

PARTITION PLAT NO. P-18-2014

LOCATED IN DONATION LAND CLAIM NO. 48 IN THE NORTHEAST QUARTER OF SECTION 31, T.38S., R.1E., W.M. JACKSON COUNTY, OREGON Re: J.C.D.S. FILE No. SUB2013-00032_MP

APPROVALS:

EXAMINED AND APPROVED by the Jackson County Development Services this 21st day of July, 2014.

JCDS File No: SUB2013-00032_MP

KAMadeley COUNTY PLANNER

Examined and approved this 11th day of June, 2014.

Scott J... JACKSON COUNTY SURVEYOR

SURVEYORS CERTIFICATE

I, RICHARD L. BATH, DO HEREBY CERTIFY THAT I AM A DULY REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, LICENSE NO. 1069, AND I FURTHER DO HEREBY DECLARE THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE TRACT OF LAND SHOWN HEREON, AND THAT SAID PLAT AND SURVEY CONFORM WITH THE ORDINANCES OF THE COUNTY OF JACKSON AND THE STATUTES OF THE STATE OF OREGON, AND THAT THE FOLLOWING IS AN ACCURATE SURVEY AND TITLE DESCRIPTION OF THE SUBJECT PROPERTY:

SURVEY FOR NORTH ASHLAND INTERCHANGE PROPERTIES, LLC 830 O'HARE PKY 100 MEDFORD, OR 97504

MAY 2014

PARCEL NO. 2 AS SHOWN ON PARTITION PLAT RECORDED 1ST DAY OF MARCH 2013 AS PARTITION PLAT NO. P-04-2013 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 21221 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

Richard L. Bath SURVEYOR

NARRATIVE:

PURPOSE: To partition the subject property created as Parcel No. 2 of Partition Plat P-04-2013 and filed as CS 21221 and divide it into two parcels as tentatively approved by planning action File No. SUB 2013-00032.

PROCEDURE: Used CS 21221 as a basis for control to determine the new division line between two Parcels No. 3 & 4 and monumented the subject parcel line accordingly.

BASIS OF BEARINGS: CS 20245 & CS 21221 per survey ties to CP17 and CP20 as shown hereon.

EASEMENTS OF RECORD per First American Title Public Record Report No. 7169-2233808, April 5, 2014

- 1. Power lines per V. 149 P. 395, & V. 266 P. 182 are easements over pole lines structures and are not specifically locatable. 2. TID Lateral per V. 54 P. 374 and later described in 485 P. 348 to U.S.A. provides for a 25' easement east of C/L of canal & plotted hereon. 3. Ingress & Egress easement per 68-03288 O.R. is plotted hereon (north of T.L. 102). 4. BCVSA/RVSS easement, 15' wide, per 84-14536 O.R. is plotted hereon. 5. Easements for landscaping, sanitary sewer, utilities, access, and water/well per 95-26228, 229, 230, 231, & 232 O.R. are plotted hereon (except for landscaping, per Doc. No. 95-26228 O.R. which is general in nature and not locatable). 6. Restrictive Covenants as imposed by Jackson County Department of Planning and Development per Doc. No. 2013-007111 O.R. 7. Covenants, conditions, restrictions and /or easements per Doc. No. 2013-011777 O.R. are not specifically located. 8. Matters which may arise due to the legal description of the centerline of the Talent Irrigation Districts canal varies from the deed record (Document No. 02-53971) on the parcel adjoining on the southwesterly boundary hereof.

Note: The current centerline of the canal as measured in February of 2013 was in close harmony with canal centerline as measured in the year 1968 per CS 3682.

SURVEYOR:

Hardey Engineering & Assoc., Inc. By: Richard L. Bath, L.S. 1069 P.O. Box 1625 Medford, OR 97501-0124 Ph. 541-772-6880

ASSESSOR / TAX COLLECTOR:

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of July 24, 2014.

William... Deputy Assessor Tami Nelson - Deputy Tax Collector

7-24-2014 Date 7-24-2014 Date

RECORDER'S CERTIFICATE:

Filed for record this 24th day of July, 2014 at 10:01 O'clock, A.M. and recorded as PARTITION PLAT NO. P-18-2014 in "RECORD OF PARTITION PLATS" in Jackson County, Oregon. INDEX VOLUME 25 PAGE 18

Christine D. Walker County Clerk

Jean Shingle Deputy

Filed in the office of Jackson County Surveyor as Survey No. 21526

DECLARATION

KNOW ALL MEN BY THESE PRESENTS that NORTH ASHLAND INTERCHANGE PROPERTIES, LLC, an Oregon limited liability company, is the owner in fee simple of the land represented on this Partition Plat and more particularly described in the Surveyor's Certificate, and have caused the same to be partitioned and platted into two parcels as shown hereon, and the number of each parcel and the course and length of all boundaries are plainly set forth on Sheet 2 of this partition plat.

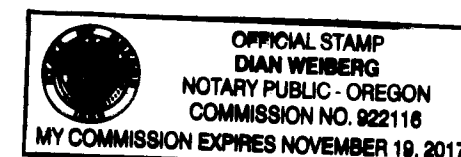
NORTH ASHLAND INTERCHANGE PROPERTIES, LLC

By: Reginald P. Breeze, Its: Manager

STATE OF OREGON, County of Jackson Dated: June 11, 2014

Personally appeared before me the above named Reginald P. Breeze, Manager of North Ashland Interchange Properties, LLC, an Oregon limited liability company, who acknowledged the foregoing instruments to be their voluntary act and deed. Before me:

Notary Public for Oregon My Commission expires 11/19/17



I HEREBY CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL PLAT

Richard L. Bath RICHARD L. BATH P.L.S. 1069

Hardey Engineering & Associates, Inc. HEA ENGINEERING INTEGRITY P.O. BOX 1625 MEDFORD, OREGON 97501-0063 VOICE: 541-772-6880 FAX: 541-772-9573 EMAIL: info@hea-inc.com

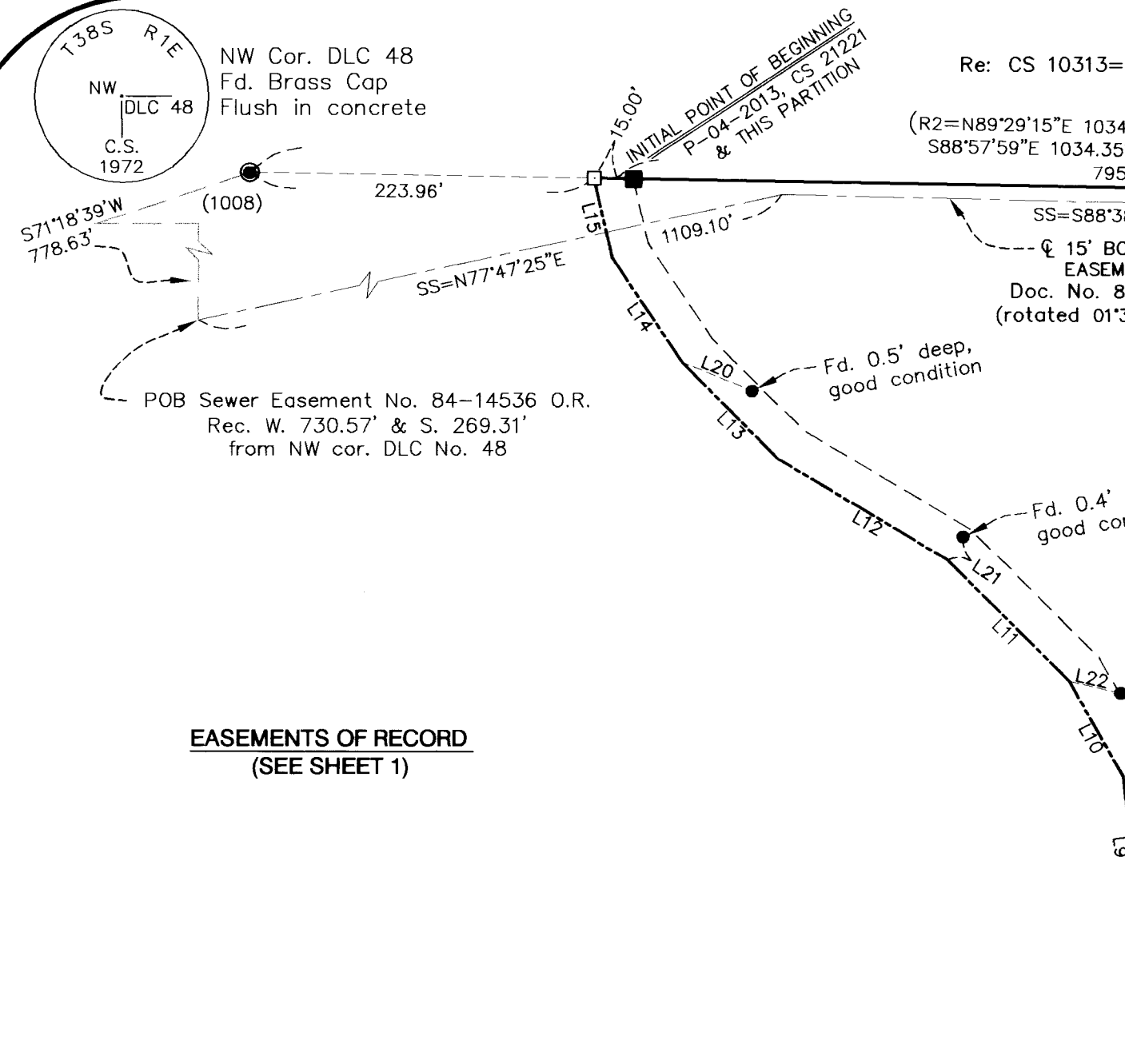
REGISTERED PROFESSIONAL LAND SURVEYOR RICHARD L. BATH OREGON JULY 30, 1976 RICHARD L. BATH No. 1069 RENEWS 12/31/15

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MAY 2014



EASEMENTS OF RECORD (SEE SHEET 1)

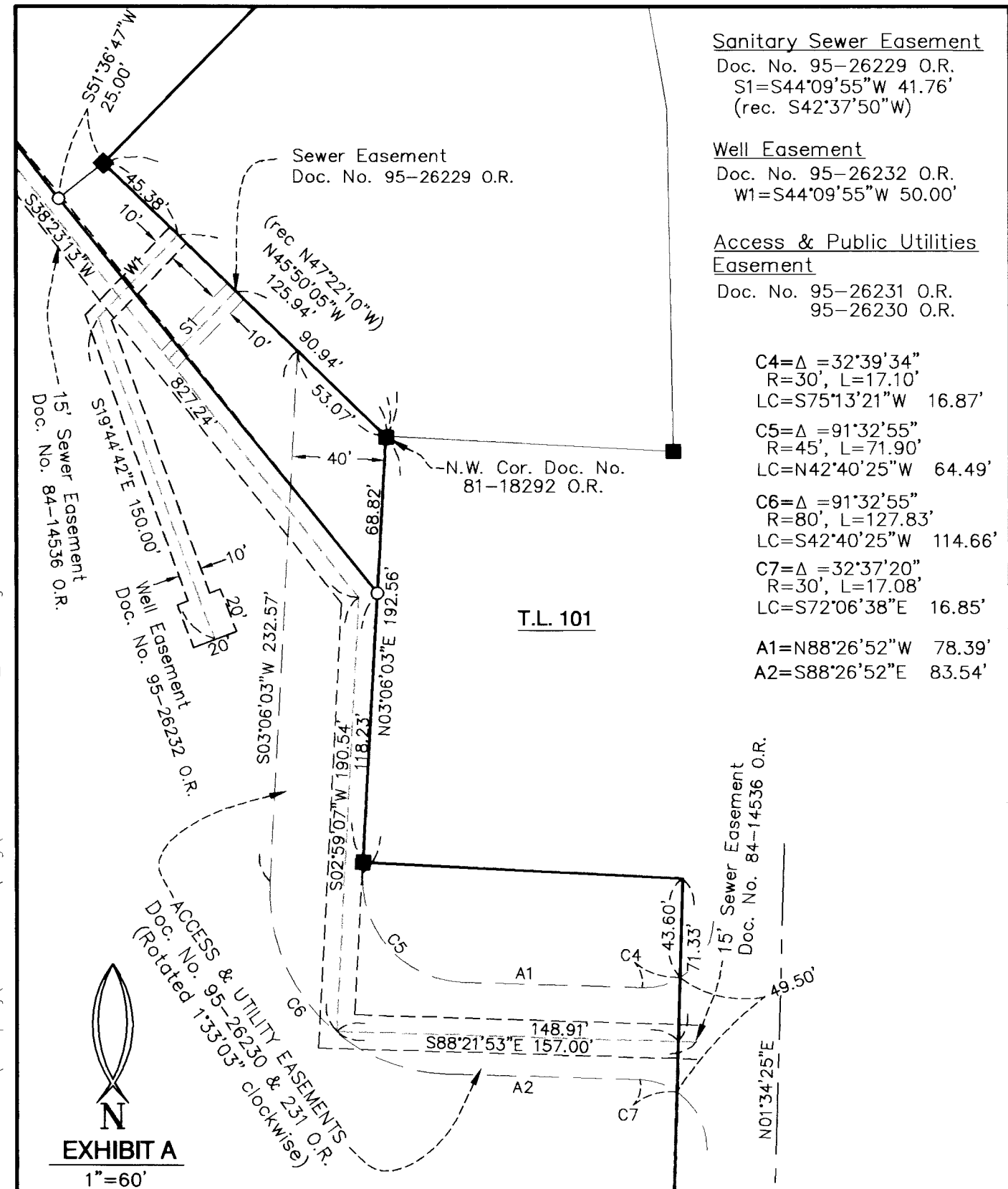


EXHIBIT A 1"=60'

LINE TABLE

Table with 2 columns: Line Number (L1-L25) and Description (Bearing and Distance). Includes bearings like S 79° 19' 04" W and distances like 62.30'.

CURVE TABLE

Table with 2 columns: Curve Number (C1-C3) and Description (Bearing, Radius, Length, and Chord). Includes bearings like C1 = Δ = 00°58'45" and radius R = 11,989.16'.

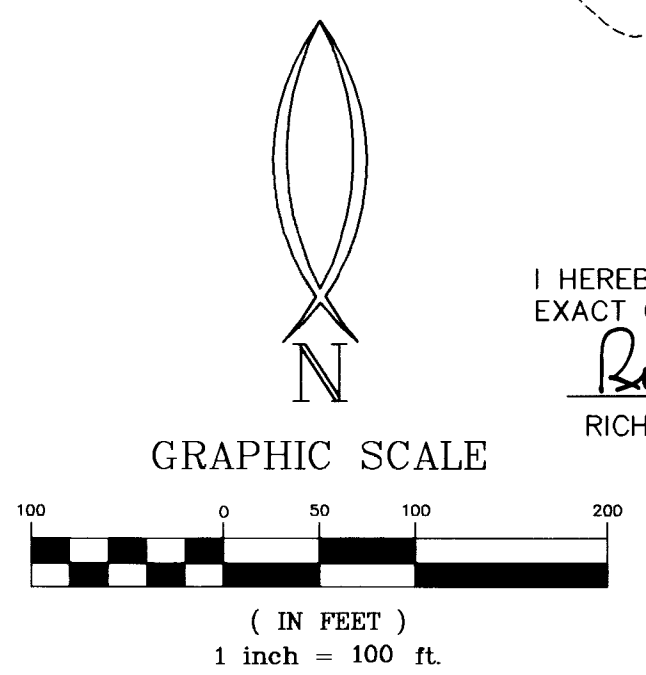
LEGEND

- Legend symbols and their meanings: FOUND 5/8" REBAR & ORANGE PLASTIC CAP STAMPED "HARDEY ENG. & ASSOC." PER CS 21221, SET 5/8"x 24" REBAR & ORANGE PLASTIC CAP STAMPED "HARDEY ENG. & ASSOC.", etc.

I HEREBY CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL PLAT

Richard L. Bath RICHARD L. BATH P.L.S. 1069

SURVEYOR HARDEY ENGINEERING & ASSOC. INC. BY: RICHARD L. BATH L.S. 1069 DIRECTOR OF SURVEYING P.O. BOX 1625 MEDFORD, OR. 97501-0124 541-772-6880 ph.



** RECEIVED ** DATE 7-24-14 BY lm This survey consists of: 1 sheet(s) Map 1 page(s) Narrative JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR Richard L. Bath OREGON JULY 30, 1976 RICHARD L. BATH No. 1069 RENEWS 12/31/15

Hardey Engineering & Associates, Inc. logo and contact information: P.O. BOX 1625 MEDFORD, OREGON 97501-0063 VOICE: 541-772-6880 FAX: 541-772-9573 EMAIL: info@hea-inc.com