

***** APPROVALS *****

FILE NO. 439-17-00060-SUB
EXAMINED AND APPROVED by Jackson County Development Services.

this 7th day of February, 20 19.

Attest: [Signature]
Planning Director

EXAMINED AND APPROVED as required by ORS 92.100 as of January 29, 20 19.

[Signature]
County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of February 11th, 20 19.

[Signature]
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of February 11, 20 19.

[Signature]
Tax Collector

***** DECLARATION *****

Know all men by these presents that COGSWELL LIMITED PARTNERSHIP, a Washington Limited Partnership, is the owner in fee of the lands shown on this Partition Plat, more particularly described in the Surveyor's Certificate and have caused the same to be Partitioned into the Parcels as shown on Sheet 2 & 3.

[Signature]
CAROLE HASHIMOTO, PRESIDENT
HILLCREST CORPORATION, GENERAL PARTNER
COGSWELL LIMITED PARTNERSHIP

STATE OF OREGON)
COUNTY OF JACKSON)ss

PERSONALLY appeared the above named Carole Hashimoto and acknowledged the foregoing instrument to be her voluntary act and deed and was signed on behalf of Hillcrest Corporation as General Partner of Cogswell Limited Partnership.

Dated this 14th day of January, 20 19.

[Signature]
Notary Public - Oregon
Commission No. 947114
My Commission Expires 02/17/2020

PARTITION PLAT NO. P-04-2019
Of Parcel 2 per Partition Plat No. P-14-2000 & located in Sections 21 & 22, T.37S., R.1W., W.M. Jackson County, Oregon (County File No. 439-17-00060-SUB)

SURVEY FOR:
HILLCREST CORPORATION
3285 HILLCREST ROAD
MEDFORD, OR 97504

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET
WWW.FRIARANDASSOCIATES.COM

DATE:
DECEMBER 26, 2018

SHEET INDEX

- 1 = SIGNATURES
- 2 = SOUTHERLY PORTION
- 3 = NORTHERLY PORTION

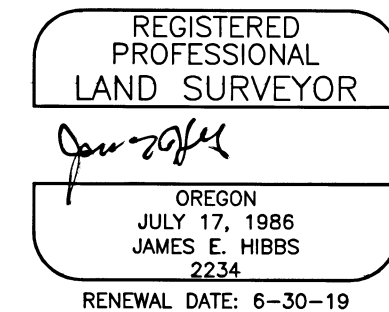
***** RECORDING *****

Filed for record this 11th day of February, 20 19 at 1:43 o'clock p.m., and recorded as Partition Plat No. P-04-2019 in "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 30, Page 04. Document No. 2019-3635, ORJCO.
[Signature] County Clerk
[Signature] Deputy
County Surveyor File No. 22729

***** SURVEYOR'S CERTIFICATE *****

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT MADE BY ME COMPLIES WITH THE REGULATIONS FOR PARTITIONS AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

PARCEL 2 AS SHOWN ON THE PARTITION PLAT FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 16433 AND RECORDED AS PARTITION PLAT NO. P-14-2000 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON.

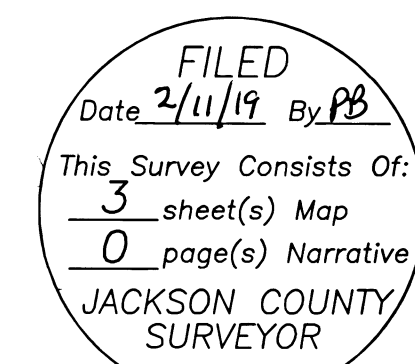


SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument two parcels created through a land partition. See JCDS File No. 439-17-00060-SUB.

PROCEDURE: The exterior of the parent tract was created and is shown on FS16433. Using Trimble R8 G.P.S. receivers made ties to the monuments shown hereon to control the exterior of the subject parcel. The missing corners around the subject property were positioned using plat record data per PP #P-14-2000. Using data provided by the client I computed the line between the two new parcels and set monuments as shown on Sheets 2 & 3.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
SURVEYOR



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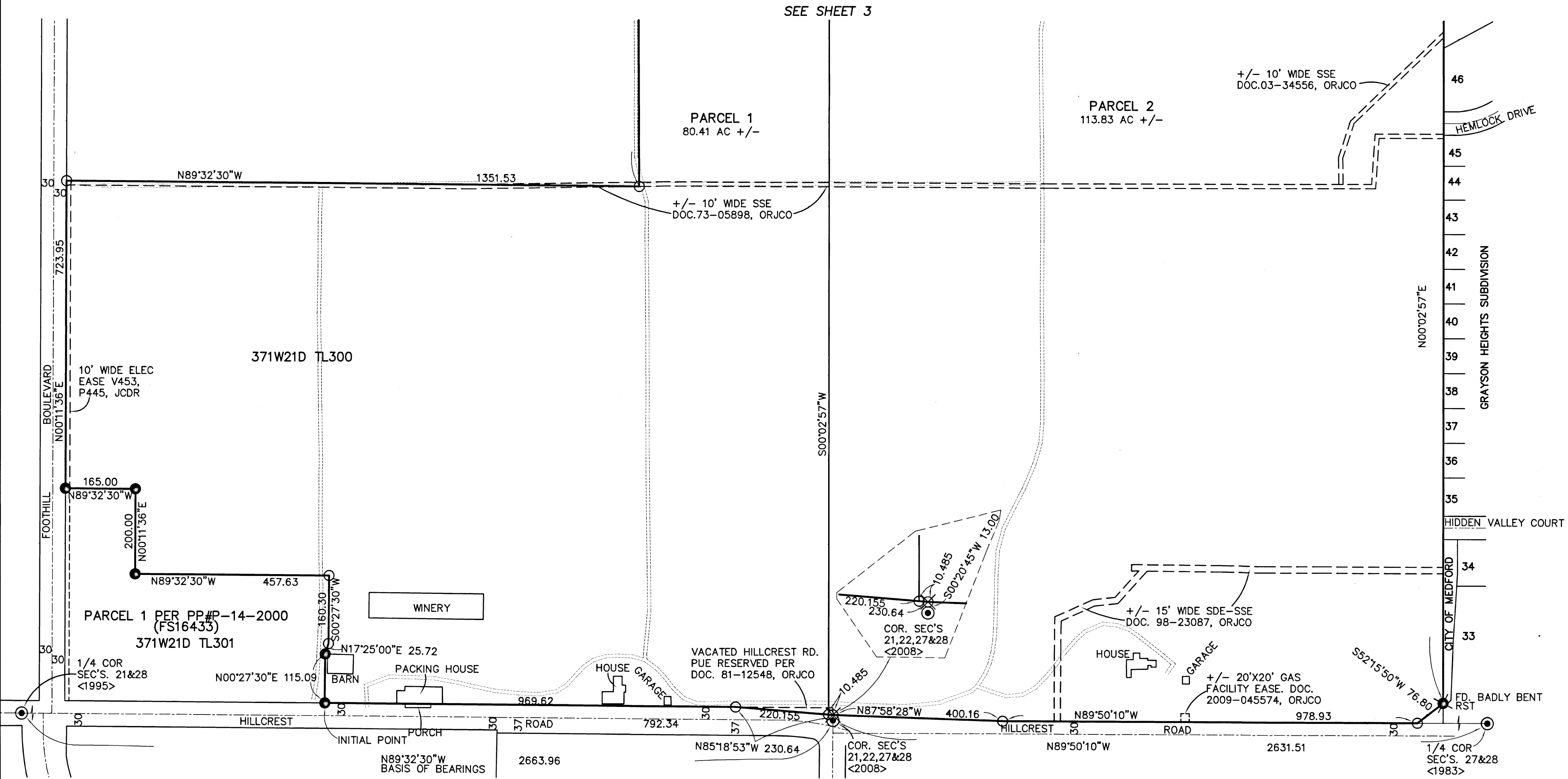
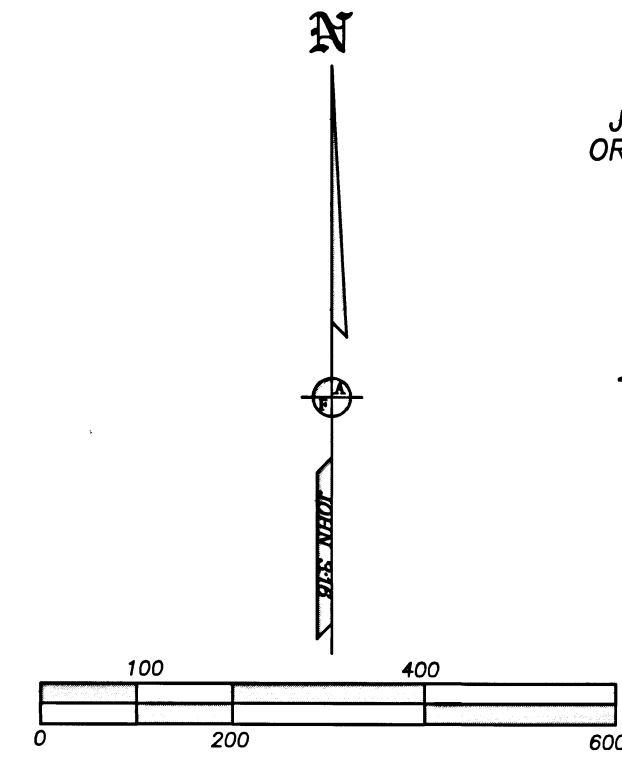
DATE:
DECEMBER 26, 2018

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- LEGEND:**
- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER <YEAR> RE-ESTAB'S.
 - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MINNECI LS2349 PER FS16433 OR 16367.
 - ⊗ = FD. 5/8" IRON PIN & ILLEGIBLE PLASTIC CAP. SEE FS21889.
 - ⊗ = FD. 5/8" IRON PIN & PER FS9504.
 - = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - ⊗ = SET 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & 5" MAG NAIL IN P
- JCDR = JACKSON COUNTY DEED RECORDS.
 ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 FS = FILED SURVEY #.
 SSE = SANITARY SEWER EASEMENT.
 SDE = STORM DRAINAGE EASEMENT.
 PUE = PUBLIC UTILITY EASEMENT.
 RST = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

BASIS OF BEARINGS:
FS16433 AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 200'

- EASEMENTS PER FIRSTAM REPORT #7169-3144173 (DATED 2018-10-24).
5. EASEMENT FOR ELECTRIC TRANSMISSION PER V.453, P.445. JCDR. SHOWN.
 6. EASEMENT FOR ELECTRIC TRANSMISSION PER V. 453. P.457, JCDR. CANNOT LOCATE.
 7. EASEMENT FOR ELECTRIC TRANSMISSION PER DOC. 68-10264, ORJCO. CANNOT LOCATE.
 8. EASEMENT FOR PUBLIC SANITARY SEWER PER DOC. 73-05898, ORJCO. SHOWN.
 9. EASEMENT FOR PUBLIC UTILITIES RESERVED PER DOC. 81-12548, ORJCO. SHOWN.
 11. EASEMENT FOR ELECTRIC TRANSMISSION PER DOC. 86-16594, ORJCO. CANNOT LOCATE.
 12. EASEMENT FOR PUBLIC STORM & SANITARY SEWER PER DOC. 98-23087, ORJCO. SHOWN.
 13. EASEMENT FOR ELECTRIC TRANSMISSION PER DOC. 03-11926, ORJCO. SHOWN BUT NOT ON SUBJECT PROPERTY.
 14. EASEMENT FOR PUBLIC SANITARY SEWER PER DOC. 03-34556, ORJCO. SHOWN.
 15. EASEMENT FOR ELECTRIC TRANSMISSION PER DOC. 2004-013986, ORJCO. SHOWN.
 17. EASEMENT FOR GAS FACILITIES PER DOC. 2009-045574, ORJCO. APPROX LOCATION SHOWN.



REGISTERED PROFESSIONAL LAND SURVEYOR
 JAMES E. HIBBS
 JULY 17, 1986
 OREGON
 2234
 RENEWAL DATE: 6-30-19

FILED
 Date 2/11/19 By PB
 This Survey Consists Of:
 3 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

371W22 TL500/371W21D TL300

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

THIS PLAT WAS PREPARED USING AN EPSON SC-T5200 WITH EPSON T6925 INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

SHEET 2 OF 3
17103FM

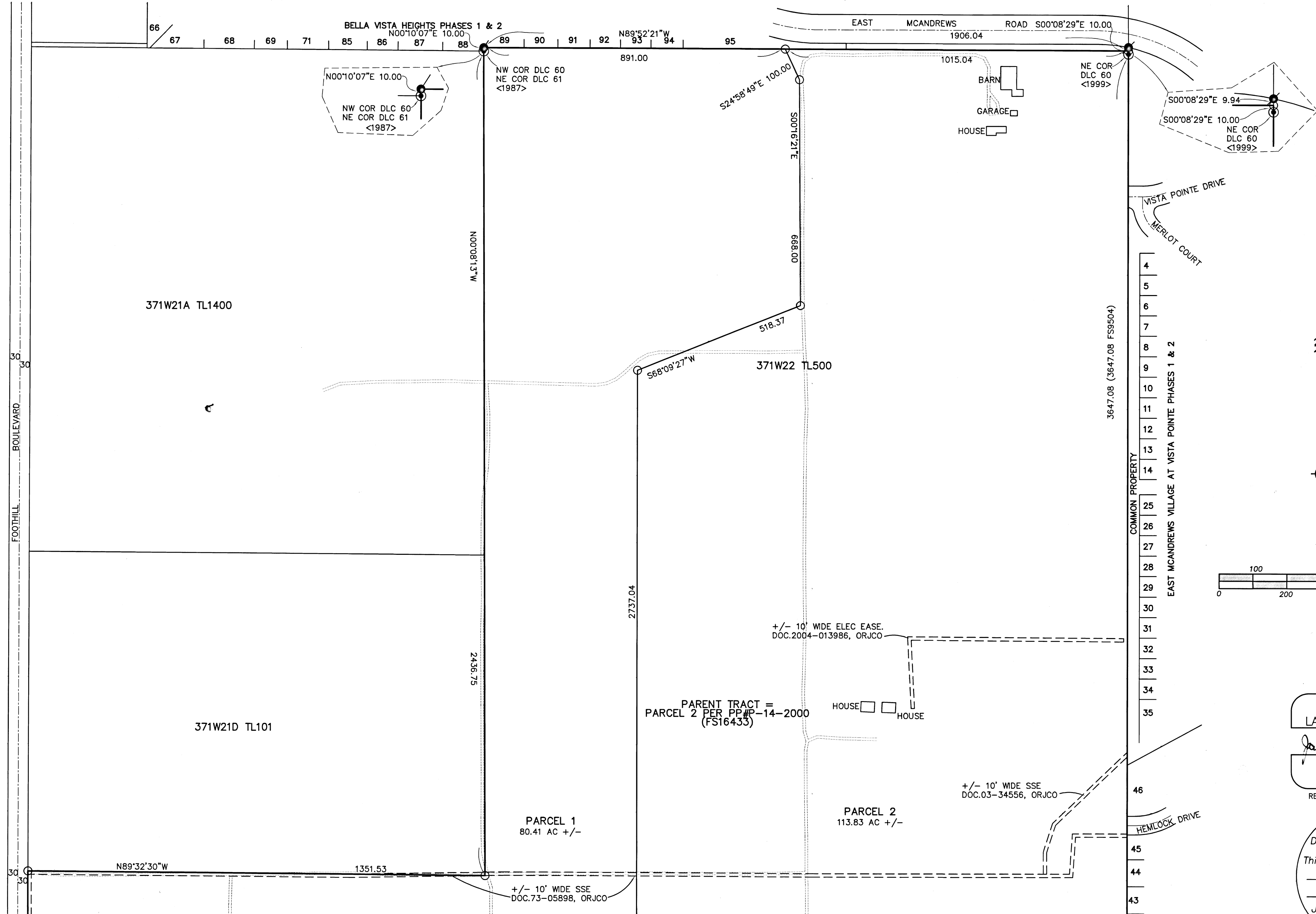
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SEE SHEET 2 FOR LEGEND AND EASEMENT LIST



BOULEVARD
FOOTHILL

371W21A TL1400

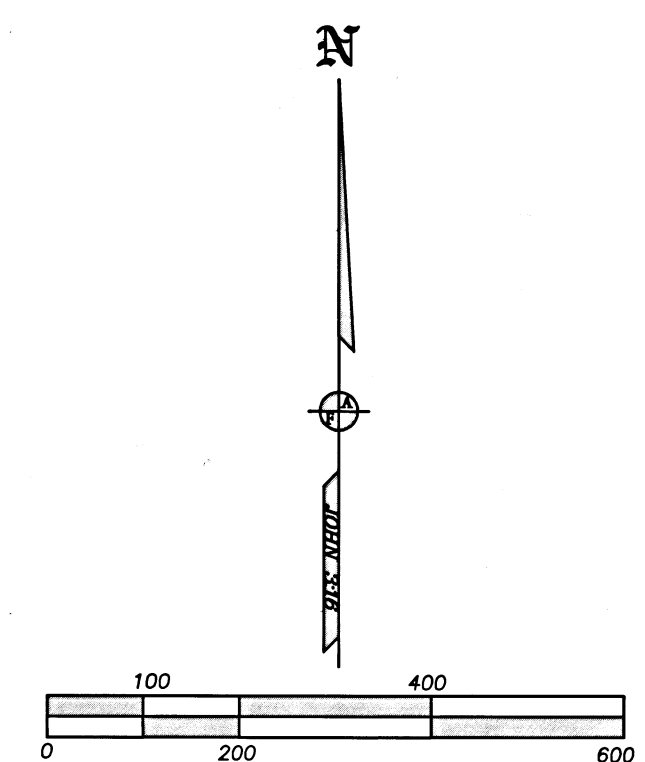
371W21D TL101

PARCEL 1
80.41 AC +/-

PARCEL 2
113.83 AC +/-

PARENT TRACT =
PARCEL 2 PER PP# P-14-2000
(FS16433)

COMMON PROPERTY
EAST MCANDREWS VILLAGE AT VISTA POINTE PHASES 1 & 2



SEE SHEET 2

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James E. Hibbs
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE: 6-30-19

FILED
Date 2/11/19 By *JB*
This Survey Consists Of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SHEET 3 OF 3