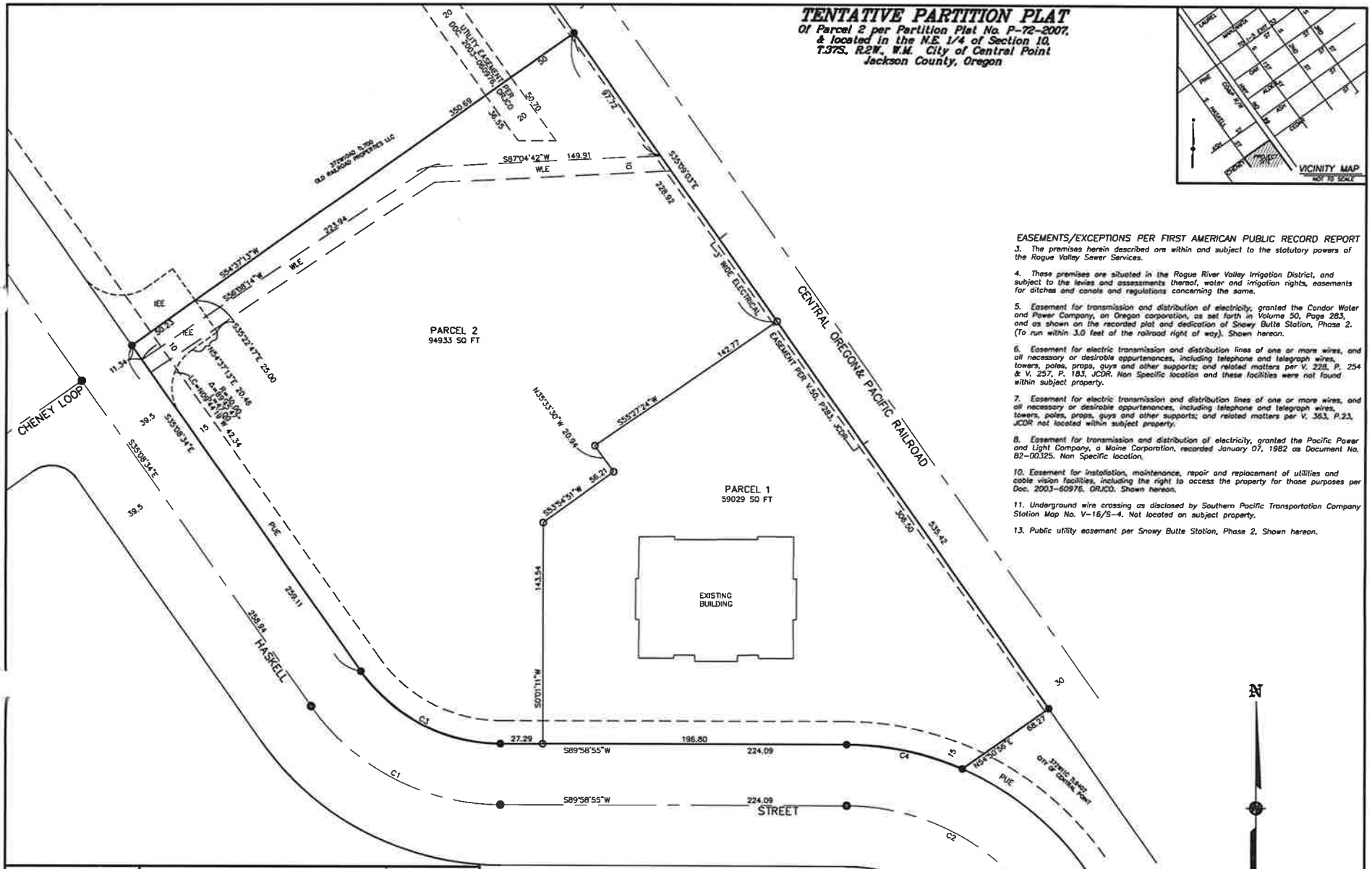
TENTATIVE PARTITION PLAT

Of Parcel 2 per Partition Plat No. P-72-2007,
& located in the N.E. 1/4 of Section 10,
T.37S., R.2W., W.M. City of Central Point
Jackson County, Oregon



EASEMENTS/EXCEPTIONS PER FIRST AMERICAN PUBLIC RECORD REPORT

3. The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services.

4. These premises are situated in the Rogue River Valley Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.

5. Easement for transmission and distribution of electricity, granted the Condor Water and Power Company, an Oregon corporation, as set forth in Volume 50, Page 283, and as shown on the recorded plat and dedication of Snowy Butte Station, Phase 2. (To run within 3.0 feet of the railroad right of way). Shown hereon.

6. Easement for electric transmission and distribution lines of one or more wires, and all necessary or desirable appurtenances, including telephone and telegraph wires, towers, poles, props, guys and other supports; and related matters per V. 228, P. 254 & V. 257, P. 183, JCDR. Non Specific location and these facilities were not found within subject property.

7. Easement for electric transmission and distribution lines of one or more wires, and all necessary or desirable appurtenances, including telephone and telegraph wires, towers, poles, props, guys and other supports; and related matters per V. 363, P.23, JCDR not located within subject property.

8. Easement for transmission and distribution of electricity, granted the Pacific Power and Light Company, a Maine Corporation, recorded January 07, 1982 as Document No. 82-00325. Non Specific location.

10. Easement for installation, maintenance, repair and replacement of utilities and cable vision facilities, including the right to access the property for those purposes per Doc. 2003-60976, ORJCO. Shown hereon.

11. Underground wire crossing as disclosed by Southern Pacific Transportation Company Station Map No. V-16/S-4. Not located on subject property.

13. Public utility easement per Snowy Butte Station, Phase 2, Shown hereon.

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

TITLE: TENTATIVE LAND PARTITION	DATE: 19 JULY 2016
ASSESSOR'S MAP #: 372W10AD TL774	SCALE: 1 inch : 40 feet
APPLICANT & OWNER: MICROVELLUM 444 S. HASKELL ST. CENTRAL POINT, OR 97502	DRAWN BY: JEH CHK BY:
L.J. FRIAR & ASSOCIATES P.C. CONSULTING LAND SURVEYORS P.O. BOX 1947 PHOENIX, OR 97535 541-772-2782	ORIGIN: ROTATION: 0° JOB#: 16170FM
	Sheet 1 of 1

NOTES:

AVERAGE LOT SIZE = 76981 SQ FT
ZONING = (T.O.D.) GC
PUE = EXISTING PUBLIC UTILITY EASEMENT.
WLE = EXISTING WATER LINE EASEMENT.
IEE = EXISTING INGRESS-EGRESS EASEMENT.

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