

PARTITION PLAT NO. P-12-2015

Located in the Southwest One-quarter of the Northeast One-quarter of Section 20, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

MWSH MCANDREWS MEDFORD LLC
3425 Boone Road SE
Salem, Oregon 97317

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that MWSH MCANDREWS MEDFORD LLC, hereinafter referred to as DECLARANT, is the owner in fee simple of the lands as described in the "Surveyor's Certificate" herewith and have caused this tract of land to be surveyed and platted into Parcels 1 and 2, as depicted hereon.

Declarant hereby creates a Restrictive Covenant that no residential development shall be constructed on Parcel 2 created by this partition until such time where the City of Medford has approved a subsequent final plat for a single family and/or duplex residential development.

AFFIDAVIT OF DECLARATION

Declaration for this partition by MWSH McAndrews Medford LLC, an Oregon limited liability company, via Instrument Number 2015-007570, of the Official Records of Jackson County, Oregon.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Perform a boundary survey and prepare a Partition Plat pursuant to Client's instructions and as approved by the City of Medford Planning Commission (File No. LDP-14-07B).

PROCEDURE: Records utilized are: Instruments Numbered 90-30407, 94-01538 and 2005-066548, of the Official Records of Jackson County, Oregon; Valley View Terrace, recorded September 21, 1988, in Volume 16 of Plats at Page 3 of the Records of Jackson County, Oregon; and filed as Survey Number 11322 in the office of the Jackson County Surveyor; Valley View Terrace, Unit No. 2, recorded March 8, 1990, in Volume 16 of Plats at Page 51 of the Records of Jackson County, Oregon; and filed as Survey Number 11427 in the office of the Jackson County Surveyor; Sunrise Heights Subdivision, recorded December 20, 1991, in Volume 16 of Plats at Page 133 of the Records of Jackson County, Oregon; and filed as Survey Number 12810 in the office of the Jackson County Surveyor; City of Medford centerline references notes; and, Surveys Numbered 1313, 3764, 3842, 7147, 14777 and 21304, all as filed in the office of the Jackson County Surveyor.

Equipment/Software utilized: Trimble 5700 GPS System, Trimble RIO GNSS System, Trimble TSC3 with Trimble Access software, S6 Robotic Instruments, Trimble Business Center and Terramodel. Lineal unit for horizontal is International Foot; Datum: NAD83 2011 (Epoch 2010.00); System/Zone: Oregon Reference Coordinate System, Grants Pass-Ashland zone (refer to ORS, Chapter 43.312 (c)).

The basis of bearings is Geodetic North (note that the grid bearings depicted on this plat do not equal geodetic bearings due to meridian convergence). This survey was conducted using Global Navigation Satellite System (GNSS) referenced to the National Spatial Reference System (NSRS). NSRS coordinate values were established via a solution set of values from OPUS at a local base station established onsite, thence utilizing Real-time Kinematic (RTK) methods. Said solution set, equipment and RTK methods were utilized to establish primary control and monument ties. From which, utilized RTK and classical terrestrial methods to establish secondary and tertiary control, ties to remaining monuments and topographic features.

Utilizing found monuments, said instruments, plats and surveys, resolved the boundaries as follows: Instrument Numbered 90-30404 and 94-01538 and Surveys Numbered 1313 and 14777 to resolve the centerlines and rights-of-way of Springbrook Road and East McAndrews Road, thereby resolving the location of the northerly and westerly boundaries of the subject tract; Instrument Number 2005-066548 and Surveys Numbered 1313, 3764, 3842, 7147, 11322, 11427 and 12810 to resolve the southerly and easterly boundaries of the subject tract.

Utilizing said resolved boundaries and city planning file number LDP-14-07B, computed Parcels 1 and 2 as depicted on Sheet 2 hereof.

Completed establishing monuments depicted on Sheet 2 hereof, on December 18, 2014.

SURVEYOR'S CERTIFICATE

I, Cael E. 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 depicted hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

That certain real property described in Instrument Number 2014-024022, of the Official Records of Jackson County, Oregon, being located in the Southwest One-quarter of the Northeast One-quarter of Section 20, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, being more particularly described as follows:

Commencing at the center quarter corner of Section 20, Township 37 South, Range 1 West of the Willamette Meridian, in Jackson County, Oregon; thence along the North-South centerline of said section, North 00°25'51" West, 641.78 feet (Record: North 0°05'40" West, 641.78 feet), to the southwest corner of that parcel described in Volume 400 at Page 185 of the Deed Records of Jackson County, Oregon; thence leaving said corner, along the south line of said parcel, North 89°40'14" East, 35.00 feet to the intersection of the easterly right-of-way of Springbrook Road, per Instrument Number 90-30407, said Official Records, being the INITIAL POINT and TRUE POINT OF BEGINNING; thence continuing along said south line, North 89°40'14" East, 246.06 feet; thence North 00°19'46" West, 20.40 feet (Record: NORTH, 20.40 feet); thence North 89°40'14" East, 324.87 feet (Record: EAST, 324.72 feet) to the Southeast corner of said parcel; thence along the easterly boundary of said parcel, North 00°20'11" West, 635.74 feet (Record: NORTH) to the southerly right-of-way of McAndrews Road, per Instrument Number 94-01538, said Official Records; thence along said right-of-way, South 89°47'24" West, 604.93 feet (Record: North 89°52'50" West) to the intersection of the easterly right-of-way of Springbrook Road, per said Instrument Number 90-30407, and the beginning of a tangent curve to the left having a radius of 35.00 feet and a central angle of 59°13'05" (the long chord of which bears South 29°10'42" West, 34.59 feet); thence along said right-of-way and the arc of said curve, 36.17 feet; thence continuing along last said right-of-way, South 00°25'51" East, 627.30 feet to the Initial Point and True Point of Beginning.

Cael E. Neathamer
Surveyor

NOTES

THIS PARTITION PLAT MAY BE SUBJECT TO THE FOLLOWING MATTERS OF RECORD PER THE PROVIDED TITLE REPORT:

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

These premises are situated in the Medford Irrigation District, and are no longer subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same, by said district pursuant to an Instrument Number 2007-013187 of the Official Records of Jackson County, Oregon.

An agreement between private parties and the City of Medford, a municipal corporation, for irrigation purposes, including terms and provisions contained therein, pursuant to Volume 64 at Page 256 of the Deed Records of Jackson County, Oregon. The description for the affected land is general and does not specify its location. Furthermore, no physical evidence of any pipelines, ditches or other irrigation appurtenances were found within the bounds of the subject property hereof.

Easement, including terms and provisions contained therein, pursuant to Volume 166 at Page 201 of the Deed Records of Jackson County, Oregon. Location of said easement is general and is not specified in said document.

Easements, including terms and provisions contained therein, pursuant to Instruments Numbered 78-23646 and 91-07462 of the Official Records of Jackson County, Oregon, are depicted on Sheet 2 hereof.

Declaration of Restrictive Covenant Restricting the use of Real Property with the City of Medford, including terms and provisions thereof pursuant to Instrument Number 2006-055458 of the Official Records of Jackson County, Oregon.

Any rights, interest or claims which may exist or arise due to the fence being offline along various portions of the boundary lines as shown on Survey Number 21304, filed in the office of the Jackson County Surveyor. Existing fences are shown on Sheet 2 (portions of existing fence lines are to be removed, refer to Sheet 2).

I hereby certify that this is an exact copy of the original.
Cael E. Neathamer
Surveyor

RECEIVED
DATE 3-17-15 BY JH
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Cael E. Neathamer
OREGON JULY 9, 2001 CAEL E. NEATHAMER 56545
Renewal Date 12/31/16

APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBER: LDP-14-078

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. Haber Planning Director March 16, 2015 Date
Examined and approved this 9 day of MARCH, 2015.
Sean P. Metzger ACTING City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 3/7/15, 2015.

Shannon Bell Tax Collector Pottery Walker - deputy Deputy
Examined and approved as required by O.R.S. 92.100 this 17 day of March, 2015.
Josh Gibson Assessor Roba Harty Deputy Deputy

RECORDING:

FILED FOR RECORD THIS THE 17th DAY OF March, 2015, AT 2:14 O'CLOCK P.M. AND RECORDED PARTITION PLAT NO. P-12-2015, OF THE RECORDS OF PARTITION PLATS, JACKSON COUNTY, OREGON. INDEX VOLUME 26, PAGE 12.

Christine D. Walker County Clerk Carmen D. Helman Deputy

21678

JACKSON COUNTY SURVEYOR FILE NUMBER

PREPARED BY: Neathamer Surveying, Inc. 3126 State St, Suite 203 P.O. Box 1584 Medford, Oregon 97501 Phone (541) 732-2869 FAX (541) 732-1382

PLOT DATE: February 27, 2015 PROJECT NUMBER: 14031-A

Sheet 1 of 2

PARTITION PLAT NO. P-12-2015

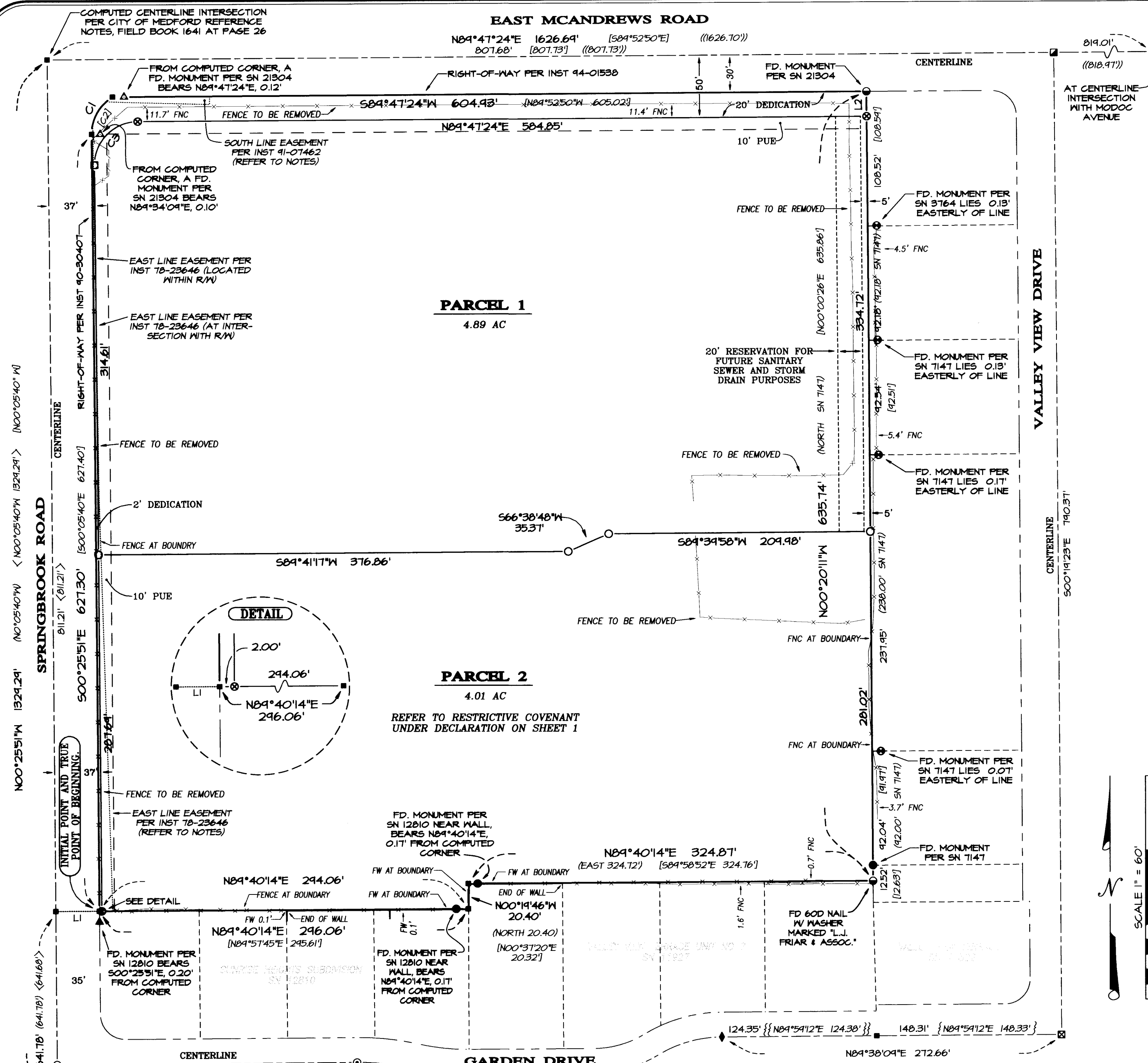
Located in the Southwest One-quarter of the Northeast One-quarter of Section 20, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

MWSH MCANDREWS MEDFORD LLC
3425 Boone Road SE
Salem, Oregon 97317

LEGEND:

- Indicates a set 5/8-inch diameter iron pin 24 inches long, with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊗ Indicates a set 5/8-inch diameter iron pin 30 inches long, with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a set 0.40 shell casing in concrete with a tack and brass washer marked "NEATHAMER SURVEYING".
- Indicates a found 5/8-inch diameter iron pin per SN 1313 or as otherwise noted.
- ⊕ Indicates a found 5/8-inch diameter iron pin per SN 7147 or as otherwise noted.
- ⊞ Indicates a found 2 1/2-inch brass cap per SN 11322.
- ◆ Indicates a found brass cap marked "LS 1913" per SN 11927.
- ▲ Indicates a found 5/8-inch diameter iron pin per SN 12810.
- ⊙ Indicates a found brass disk marked "LS 1913" per SN 12810.
- △ Indicates a found brass tag per SN 21304.
- Indicates a found 5/8-inch diameter iron pin with plastic cap marked "LJ FRIAR & ASSOC PC" per SN 21304 or as otherwise noted.
- Indicates a found brass disk marked "CITY OF MEDFORD CITY SURVEYOR", per SN 14777.
- Indicates a computed position, no monument found or set.
- () Indicates record data per SN 1313, or as noted.
- { } Indicates record data per SN 11322.
- || } Indicates record data per SN 11927.
- < > Indicates record data per SN 12810.
- (()) Indicates record data per SN 14777.
- [] Indicates record data per SN 21304.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- PUE Indicates a Public Utility Easement.
- x- Indicates existing fence line.
- 1.3' FNC - Indicates the distance and which side from the boundary line that the centerline of the fence line is located.
- 2.4' FW - Indicates the distance and which side from the boundary line that the face of a wall is located.



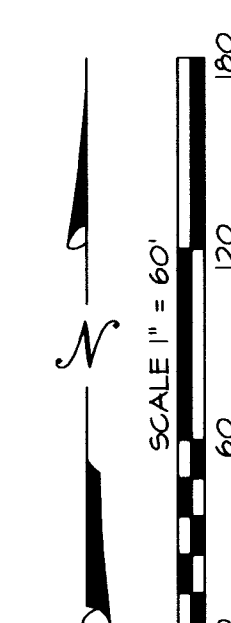
LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°40'14"E	35.00'
L2	N00°20'11"W	20.00'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	59°13'05"	35.00'	36.17'	S29°10'42"W	34.59'
C2	59°12'40"	35.00'	36.17'	S29°30'40"W	34.58'
C3	90°13'15"	35.00'	55.11'	S44°40'47"W	44.54'

I hereby certify that this is an exact copy of the original.
Carl E. Neathamer
Surveyor



**** RECEIVED ****
DATE 3-17-15 BY JH
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Carl E. Neathamer
OREGON
JULY 9, 2001
CAEL E. NEATHAMER
58545
Renewal Date 12/31/16

BASIS OF BEARINGS:
Geodetic North referenced to the NAD83 (2011) Epoch 2010.00 datum (refer to Survey Narrative for complete description).

PREPARED BY: Neathamer Surveying, Inc.
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

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