

APPROVALS:

EXAMINED AND APPROVED THIS 28th DAY OF January, 2016
James E. Huber 1-28-16
MEDFORD PLANNING DEPARTMENT DATE
PLANNING FILE NO. LDP - 15 - 061

EXAMINED AND APPROVED THIS 19 DAY OF Jan., 2016
[Signature]
MEDFORD CITY SURVEYOR

EXAMINED AND APPROVED THIS 26 DAY OF JANUARY, 2016
[Signature]
MEDFORD CITY ENGINEER

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT BARNETT STAGE, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND THAT I HAVE PARTITIONED THE SAME INTO PARCELS AS SHOWN HEREON, AND THAT THE SIZE OF THE PARCELS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION. WE HEREBY DEDICATE TO THE CITY OF MEDFORD, THE EIGHT (8.00') FOOT WIDE STRIP FOR STREET PURPOSES AND AN ADDITIONAL THREE (3.00) FOOT WIDE PUBLIC UTILITY EASEMENT APPENDED TO THE SOUTH LINE OF AN EXISTING 15.00 FOOT WIDE PUBLIC UTILITY EASEMENT, AS SHOWN HEREON. WE ALSO HEREBY CREATE A FIVE (5.00) FOOT WIDE PRIVATE STORM DRAIN EASEMENT, OVER AND ACROSS PARCEL 1 FOR THE BENEFIT OF PARCEL 2, AND AN 85.70 FOOT LONG MUTUAL CROSS ACCESS EASEMENT ALONG A PORTION OF THE PARTITION LINE, TO BENEFIT BOTH PARCEL 1 AND PARCEL 2, AS SHOWN HEREON.

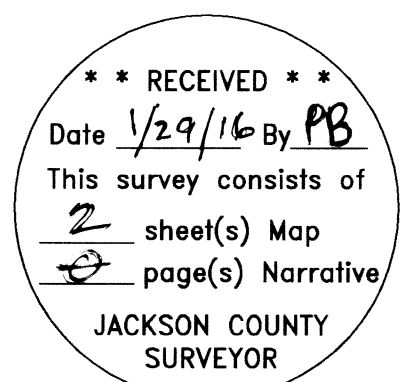
JOHN BATZER, MEMBER
BARNETT STAGE, LLC

ACKNOWLEDGEMENT

STATE OF OREGON }
JACKSON COUNTY } ss

PERSONALLY APPEARED THE ABOVE NAMED JOHN BATZER, ON THIS 19th DAY OF JANUARY, 2016, ON AUTHORITY OF BARNETT STAGE, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE [Signature]
NOTARY PUBLIC - OREGON J. TRUMBULL
COMMISSION NO. 470904
MY COMMISSION EXPIRES: 9/7/2016



Assessor's Map No. 37 1W 33 B, Tax Lot 434

LAND PARTITION
PARTITION PLAT NO. P - 16 - 2015

LYING SITUATE WITHIN
NORTHWEST QUARTER OF SECTION 33
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR
Barnett Stage, LLC

P.O. Box 4460
Medford, Oregon 97501

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY 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 HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

PARCEL 2, AS SHOWN ON THE PARTITION PLAT FILED IN THE OFFICE OF THE JACKSON COUNTY OREGON SURVEYOR AS NO. 15321, AND RECORDED AS PARTITION PLAT NO. P-25-1997 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON.

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.

[Signature]
SURVEYOR

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE REPORT NO. 7169-2411063 DATED JULY 20, 2015, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- EASEMENTS FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND OTHER PURPOSES, RECORDED IN VOLUME 243, PAGES 83, 379 & 381 OF THE DEED RECORDS IN JACKSON COUNTY, OREGON.
- BUILDING SITE IMPROVEMENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED DECEMBER 21, 2006 AS INSTRUMENT NO. 2006-064009 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT:

FOR BANK OF THE CASCADES, AS BENEFICIARY OF THAT LINE OF THAT TRUST DEED RECORDED SEPTEMBER 12, 2007, AS INSTRUMENT NO. 2007-042597 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2015-041715 OF SAID DESCRIBED OFFICIAL RECORDS.

DECEMBER 23, 2015

AFFIDAVIT OF CONSENT:

FOR BANK OF THE CASCADES, AS BENEFICIARY OF THAT LINE OF THAT TRUST DEED RECORDED SEPTEMBER 12, 2007, AS INSTRUMENT NO. 2007-042597 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 2015-041718 OF SAID DESCRIBED OFFICIAL RECORDS.

DECEMBER 23, 2015

RECORDING:

FILED FOR RECORD THIS 29th OF January, 2016 AT 12:51 O'CLOCK P.M. AND RECORDED IN VOLUME 247, PAGE 6 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christie D. Walker COUNTY CLERK
[Signature] DEPUTY

COUNTY SURVEYOR FILE NO. 21897

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF January 29th, 2016.

[Signature] 1-29-16
TAX COLLECTOR DATE
[Signature] Deputy 1/29/16
ASSESSOR DATE

SURVEY NARRATIVE
TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2004-066569 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRP 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH SURVEY CONTROL PREVIOUSLY ESTABLISHED BY THIS OFFICE IN THE PERFORMANCE OF SURVEY NO. 16698, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, I SURVEY AND MONUMENT THE LAND PARTITION AS SHOWN HEREON, AS APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT. MONUMENTS WERE RECOVERED FROM VARIOUS PREVIOUS SURVEYS AT MOST OF THE EXISTING PROPERTY CORNERS WHICH FIT WELL WITH THE RECORD SURVEY DATA, ALTHOUGH THERE WERE MONUMENTS NOT OF RECORD STAMPED WITH "D. McMAHON LS 1913" TAGS FOUND ALONG THE SOUTH RIGHT-OF-WAY FOR EAST BARNETT ROAD THAT CORRELATED WITH SURVEY NO. 20499. I ESTABLISH MONUMENTS AT THE REMAINING PROPERTY AND PARCEL CORNERS AS SHOWN HEREON.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2017

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: JANUARY 15, 2016
PROJECT NO. 928-15

FILE: SURVEYS\928-15\PARTITION PLAT.DWG SHEET 1 of 2

LAND PARTITION
PARTITION PLAT NO. P-6 - 2016

LYING SITUATE WITHIN

NORTHWEST QUARTER OF SECTION 33
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR

Barnett Stage, LLC

P.O. Box 4460
Medford, Oregon 97501

LEGEND

- ⊙ BRASS CAP MONUMENT PER S/N 16698 (RECORDED)
- ⊙ 2-1/2" BRASS CAP IN SIDEWALK STAMPED "MARQUESS & ASSOC. INITIAL POINT" PER S/N 15321 (RECOVERED)
- ⊙ TACK IN LEAD PLUG w/ 1" BRASS WASHER STAMPED "LS 1913" PER S/N 19976, OR AS DESCRIBED (RECOVERED)
- ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER S/N 19976 (RECOVERED)
- ⊙ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC.", NOT OF RECORD (RECOVERED)
- ⊙ 5/8" IRON PIN w/ NO CAP PER S/N 10395 (RECOVERED)
- ⊙ 1" BRASS BERNTSEN DISK DRILLED AND SET FLUSH IN CONCRETE STAMPED "POLARIS PLS 2883" (ESTABLISHED)
- ⊙ 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- ⊙ 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- PROPERTY BOUNDARY LINE
- - - PARTITION BOUNDARY LINE
- BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- O.R. OFFICIAL RECORDS, JACKSON COUNTY RECORDER
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- [] SURVEY RECORD DATA PER S/N 15321
- ▨ STREET DEDICATION TO CITY OF MEDFORD, AS DESCRIBED
- ▨ VARIOUS EXISTING EASEMENTS, AS DESCRIBED
- ▨ VARIABLE WIDTH ACCESS EASEMENT PER O.R. 2015-000423

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CENTERLINE OF EAST BARNETT ROAD, HAVING A RECORD BEARING OF NORTH 89°42'10" WEST, AS REFERENCED ON SURVEY NO. 16698, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

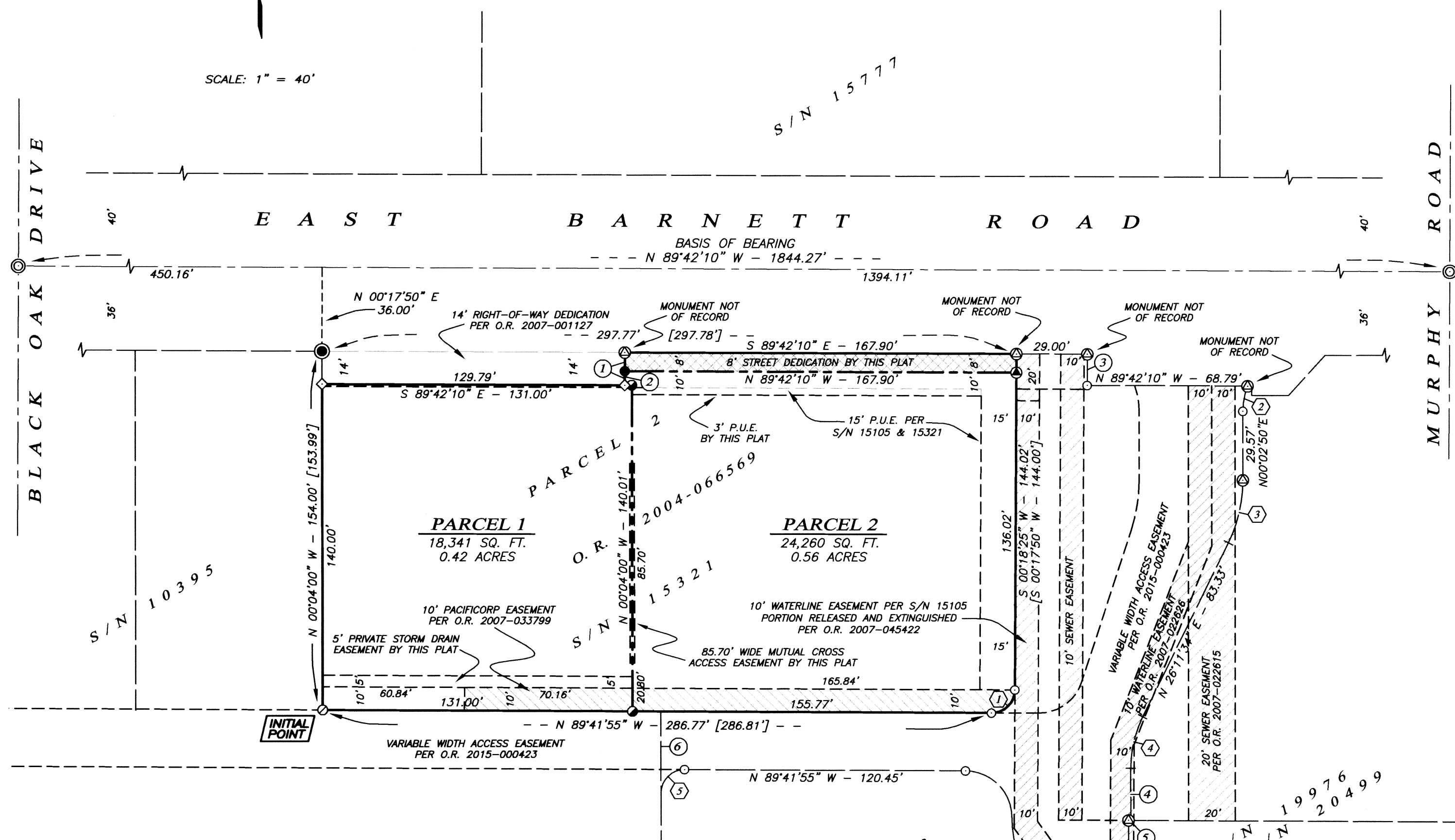


TABLE OF CURVES					
FLAG	Δ	R	A	T	CHORD
①	90°00'42"	10.00'	15.71'	10.00'	S 45°18'46" W - 14.14'
	[90°00'15"]	[10.00']	[15.71']	[10.00']	[S 45°17'58" W - 14.14']
②	21°32'50"	29.25'	11.00'	5.57'	N 10°49'15" E - 10.94'
③	26°08'38"	60.75'	27.72'	14.11'	N 13°07'15" E - 27.48'
④	26°21'22"	50.00'	23.00'	11.71'	N 13°00'41" E - 22.80'
⑤	90°21'38"	10.00'	15.77'	10.06'	N 45°07'16" E - 14.19'

TABLE OF COURSES		
FLAG	BEARING	DISTANCE
①	N 00°17'50" E	14.00'
②	N 00°17'50" E	6.00'
③	N 00°17'50" E	13.33'
④	N 00°10'00" W	22.33'
⑤	N 89°42'10" W	1.00'
⑥	N 00°03'33" W	35.06'

FILED
Date 1/29/16 By PB
This Survey Consists Of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2017

SURVEYED BY:

P.O. BOX 459
ASHLAND, OREGON 97520
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Shawn Kampmann
SURVEYOR