONTROL POINT" PER S/N 17737.
X = FOUND 5/8" PIN WITH ALUMINUM CAP STAMPED "OREGON DEPT OF TRANS RIGHT-OF-WAY" PER S/N 17737.
O = FOUND 2 1/2" DIAMETER BRASS CAP 4" DEEP PER 2012 JACKSON COUNTY RE-ESTABLISHMENT.
S/N = SURVEY NUMBER
PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
P.C.S. = POINT OF CURVE TO SPIRAL
P.S.C. = POINT OF SPIRAL TO CURVE
P.T. = POINT OF TANGENCY
(M) = STATIONING IN METERS - DISTANCES IN FEET

CURVE TABLE
CURVE DELTA RADIUS LENGTH CHORD BEARING
1 16°01'44" 1392.40 389.53 388.26 S34°26'52"E
2 05°35'40" 733.78 71.65 71.62 N38°27'18"W
3 07°10'44" 1288.33 161.42 161.32 S45°55'19"E
4 90°00'00" 8.25 12.96 11.67 S14°25'16"W
5 05°35'40" 721.78 70.48 70.45 S38°27'18"E
6 15°54'54" 1312.33 364.53 363.35 S41°33'14"E