

APPROVALS

James E. Huber 1/13/16
MEDFORD PLANNING DEPARTMENT DATE

PA# LDP-15-092

EXAMINED AND APPROVED THIS 7 DAY OF January, 2016

[Signature]
CITY SURVEYOR

LAND PARTITION SURVEY

PARTITION PLAT No. P-3-2016

LOCATED IN
LOT 36 OF NAVIGATOR'S LANDING IN
THE NORTHEAST QUARTER OF SECTION 12,
TOWNSHIP 37 SOUTH, RANGE 2 WEST, W.M.,
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR
MANDELL LANDING L.L.C.
3518 HEATHROW WAY
MEDFORD, OREGON 97504

RECORDER'S STATEMENT

FILED FOR RECORD THIS 19th DATE OF January, 2016 AT 10:16 O'CLOCK A.M.

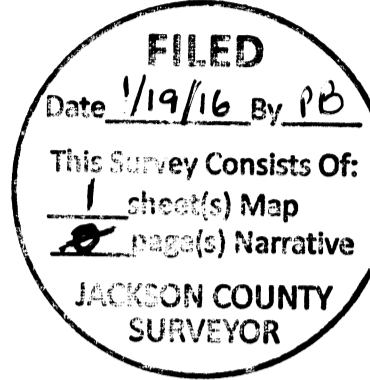
AND RECORDED AS PARTITION PLAT NO. P-3-2016 OF THE RECORDS OF PARTITION PLATS
IN JACKSON COUNTY, OREGON.

INDEX VOLUME 27, PAGE 3

Christine D. Walker
COUNTY CLERK

Jean Shugart
DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY NO. 21886



DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT MANDELL LANDING L.L.C. 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. WE HEREBY DEDICATE TO THE CITY OF MEDFORD, FOR PUBLIC USE, THAT EASEMENT LABELED AS PUBLIC UTILITY EASEMENT. WE ALSO HEREBY MAKE AND CREATE A MINIMUM ACCESS EASEMENT OVER AND ACROSS PARCEL 1, AS SHOWN HEREON, FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCEL 2. THE MINIMUM ACCESS EASEMENT IS TO BE KEPT FREE AND CLEAR OF ANY OBSTRUCTIONS, INCLUDING FENCES AND PARKED CARS AT ALL TIMES. WE ALSO HEREBY MAKE AND CREATE A PRIVATE UTILITY EASEMENT OVER AND ACROSS PARCEL 1 FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCEL 1 AND PARCEL 2, FOR THE PURPOSES OF STORM DRAIN FACILITIES, WATER SERVICE LINES, AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.

Frank Pulver
FRANK PULVER (MEMBER)

ACKNOWLEDGEMENT

STATE OF OREGON)
) s.s.
COUNTY OF JACKSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF December, 2015

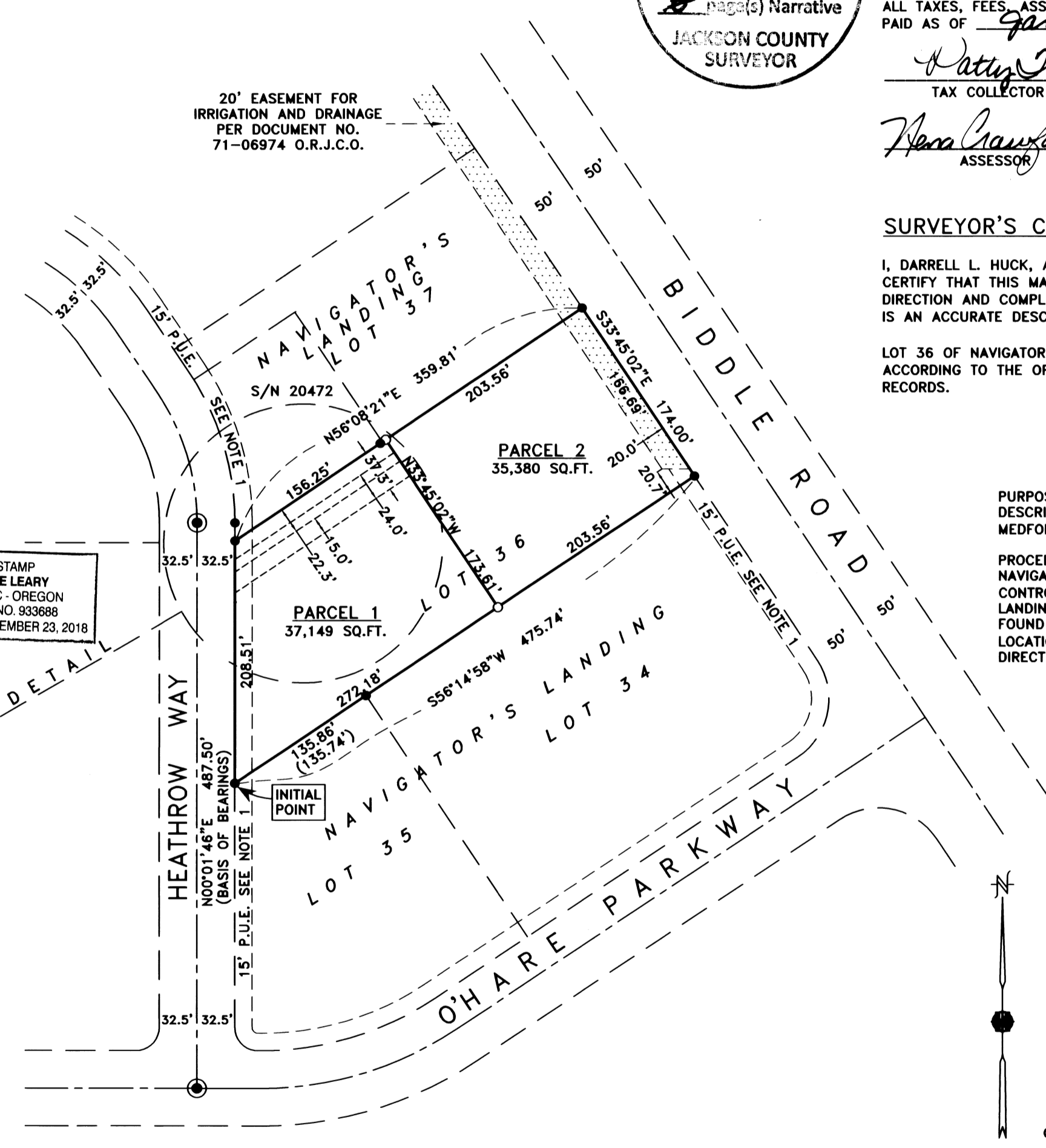
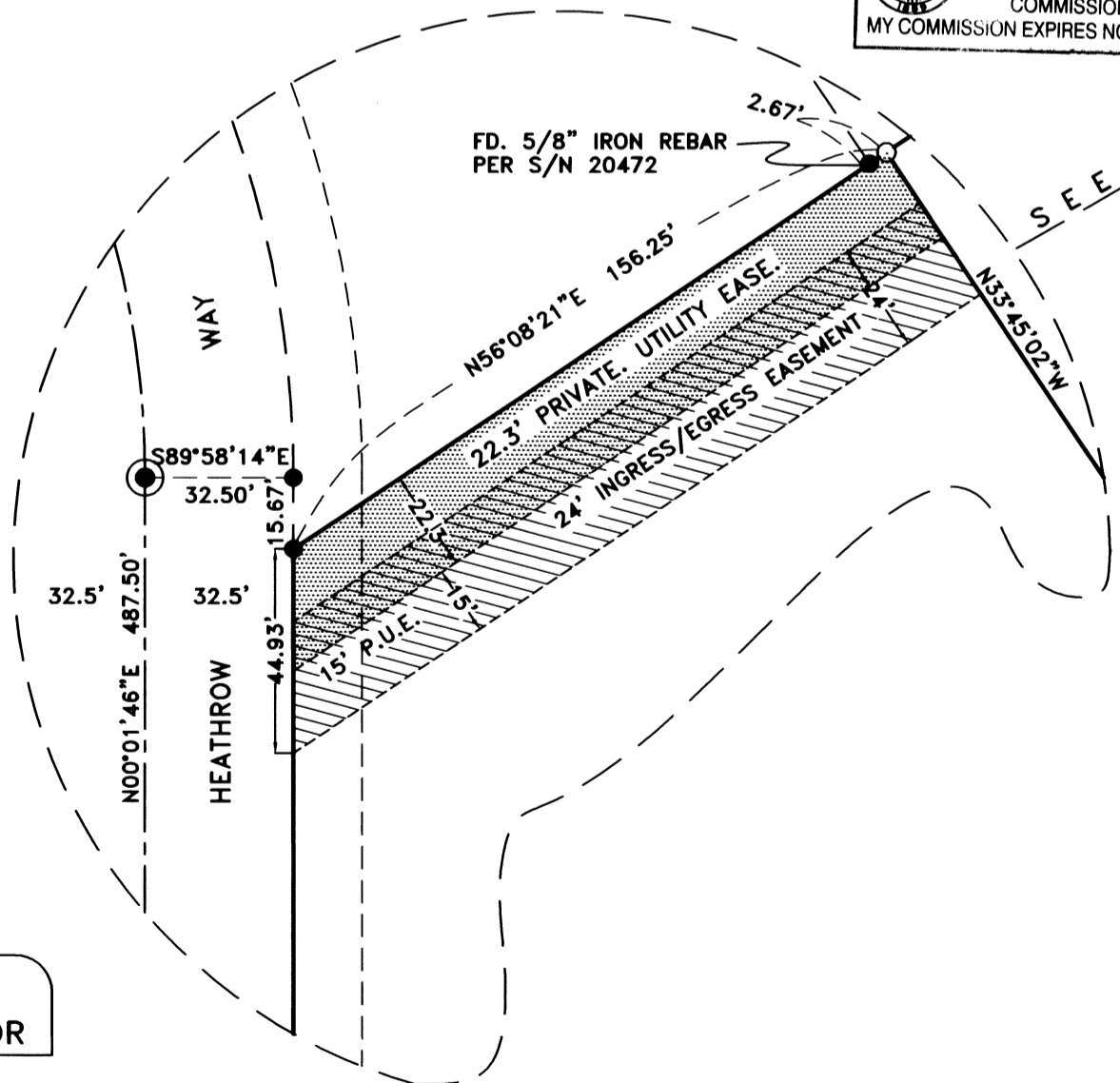
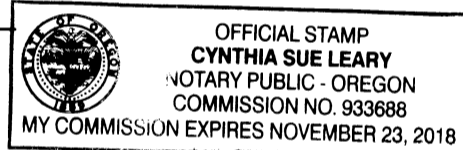
BY FRANK PULVER, KNOWN TO ME AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF MANDELL LANDING LLC.

Cynthia Sue Leary
NOTARY PUBLIC OREGON

Cynthia Sue Leary
PRINT NAME

133688
COMMISSION NO.

11-23-18
MY COMMISSION EXPIRES



TAX STATEMENT

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF Jan 19, 2016

Daisy Walker deputy 1/19/16
TAX COLLECTOR DATE

Nana Crawford Deputy 1/19/2016
ASSESSOR DATE

SURVEYOR'S CERTIFICATE

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

LOT 36 OF NAVIGATOR'S LANDING IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOL. 28, PAGE 24 OF PLAT RECORDS.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF PROPERTY DESCRIBED IN INSTRUMENT NO. 2008-039403 AS APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT (FILE NO. LDP-15-092)

PROCEDURE: THE PROPERTY NOW BEING PARTITIONED IS LOT 36 OF NAVIGATOR'S LANDING. UTILIZING A TRIMBLE S-6 ROBOTIC INSTRUMENT, A CONTROL TRAVERSE WAS RUN, TYING FOUND MONUMENTS FROM NAVIGATOR'S LANDING, AS SHOWN. THE LOT 36 BOUNDARY CORNER MONUMENTS WERE FOUND TO BE IN GOOD LOCATION AND WERE HELD FOR CONTROL. THE LOCATION OF THE PARTITION PARCELS WAS COMPUTED ACCORDING TO CLIENT'S DIRECTION AND MONUMENTS WERE SET AS SHOWN.

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

BY: DARRELL L. HUCK PLS NO. 2023
SCALE: 1 INCH = 100 FEET OCTOBER 1, 2015
BASIS OF BEARING: SURVEY NO. 13670

- = FOUND 5/8" REBAR w/ALUMINUM CAP PER NAVIGATOR'S LANDING.
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. McMAHAN LS 1913" PER NAVIGATOR'S LANDING, UNLESS NOTED OTHERWISE.
- = SET 5/8"x24" IRON PIN WITH PLASTIC CAP STAMPED "D. HUCK LS 2023", UNLESS NOTED OTHERWISE.
- (-) = RECORD PER PLAT OF NAVIGATOR'S LANDING
- S/N = FILED SURVEY WITH THE JACKSON COUNTY SURVEYOR'S OFFICE.
- P.U.E. = EASEMENT FOR PUBLIC UTILITIES, STORM DRAIN, IRRIGATION, GAS, WATER, ELECTRIC, TELEPHONE, SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- O.R.J.C.O. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

NOTE 1 - EXISTING 15' P.U.E. PER NAVIGATOR'S LANDING

PER VOL. 289, PG. 123 (SPECIFIC LOCATION NOT GIVEN)

The Land Partition shown hereon is subject to "Declaration of Easements, Conditions, and Restrictions" as recorded in Document No. 2016-001403 of the official records of Jackson County, Oregon. and to an Avigation, Noise and Hazard Easement as recorded in Document No. 02-21437 of the Official Records of Jackson County, Oregon

Evergreen Federal Savings and Loan is the beneficiary of that certain trust deed recorded October 28, 2008 as Document No. 2008-039404 of the official records of Jackson County, Oregon.

SEE AFFIDAVIT OF CONSENT FILED FOR RECORD THE 19th DAY OF January 2016, AND RECORDED AS INSTRUMENT NO. 2016-001402, OFFICIAL RECORDS, JACKSON COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
Expires 6/30/2017

I certify this plat to be an exact copy of the original
Darrell L. Huck
SURVEYOR