


OWNER:
DEL RIO VINEYARDS, L.L.C.
P.O. BOX 906
GOLD HILL, OREGON 97525

DECLARATION

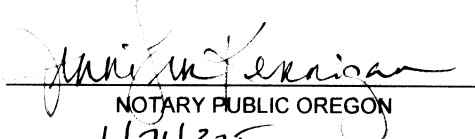
KNOW ALL MEN BY THESE PRESENTS, THAT DEL RIO VINEYARDS, L.L.C., AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER OF THE LANDS REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS, AS SHOWN HEREON.


ROBERT L. WALLACÉ JR., MANAGING-MEMBER
DEL RIO VINEYARDS, L.L.C.

ACKNOWLEDGEMENT

STATE OF OREGON)
) S.S.
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED ROBERT L. WALLACE JR. AS MANAGING-MEMBER FOR DEL RIO VINEYARDS, L.L.C., ON BEHALF OF THE LIMITED LIABILITY COMPANY, THIS 5th DAY OF JUNE, 2013 AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED


NOTARY PUBLIC OREGON
474335
COMMISSION NO.

JENNIFER LYN KERRIGAN
PRINT NAME
JANUARY 6, 2017
MY COMMISSION EXPIRES

NARRATIVE

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209-250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF PROPERTY DESCRIBED AS TRACT B OF INSTRUMENT NO. 2012-02479 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND AS APPROVED BY THE JACKSON COUNTY PLANNING DEPARTMENT (FILE NO. SUB2012-00039).

PROCEDURE: THE BOUNDARY OF THE PROPERTY NOW BEING PARTITIONED WAS PREVIOUSLY SURVEYED AND MONUMENTED PER FILED SURVEY NO. 21129 CONTROL ESTABLISHED FOR THAT SURVEY WAS UTILIZED TO ACCOMPLISH THIS PARTITION. THE LOCATION OF THE PARCEL BOUNDARIES WAS COMPUTED ACCORDING TO CLIENTS DIRECTION AND MONUMENTS WERE SET AS SHOWN.

SURVEYOR'S CERTIFICATE

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

PORTION OF THAT TRACT OF LAND DESCRIBED AS TRACT D OF INSTRUMENT 03-40453 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAM'S VALLEY HIGHWAY (OR 234) AND THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17 IN TOWNSHIP 36 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 68°10'47" WEST, 825.09 FEET TO AN ANGLE POINT; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 68°10'38" WEST, 149.26 FEET TO AN ANGLE POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH RIVER ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 67°03'06" WEST, 115.79 FEET TO A 5/8 INCH IRON REBAR; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 00°23'07" EAST, 143.60 FEET TO A 5/8 INCH IRON REBAR, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CENTRAL OREGON & PACIFIC RAILROAD (FORMERLY SOUTHERN PACIFIC COMPANY); THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 71°20'32" EAST, 1066.50 FEET TO SAID EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17; THENCE ALONG SAID EAST LINE, SOUTH 00°10'46" WEST, 77.47 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAM'S VALLEY HIGHWAY (OR 234) AND THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 17 IN TOWNSHIP 36 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE ALONG SAID EAST LINE, SOUTH 00°10'46" WEST, 303.75 FEET MORE OR LESS TO THE APPROXIMATE CENTERLINE OF THE ROGUE RIVER; THENCE DOWNSTREAM ALONG SAID CENTERLINE, SOUTH 68°39'58" WEST, 717.99 FEET MORE OR LESS TO THE EASTERLY LINE OF EXCEPTION TO TRACT A AS DESCRIBED IN DOCUMENT NO. 75-14344 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON; THENCE LEAVING SAID CENTERLINE AND ALONG SAID EASTERLY LINE, NORTH 12°44'03" WEST, 210.00 FEET MORE OR LESS TO THE NORTHEASTERLY CORNER THEREOF; THENCE CONTINUING ALONG THE NORTHERLY LINE THEREOF, SOUTH 77°15'57" WEST, 141.89 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAM'S VALLEY HIGHWAY; THENCE ALONG SAID RIGHT-OF-WAY LINE, 147.76 FEET ON THE ARC OF A CURVE TO THE RIGHT (WHICH ARC HAS A RADIUS OF 230.44 FEET AND A LONG CHORD OF NORTH 49°48'38" EAST, 145.24 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 68°10'47" EAST, 800.85 FEET TO THE POINT OF BEGINNING.

PARTITION PLAT NO. P-14-2013
LYING WITHIN
THE SOUTHWEST QUARTER OF SECTION 17 AND
THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 36 SOUTH, RANGE 3 WEST,
WILLAMETTE MERIDIAN,
JACKSON COUNTY, OREGON

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

SURVEY FOR:
DEL RIO VINEYARDS, L.L.C.
P.O. BOX 906
GOLD HILL, OREGON 97525

MAY 21, 2013

APPROVALS

JACKSON COUNTY DEVELOPMENT SERVICES
(FILE NO. SUB2012-00039)
EXAMINED AND APPROVED BY JACKSON COUNTY DEVELOPMENT SERVICES

THIS 10th DAY OF JUNE, 2013


JACKSON COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 5 DAY OF June, 2013



JACKSON COUNTY SURVEYOR

TAX STATEMENT

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

OF June 14th, 2013.


TAX COLLECTOR 6-14-13
DATE


ASSESSOR 6/14/2013
DATE


RECORDER'S STATEMENT

FILED FOR RECORD THIS 14 DAY OF June, 2013 AT 12:52 O'CLOCK P. M.

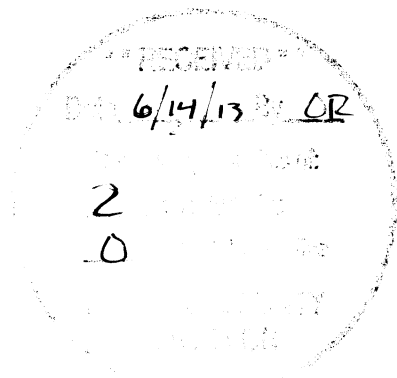
AND RECORDED AS PARTITION PLAT NO. P-14-2013 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON.

INDEX VOLUME 24, PAGE 14


COUNTY CLERK


DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS SURVEY NO. 21281




REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

EXPIRES 6/30/2013

I HEREBY CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.


DARRELL L. HUCK L.S. 2023

PARTITION PLAT NO. P-14-2013

LYING WITHIN
THE SOUTHWEST QUARTER OF SECTION 17 AND
THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 36 SOUTH, RANGE 3 WEST,
WILLAMETTE MERIDIAN,
JACKSON COUNTY, OREGON

SURVEY BY:
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MAY 21, 2013

ENCUMBRANCE NOTE:

ACCORDING TO THE PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION PREPARED BY FIRST AMERICAN TITLE COMPANY OF OREGON DATE PREPARED JANUARY 08, 2013, ORDER NUMBER 7169-2019488, THE LAND IS SUBJECT TO THE FOLLOWING APPARENT ENCUMBRANCES, WHICH INCLUDES 'BLANKET ENCUMBRANCES' AND ALSO EASEMENTS, RESTRICTIVE COVENANTS AND RIGHT OF WAY WHICH CANNOT BE LOCATED SPECIFICALLY OR ARE LOCATED BEYOND THE LIMITS OF THIS PLAT.

- EASEMENT FOR TELEPHONE, TELEGRAPH AND COMMUNICATION LINES - VOLUME 121, PAGE 122, DEED RECORDS OF JACKSON COUNTY, OREGON (D.R.J.C.O).
- EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY - VOLUME 154, PAGE 126; VOLUME 157, PAGE 135; VOLUME 372, PAGE 373; VOLUME 453, PAGE 436 AND VOLUME 477, PAGE 174, D.R.J.C.O.
- EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY - VOLUME 590, PAGE 304, D.R.J.C.O. AND DOCUMENT NO. 71-01539, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON (O.R.J.C.O).
- EASEMENT FOR PIPELINE FACILITIES - DOCUMENT NO. 67-01908 O.R.J.C.O.
- BOUNDARY LINE AGREEMENT - DOCUMENT NO. 68-03128 O.R.J.C.O.
- EASEMENTS FOR PIPELINES AND PUMPING STATIONS - DOCUMENT NOS. 78-10602 AND 81-18287 O.R.J.C.O.
- 25' EASEMENT FOR IRRIGATION PIPELINE AND PUMPING SYSTEM - DOCUMENT NOS. 89-10212 AND 89-10304 O.R.J.C.O.
- 60' NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS - DOCUMENT NOS. 89-10213 AND 89-10305 O.R.J.C.O.
- PERPETUAL EASEMENT LIMITED TO THE MAINTENANCE OF A REQUIRED FUELBREAK - DOCUMENT NO. 99-00777 O.R.J.C.O.
- RESTRICTIVE COVENANTS - DOCUMENT NO. 99-00778 O.R.J.C.O.
- RESTRICTIVE COVENANTS - DOCUMENT NOS. 2007-009628 AND 2008-004581 O.R.J.C.O.
- DEED DECLARATION (EXCLUSIVE FARM USE) - DOCUMENT NO. 2010-001484.

LEGEND

- ✕ FOUND 2-1 2" DIA. BRASS CAP PER JACKSON COUNTY RE-ESTABLISHMENT NOTES.
- ⬢ FOUND BUREAU OF LAND MANAGEMENT BRASS CAP. DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 19, DATED AUGUST 25, 1992.
- ▲ FOUND 5/8" IRON REAR w/ALUMINUM CAP STAMPED "HEA CONTROL POINT" PER F.S. 21030.
- FOUND 5/8" IRON PIN PER F.S. 3357.
- FOUND 8"x12"x24" STONE (12" DWN.) (INITIAL POINT OF TOWN OF ROCK POINT) PER F.S. 4628.
- FOUND 5/8" IRON PIN PER F.S. 4628.
- ⊙ FOUND 5/8" IRON REBAR w/ALUMINUM CAP STAMPED "BOYDEN PLS 281" PER F.S. 17445.
- FOUND 5/8" IRON REBAR w/YELLOW CAP STAMPED "HOFFBUHR & ASSOC., INC." PER F.S. 21129.
- △ SET 5/8"x24" IRON REBAR w/YELLOW CAP STAMPED "HOFFBUHR & ASSOC., INC."
- x- EXISTING FENCE.
- (...) RECORD DATA PER F.S. 4628.
- F.S. FILED SURVEY WITH THE JACKSON COUNTY SURVEYOR'S OFFICE.
- O.R. OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 36 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, HAVING A RECORD BEARING OF NORTH 89°31'21" EAST, AS SHOWN ON THAT FILED SURVEY NO. 20612 WITH THE JACKSON COUNTY SURVEYOR'S OFFICE.