

*** APPROVALS ***

MEDFORD CITY PLANNING:
(FILE NO. LDP-17-027)

EXAMINED AND APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT THIS 3RD DAY OF MARCH, 2018.

[Signature]
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 6 DAY OF MARCH, 2018.

[Signature]
CITY ENGINEER

EXAMINED AND APPROVED THIS 2ND DAY OF MARCH, 2018.

[Signature]
CITY SURVEYOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT WEATHERLY INN MEDFORD, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREAFTER REFERRED TO AS DECLARANT, 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.

WEATHERLY INN MEDFORD, LLC, A DELAWARE LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, SIGNED THIS 20 DAY OF December, 2017.

STATE OF Washington SS.
COUNTY OF Thurston

[Signature]
DUSTIN FIELDS
MANAGER OF MANAGER

PERSONALLY APPEARED THE ABOVE NAMED DUSTIN FIELDS AND ACKNOWLEDGED THE FOREGOING INSTRUMENT AS MANAGER OF MANAGER OF WEATHERLY INN MEDFORD, LLC., A DELAWARE LIMITED LIABILITY COMPANY, TO BE HIS VOLUNTARY ACT AND DEED.

SIGNED THIS 20 DAY OF December, 2017.

BEFORE ME: *[Signature]*
NOTARY

NOTARY PUBLIC - *[Signature]*

COMMISSION NO. 154015

MY COMMISSION EXPIRES: July 01, 2019

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

BY: DAVID M. MINNECI PLS NO. 2349
BASIS OF BEARING: DATE: JULY 21, 2017
SCALE: 1" = 80' SOUTH LINE S/N 9583

- = SET 5/8" X 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- ⊗ = SET 5/8" X 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- = FOUND 5/8" PIN WITH PLASTIC CAP STAMPED "LS 505" PER S/N 9583.
- ⊙ = FOUND 5/8" PIN WITH PLASTIC CAP STAMPED "D. MCMAHAN LS 1913" PER S/N 18136.
- ⊕ = FOUND 5/8" PIN WITH PLASTIC CAP STAMPED "LS 505" PER S/N 11825.
- ⊗ = FOUND 5/8" PIN WITH PLASTIC CAP STAMPED "PLS 57817". (NO MONUMENT ON RECORD)
- ⊗ = FOUND .38 SHELL CASING, TACK AND BRASS WASHER STAMPED "NEATHAMER SURVEYING" PER S/N 20194.
- ⊙ = FOUND .38 SHELL IN CONCRETE PER CITY OF MEDFORD FIELD BOOK 1717, PAGES 25 & 26 & MAP RP12.
- ⊕ = FOUND CITY OF MEDFORD BRASS CAP BENCHMARK A-245.
- ⊗ = CALCULATED POINT FROM CITY OF MEDFORD REFERENCES.
- ⊙ = FOUND BRASS CAP IN MONUMENT CASE
- S/N = SURVEY NUMBER
- () = RECORD PER DOCUMENT NO. 2015-006790, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- [] = RECORD PER CITY OF MEDFORD FIELD BOOK 1717, PAGES 25 & 26 & MAP RP12.

****RECEIVED****
Date 3/9/18 By RB
This survey consists of:
1 sheet(s) Map
1 pages(s) Narrative
JACKSON COUNTY SURVEYOR

LAND PARTITION SURVEY

PARTITION PLAT No. P-03-2018

(NARRATIVE ON SEPARATE PAGE)

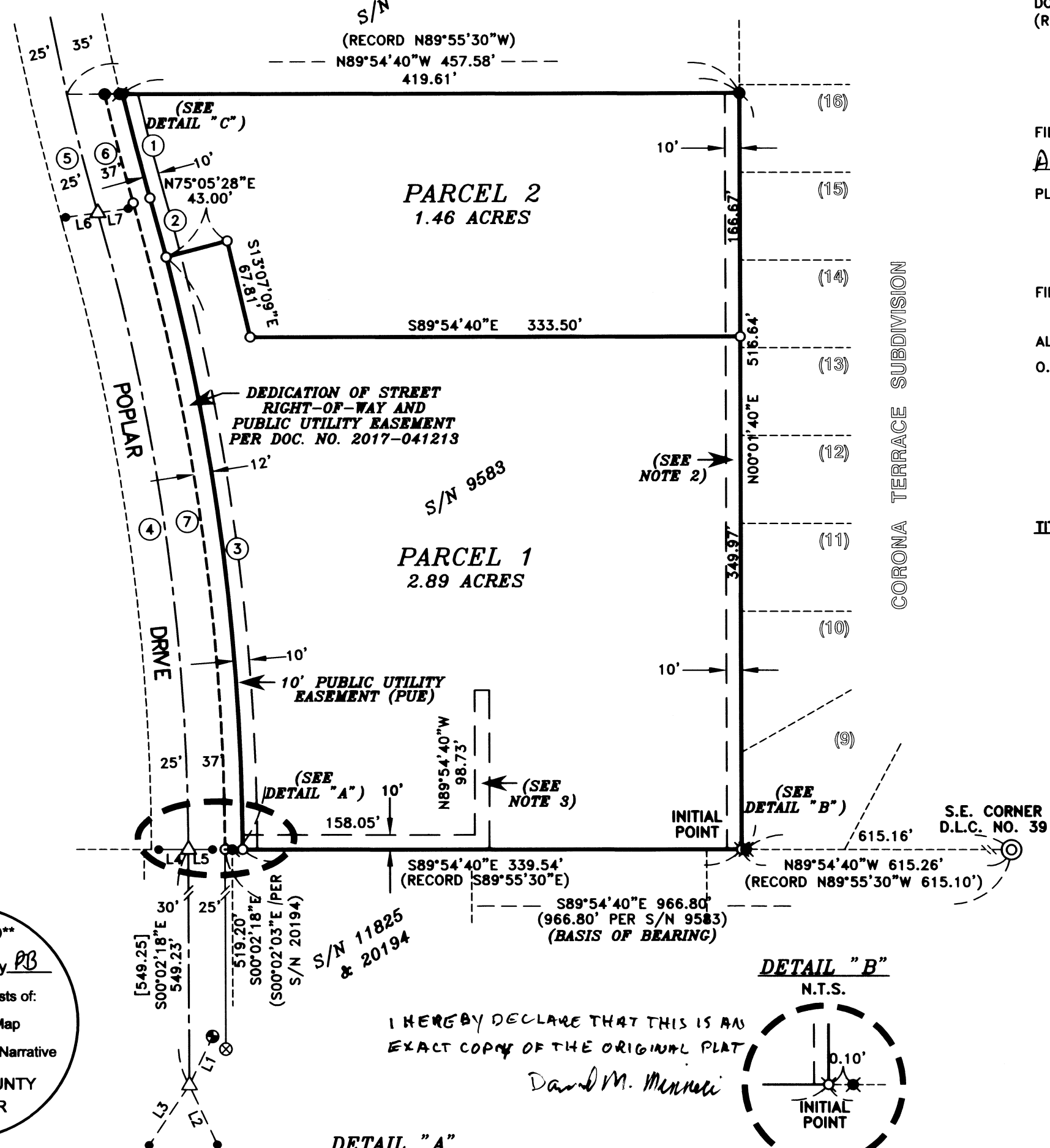
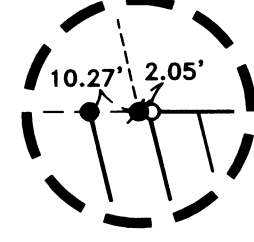
Located in:

The S.W. 1/4 of Section 18, T.37S., R.1W., W.M., in the City of Medford, Jackson County, Oregon

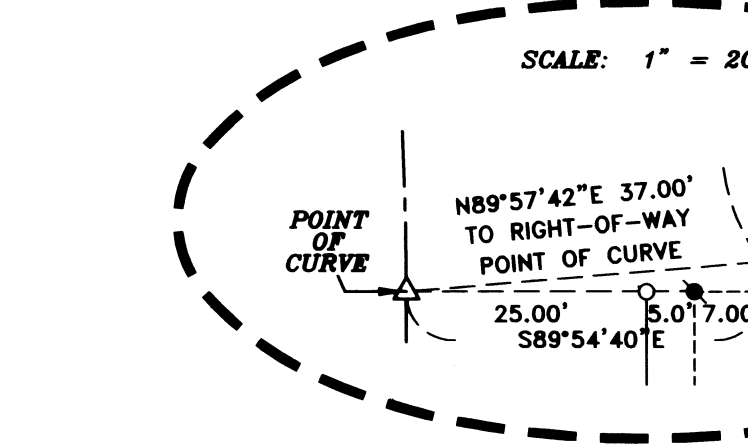
For:

Weatherly Inn Independent Living Community of Medford
2180 Poplar Drive
Medford, Oregon 97504

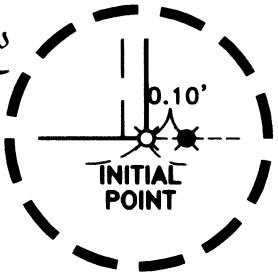
DETAIL "C"
SCALE: 1" = 40'



DETAIL "A"
SCALE: 1" = 20'



DETAIL "B"
N.T.S.



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

[Signature]

8.) PARCEL 1 AND 2 ARE SUBJECT TO CROSS-ACCESS EASEMENT AGREEMENT RECORDED AS DOC. NO. 2018-005422

SURVEYORS 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, 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:

COMMENCING AT THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 39 IN TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY OREGON; THENCE, ALONG THE SOUTH BOUNDARY OF SAID CLAIM, NORTH 89°54'40" WEST 615.26 FEET TO THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2015-006790, OFFICIAL RECORDS OF SAID JACKSON COUNTY, OREGON, (RECORD NORTH 89°55'30" WEST 615.10 FEET) FOR THE POINT OF BEGINNING; THENCE, ALONG THE BOUNDARY OF SAID TRACT AS FOLLOWS: NORTH 00°01'40" EAST 516.64 FEET; THENCE NORTH 89°54'40" WEST 419.61 FEET (RECORD NORTH 89°55'30" WEST TO THE EASTERLY LINE OF THAT TRACT DEDICATED TO THE CITY OF MEDFORD PER DOCUMENT NO. 2017-041213, SAID OFFICIAL RECORDS; THENCE, ALONG SAID EASTERLY LINE, ALONG THE ARC OF A 1575.55 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 14°21'26" EAST 73.76 FEET), AN ARC DISTANCE OF 73.77 FEET; THENCE, ALONG THE ARC OF A 1649.55 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 07°52'06" EAST 449.46 FEET), AN ARC DISTANCE OF 450.86 FEET; THENCE SOUTH 00°02'18" EAST 0.08 FEET TO THE AFORESAID SOUTH BOUNDARY OF DONATION LAND CLAIM NO 39; THENCE, ALONG SAID SOUTH BOUNDARY, SOUTH 89°54'40" EAST (RECORD SOUTH 89°55'30" EAST) 339.54 FEET TO THE POINT OF BEGINNING.

[Signature]
SURVEYOR

RECORDING

FILED FOR RECORD THIS THE 9TH DAY OF March, 2018 AT 10:03 O'CLOCK, A.M. AND RECORDED AS PARTITION PLAT NO. P-03-2018 IN "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. INDEX VOLUME 29, PAGE 03.

[Signature] COUNTY CLERK
[Signature] DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 22496.

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 AND O.R.S. 92.100 HAVE BEEN PAID AS OF March 9, 2018.

[Signature] ASSESSOR
3/9/2018 DATE

[Signature] TAX COLLECTOR
3/9/18 DATE

TITLE ITEMS AND EXCEPTIONS:

- 1.) COVENANTS TO RUN WITH LAND, INCLUDING THE TERMS AND PROVISIONS THEREOF RECORDED DECEMBER 19, 1979 AS DOCUMENT NO. 79-27771.
- 2.) 10 FOOT DRAINAGE EASEMENT AS SHOWN ON MINOR PARTITION FILED APRIL 8, 1983 AS LD 82-103, IN VOLUME 5, PAGE 105 OF THE MINOR LAND PARTITIONS OF JACKSON COUNTY, OREGON. (SHOWN)
- 3.) 10' EASEMENT GRANTED PACIFIC POWER AND LIGHT COMPANY FOR ELECTRICAL UNDERGROUND DISTRIBUTION LINE AND APPURTENANCES RECORDED OCTOBER 19, 1983 AS DOCUMENT NO. 83-17627. (SHOWN)
- 4.) NON-EXCLUSIVE INSTALLATION AND SERVICE AGREEMENT, EXECUTED BY ROYAL OAK RETIREMENT COMMUNITY AND FALCON CABLE SYSTEMS COMPANY II, LP RECORDED SEPTEMBER 24, 2012 AS DOCUMENT NO. 2012-032030. (NO SPECIFIC LOCATION GIVEN).
- 5.) EASEMENT(S) GRANTED TO FALCON CABLE SYSTEMS COMPANY II, LP FOR THE PURPOSES OF MULTI-CHANNEL VIDEO PROGRAMMING AND OTHER COMMUNICATION SERVICES RECORDED JUNE 12, 2015 AS DOCUMENT NO. 2015-018339. (NO SPECIFIC LOCATION GIVEN).
- 6.) EASEMENT GRANTED TO THE CITY OF MEDFORD FOR PUBLIC UTILITIES RECORDED DECEMBER 7, 2017 AS DOCUMENT NO. 2017-041213. (SHOWN)
- 7.) 10 FOOT EASEMENT GRANTED PACIFIC POWER & LIGHT AS SHOWN ON MINOR PARTITION FILED APRIL 8, 1983 AS LD 82-103, IN VOLUME 5, PAGE 105 OF THE MINOR LAND PARTITIONS OF JACKSON COUNTY, OREGON AND RECORDED AS DOC. NO. 82-01297. (EASEMENT FALLS WEST OF WESTERLY LINE WITHIN RECENT DEDICATION OF STREET RIGHT-OF-WAY)

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	02°40'57"	1575.55'	73.77'	73.76'	S14°21'26"E
2	01°27'06"	1649.55'	41.80'	41.79'	N14°58'22"W
3	14°12'31"	1649.55'	409.07'	408.02'	S07°08'33"E
4	15°39'37"	1612.55'	440.75'	439.38'	S07°52'06"E
5	02°59'18"	1612.55'	84.11'	84.10'	N14°12'16"W
6	02°47'00"	1587.55'	77.12'	77.11'	S14°18'25"E
7	15°39'37"	1637.55'	447.58'	446.19'	S07°52'06"E

LINE TABLE

LINE	BEARING	DISTANCE	RECORD
L1	N25°30'00"E	36.91'	36.92'
L2	S24°47'33"E	45.22'	45.22'
L3	S33°38'28"W	49.73'	49.73'
L4	S89°57'42"W	20.09'	20.04'
L5	N89°57'42"E	16.50'	16.55'
L6	S82°13'39"W	21.96'	21.96'
L7	N82°13'39"E	20.88'	20.91'

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
JULY 26, 1988
DAVID M. MINNECI
2349

EXPIRES 12/31/18

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

Survey for: **Weatherly Inn Independent Living Community of Medford, LLC**
3180 Poplar
Medford, Oregon 97504

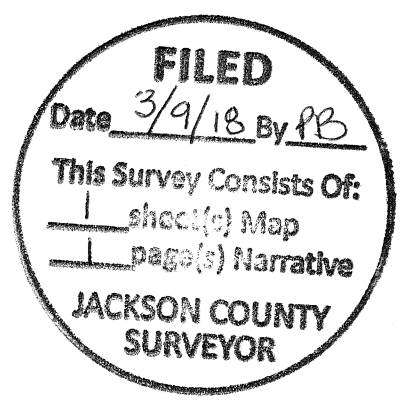
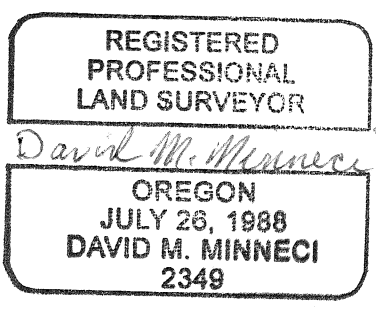
Location: The Southwest one-quarter (1/4) of Section 18, Township 37 South,
Range 1 West, Willamette Meridian, City of Medford, Jackson
County, Oregon.

Purpose: To survey, monument and record a Partition Plat (City of Medford
Planning File No. LDP-17-027) of the property described in Docu-
ment No. 2015-006790, Official Records of Jackson County, Ore-
gon.

Procedure: I used record bearing and distance along the South line of Donation
Land Claim No. 39 from Survey No. 9583 along with the found
monuments at the Southwest, Northeast and Northwest corners to
determine the South, East and North lines of the Partition. I used
City of Medford reference monuments from City field books to de-
termine the centerline of Poplar Drive and thus the Westerly line of
the Partition. The found monument near the Southeast corner is not
of record and I was unable to contact the Surveyor. There is no
monument at the right-of-way Point of Curve as its close proximity
to the Southwest corner made it impractical to set.

Basis of
Bearing: South line of Survey No. 9583.

Date: July 21, 2017



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/18
880 Golf View Dr. St., Ste. 201
Medford, Oregon 9750