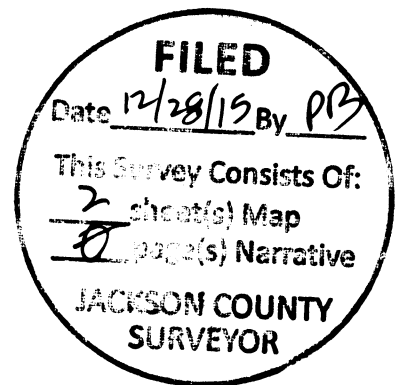


Partition Plat No. P-37-2015
(LAND PARTITION LDP-15-080)

For:
BUNTIN CONSTRUCTION, LLC
Located in:

The Southwest 1/4 of Section 17 (17CC)
in T.37S., R1W., W.M.,
in the City of Medford,
Jackson County, Oregon
Taxlots 200 & 300



*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, THAT ROBERT C. NICCOLLS AND MARY RUTH NICCOLLS, AS TENANTS BY THE ENTIRETY AS TO AN UNDIVIDED 50% INTEREST, TERRY L. BUNTIN AND DIANE BUNTIN, AS TENANTS BY THE ENTIRETY AS TO AN UNDIVIDED 50% INTEREST AND FIRST CHURCH OF GOD, MEDFORD, OREGON, AN OREGON NONPROFIT CORPORATION, ARE THE OWNERS OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION. THE OWNERS HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, A 10-FOOT STRIP OF LAND FOR ROAD PURPOSES AS SHOWN HEREON, TOGETHER WITH THAT EASEMENT LABELED AS A PUBLIC UTILITY EASEMENT (PUE).

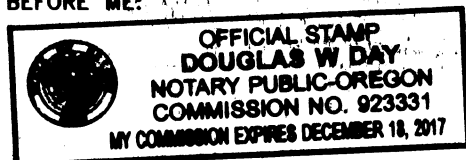
FIRST CHURCH OF GOD, MEDFORD, OREGON, AN OREGON NONPROFIT CORPORATION

IN WITNESS WHEREOF, SIGNED THIS 4th DAY OF November, 2015.

STATE OF OREGON }
COUNTY OF Jackson } SS. BY: Nancy M. Cieri
TITLE: Vice-Chairperson

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF November, 2015 BY Nancy Cieri, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF FIRST CHURCH OF GOD, MEDFORD, OREGON, AN OREGON NONPROFIT CORPORATION.

BEFORE ME:



Douglas W Day
NOTARY

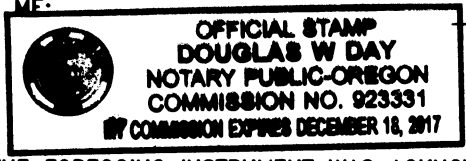
ROBERT C. NICCOLLS AND MARY RUTH NICCOLLS, AS TENANTS BY THE ENTIRETY

IN WITNESS WHEREOF, SIGNED THIS 2nd DAY OF November, 2015.

STATE OF OREGON }
COUNTY OF Jackson } SS. BY: Robert C. Nicolls Mary Ruth Nicolls
ROBERT C. NICCOLLS MARY RUTH NICCOLLS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF November, 2015 BY ROBERT C. NICCOLLS, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

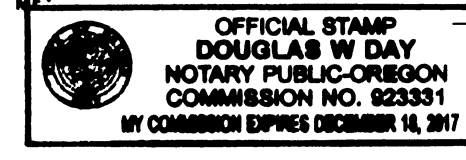
BEFORE ME:



Douglas W Day
NOTARY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF November, 2015 BY MARY RUTH NICCOLLS, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS HER VOLUNTARY ACT AND DEED.

BEFORE ME:



Douglas W Day
NOTARY

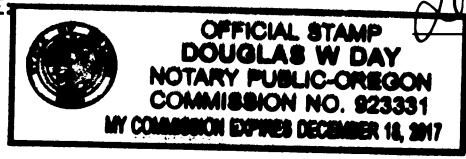
TERRY L. BUNTIN AND DIANE BUNTIN, AS TENANTS BY THE ENTIRETY

IN WITNESS WHEREOF, SIGNED THIS 2nd DAY OF November, 2015.

STATE OF OREGON }
COUNTY OF Jackson } SS. BY: Terry L. Buntin Diane Buntin
TERRY L. BUNTIN DIANE BUNTIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF November, 2015 BY TERRY L. BUNTIN, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

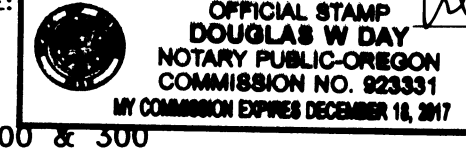
BEFORE ME:



Douglas W Day
NOTARY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF November, 2015 BY DIANE BUNTIN, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AS HER VOLUNTARY ACT AND DEED.

BEFORE ME:



Douglas W Day
NOTARY

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 PARTITIONS, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH:

BEGINNING AT THE INITIAL POINT OF CASCADE MEADOWS SUBDIVISION IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, SAID POINT BEING ON THE NORTHERLY LINE OF THAT TRACT DESCRIBED AS PARCEL 1 OF DOCUMENT NO. 2014-028792, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG SAID NORTHERLY LINE, SOUTH 89°55'00" EAST (RECORD SOUTH 89°53'40" EAST) 171.59 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE, LEAVING SAID NORTHERLY LINE AND ALONG THE EASTERLY LINE, SOUTH 00°06'55" EAST 300.01 FEET (RECORD SOUTH 00°06'20" EAST 300.00 FEET) TO THE SOUTHEASTERLY CORNER THEREOF; THENCE, ALONG THE SOUTHERLY LINE OF SAID TRACT AND THE SOUTHERLY LINE OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2010-026153, SAID OFFICIAL RECORDS, NORTH 89°52'40" WEST (RECORD NORTH 89°53'40" WEST) 709.37 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CRATER LAKE AVENUE; THENCE, ALONG SAID EASTERLY LINE, NORTH 24°17'50" EAST 99.51 FEET; THENCE, ALONG THE ARC OF A 988.58 FOOT (994.93 FOOT PER DOCUMENT NO. 70-06513) RADIUS CURVE TO THE LEFT, (THE LONG CHORD TO WHICH BEARS NORTH 17°56'16" EAST 219.00 FEET), AN ARC DISTANCE OF 219.45 FEET TO THE NORTHERLY LINE OF THE AFORESAID TRACT DESCRIBED IN DOCUMENT NO. 2010-026153; THENCE, ALONG SAID NORTHERLY LINE AND THE AFORESAID NORTHERLY LINE OF PARCEL 1 OF DOCUMENT NO. 2014-02879, SOUTH 89°57'30" EAST (RECORD SOUTH 89°53'40" EAST) 428.79 FEET TO THE POINT OF BEGINNING.

David M. Minneci
SURVEYOR

*** APPROVALS ***

MEDFORD CITY PLANNING:
(FILE NO. LDP-15-080)

EXAMINED AND APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT THIS 18th DAY OF November, 2015.

James E. Huber
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 12 DAY OF NOVEMBER, 2015.

[Signature]
CITY ENGINEER

EXAMINED AND APPROVED THIS 11 DAY OF NOVEMBER, 2015.

[Signature]
CITY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 28th DAY OF December, 2015.

[Signature] Deputy
ASSESSOR
[Signature] Deputy
TAX COLLECTOR

12/28/15
DATE
12-28-15
DATE

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 28th DAY OF December, 2015, AT 2:53 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-37-2015 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 26, PAGE 37)

Christine D. Walker COUNTY CLERK
Joseph J. Morgan DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 21870

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



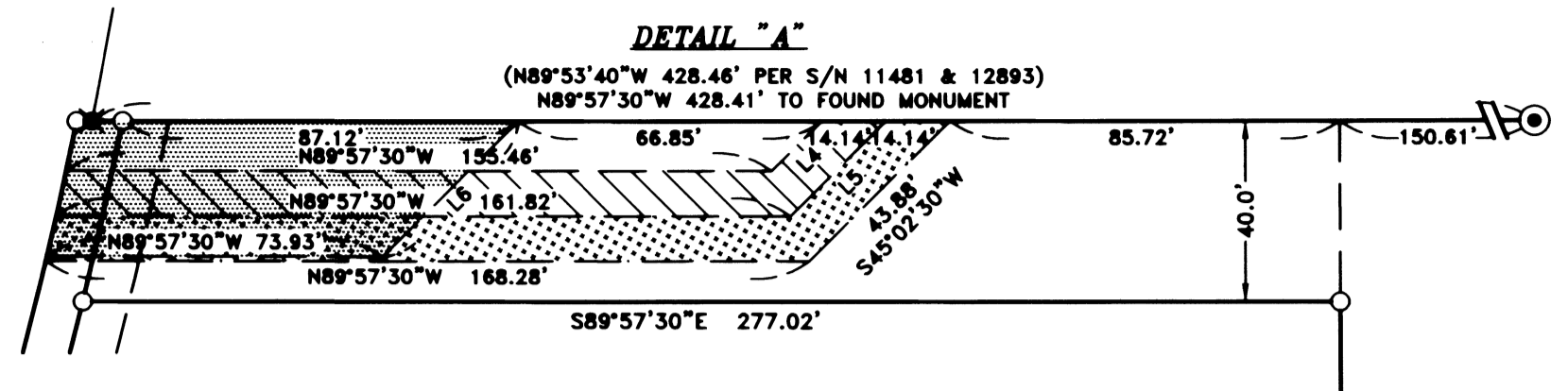
EXPIRES 12/31/16

* (Narrative on separate sheet)
 * See Affidavit of Correction
 Doc # 2018-014743 5/14/18 C.S. S. Fein.

Partition Plat No. P-37-2015
 (LAND PARTITION LDP-15-080)

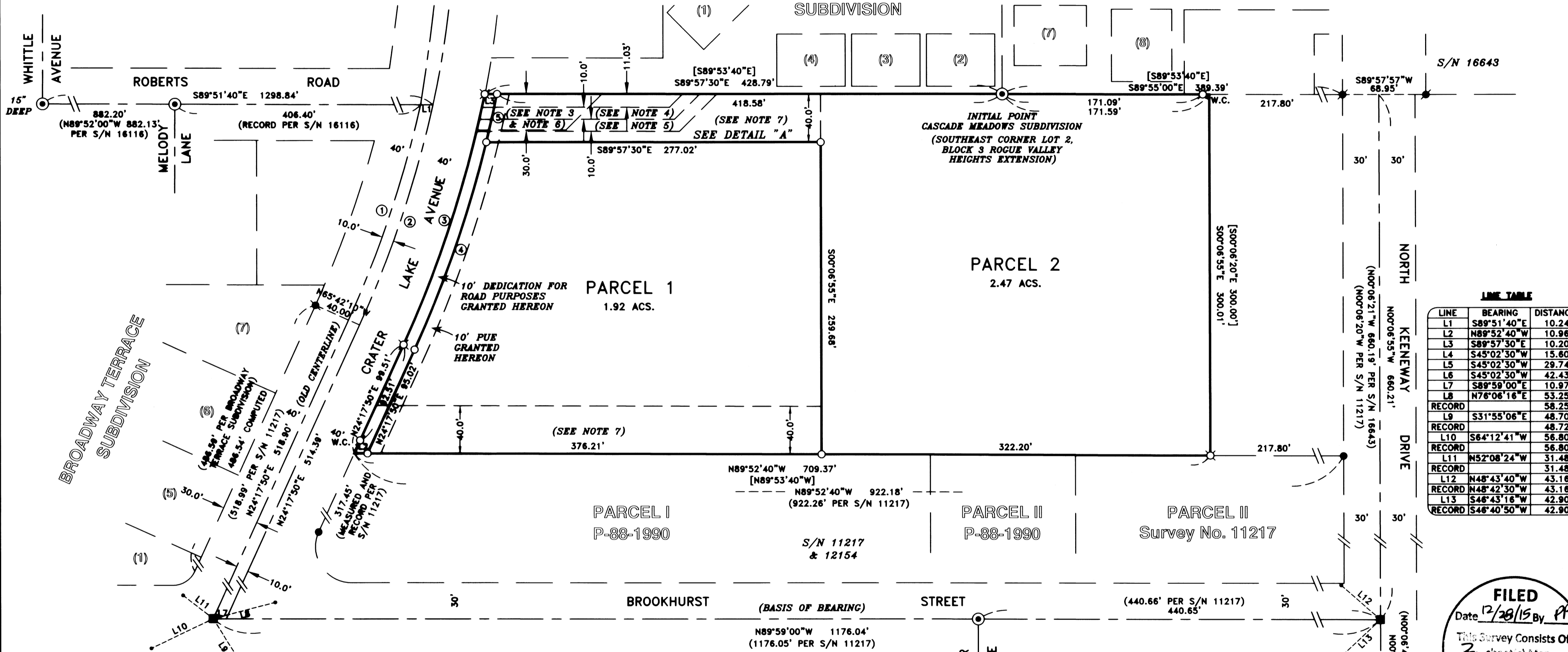
For:
BUNTIN CONSTRUCTION, LLC

Located in:
 the Southwest 1/4 of Section 17 (17CC)
 in T.37S., R1W., W.M.,
 in the City of Medford,
 Jackson County, Oregon
 Taxlots 200 & 300



CURVE TABLE

CURVE	DELTA	RADIUS	RECORD RADIUS	LENGTH	CHORD	BEARING
1	11°32'24"	938.58'	944.93'	189.04'	188.72'	N18°31'36"E
2	11°40'30"	948.58'	954.93'	193.29'	192.96'	N18°27'35"E
3	12°43'08"	988.58'	994.93'	219.45'	219.00'	N17°56'18"E
4	10°29'03"	988.58'		182.72'	182.47'	N19°03'18"E
5	02°21'07"	988.58'		40.99'	40.99'	N12°38'13"E



LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°51'40"E	10.24'
L2	N89°52'40"W	10.96'
L3	S89°57'30"E	10.20'
L4	S45°02'30"W	15.60'
L5	S45°02'30"W	29.74'
L6	S45°02'30"W	42.43'
L7	S89°59'00"E	10.97'
L8	N76°06'16"E	53.25'
RECORD		58.25'
L9	S31°55'06"E	48.70'
RECORD		48.72'
L10	S64°12'41"W	56.80'
RECORD		56.80'
L11	N52°08'24"W	31.48'
RECORD		31.48'
L12	N48°43'40"W	43.16'
RECORD		43.16'
L13	S46°43'16"W	42.90'
RECORD		42.90'

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

REGISTERED PROFESSIONAL LAND SURVEYOR

DAVID M. MINNECCI
 2349
 EXPIRES 12/31/16

- TITLE EXCEPTION NOTES:**
- EASEMENT IN FAVOR OF CALIFORNIA OREGON POWER COMPANY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER VOLUME 502, PAGE 427. (NO SPECIFIC LOCATION GIVEN)
 - DEFERRED IMPROVEMENT AGREEMENT BETWEEN THE CITY OF MEDFORD AND FIRST CHURCH OF GOD PER DOCUMENT NO. 91-18204.
 - EASEMENT AND MAINTENANCE AGREEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES PER DOCUMENT NO. 91-30425. (SHOWN - [])
 - EASEMENT FOR IN FAVOR OF THE CITY OF MEDFORD FOR INSTALLATION AND MAINTENANCE OF WATER MAINS PER DOCUMENT NO. 91-30426. (SHOWN - [])
 - EASEMENT FOR IN FAVOR OF THE CITY OF MEDFORD FOR CONSTRUCTING AND MAINTAINING A SANITARY SEWER PER DOCUMENT NO. 91-30427. (SHOWN - [])
 - EASEMENT AND MAINTENANCE AGREEMENT FOR INGRESS, EGRESS, PRIVATE STORM DRAIN AND SANITARY SEWER LINES PER DOCUMENT NO. 2004-073210. (SHOWN - [])
 - DECLARATION FOR EASEMENT AND MAINTENANCE FOR TWO (2) 40' WIDE EASEMENTS. NORTH EASEMENT FOR INGRESS, EGRESS AND UTILITIES AND SOUTH EASEMENT FOR UTILITIES PER DOCUMENT NO. 2014-028793. (SHOWN)

S/N 11217 & 12154

HOFFBUHR & ASSOCIATES, INC.
 880 GOLF VIEW DRIVE #201 MEDFORD, OREGON
 (541) 779-4641 97504
 SCALE: 1" = 60' DATE: SEPTEMBER 2, 2015
 BASIS OF BEARING: SURVEY NO. 11217
 (CENTER LINE OF BROOKHURST STREET)

- = SET 5/8" x 24" REBAR WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2349"
- ⊗ = SET 5/8" x 30" REBAR WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2349"
- = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D. MCMAHAN LS 1913" PER S/N 11217.
- ⦿ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "KAISER RLS 803" PER S/N 18643.
- ⊗ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 505" PER S/N 11481.
- ⊙ = FOUND BRASS DISC AS SHOWN
- = POSITION COMPUTED FROM CITY OF MEDFORD REFERENCES
- ⦿ = RECORD POSITION OF FOUND 5/8" IRON PIN FROM S/N 11217. (SEARCHED FOR BUT NOT FOUND)
- = FOUND .38 SHELL IN CONCRETE (CITY OF MEDFORD REFERENCE MONUMENTS)
- S/N = SURVEY NUMBER
- [] = RECORD PER DOC. NO. 2010-026153 OR 2014-028792, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- W.C. = WITNESS CORNER

FILED
 Date 12/30/15 By PP
 This Survey Consists Of:
2 sheet(s) Map
2 page(s) Narrative
 JACKSON COUNTY SURVEYOR



I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.
Christine Walker - County Clerk

GRANTEE: there is no grantor

GRANTEE: there is no grantee

After recording return to:
Jackson County Surveyor
10 South Oakdale Rm 318
Medford, Oregon 97501

21870

AFFIDAVIT OF CORRECTION
pursuant to O.R.S. 209.255

I, David M. Minneci, Registered Professional Land Surveyor of the State of Oregon, No. 2349, do hereby state that I have discovered an omission on Partition Plat P-37-2015 for **BUNTIN CONSTRUCTION** filed for record the 28th day of December, 2015 and filed in the office of the Jackson County Surveyor as Survey Number 21870.

IN WITNESS HEREOF, signed this 4th day of May, 2018

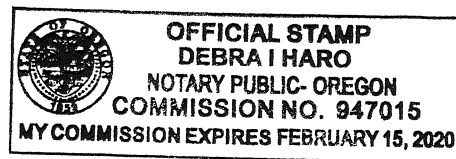


STATE OF OREGON)
County of Jackson) ss

Expires 12-31-18

On this 4th day of May, 2018, personally appeared the above named David M. Minneci, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Debra I Haro Debra I Haro
Notary



The omission is an inadvertent failure to submit a Survey Narrative as required by Oregon Revised Statute 209.250.

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and that the changes are permitted in accordance with Chapter 209, Paragraph 255, Oregon Revised Statutes and is approved for recording.

5/11/2018
Date

[Signature]
Jackson County Surveyor

21870

SURVEY NO 21870

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

- Survey for: **BUNTIN CONSTRUCTION**
572 Parsons Drive
Medford, Oregon 97501
- Location: The Southwest one-quarter (1/4) of Section 17, Township 37 South, Range 1 West, Willamette Meridian, City of Medford, Jackson County, Oregon.
- Purpose: To survey, monument and record Partition Plat per clients request (City of Medford Planning File No. LDP-15-080).
- Procedure: The Northerly line of the subject property was established by running a straight line between the found monument from Survey No. 11481 on the Easterly right-of-way line of Crater Lake Avenue to the Initial Point set for **CASCADE MEADOWS SUBDIVISION** to the found monument from Survey No. 16643 on the Westerly right-of-way line of North Keeneway Drive. A search for further monumentation along the Northerly line was unsuccessful. The Easterly line was established at the record distance (217.80 feet) Westerly of and parallel to the Westerly right-of-way of North Keeneway Drive as stated in the "EXCEPTING THEREFROM" portion of Document No. 2014-028792, Official Records of Jackson County, Oregon. The centerline of Keeneway Drive was established by projecting a line from the centerline monument at Campus Drive through the position computed from City of Medford references for the intersection of Brookhurst Street and Keeneway Drive. This was substantiated by the two monuments found on the Westerly right-of-way line. The Southerly line was established at the record bearing of the Northerly line of Surveys No. 11217 and 12154 from the found monument representing the Northeast corner of PARCEL II of Survey No. 11217. This positioning agrees favorably with the found monument on the Easterly right-of-way line of Crater Lake Avenue.
- The right-of-way of Crater Lake Avenue was granted to the City of Medford by Document No. 70-06513. It is described as "being a strip of land eighty (80) feet in width, forty (40) feet on each side of the following described centerline:" The centerline is further described as being "parallel to and 10.00 feet easterly of (when measured at right angles to) the old Crater Lake Highway centerline". This relocation is shown on Surveys No. 11217 and 12154. I re-established the intersection of the old centerline of Crater Lake Highway and Brookhurst through references shown in Field Book 1616 (the Northeast reference measured 53.25 feet but is shown at 58.25 feet in the Field Book) and used record bearing for the tangent to the Northeast. Survey No. 11217 shows a found monument 4" deep on the Westerly right-of way line. Its position corresponds reasonably to the Point of Curve set on **BROADWAY TERRACE SUBDIVISION**. A search was undertaken for this monument, but was unsuccessful. An effort was also conducted to re-establish the centerline intersection of old Crater Lake Avenue and Roberts Road. A search was made for references from Field Books 1293 and 1612, but new sidewalk and driveway construction apparently destroyed these.

In lieu of physical evidence to re-create the old Crater Lake Avenue centerline, I relied on the record position of the abovementioned Point of Curve right-of-way monument (the coordinate used being from Hoffbuhr and Associates file in performance of Survey No. 11217, the Basis of Bearing for this Survey) and the record distance Easterly along Roberts Road of 406.40 feet from the centerline monument at Melody Lane as shown on Survey No. 16116. This surveyed position was determined when references to the intersection were still available. In order to fit a tangent arc between these two established points, it was necessary to re-compute the radius of the curve. The new curve radius was determined to be 938.58' compared to the record radius of 944.93 feet. I believe this to be a prudent action considering a change to the Point of Curve or the intersection at Roberts Road has less justification.

It should be noted that the found monument at the Southwest corner of **CASCADE MEADOWS SUBDIVISION** represents a differing right-of-way acquisition (see Narrative of Survey Number 11481) and is not coincident with the Northwest corner of this Partition.

Basis of Bearing: Centerline of Brookhurst Street per Survey No. 11217.

Date: September 2, 2015



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/16
880 Golf View Dr. St., Ste. 201
Medford, Oregon 97504

