

PARTITION PLAT NO. P-19-2014

Located in the Northeast One-quarter of the Northeast One-quarter of Section 10, Township 37 South, Range 2 West of the Willamette Meridian, City of Central Point, Jackson County, Oregon.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that Grange Co-operative Supply Association, Inc., an Oregon Corporation, hereinafter referred to as DECLARANT, is the owner in fee simple of the lands as described in the "Surveyor's Certificate" herewith.

IN WITNESS WHEREOF, signed this 24 day of July, 2014.

Barry Robino

BARRY ROBINO CHIEF EXECUTIVE OFFICER, GRANGE CO-OPERATIVE SUPPLY ASSOCIATION, INC.



STATE OF OREGON } ss County of Jackson }

Signed or attested before me on July 24, 2014 by BARRY ROBINO.

Nicole E. Eells, Notary Public-Oregon, Commission No. 926055, My Commission Expires March 12, 2018.

APPROVALS:

CITY OF CENTRAL POINT PLANNING FILE NUMBER: 14014

I certify that, pursuant to the authority granted in the City of Central Point Municipal Code, Chapter 16.12, that this plat is hereby approved:

Community Development Director Matt Samitore, Date 7-24-14; Public Works Director, Date 7-24-14.

Examined and approved this 28th day of July, 2014.

Scott Jensen, Jackson County Surveyor File Number

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of July 28, 2014.

Shannon Bell, Tax Collector; Tami Nelson, Deputy

Examined and approved as required by O.R.S. 92.100 this 28th day of July, 2014.

Josh Gibson, Assessor; Deputy

PREPARED FOR:

GRANGE CO-OPERATIVE SUPPLY ASSOCIATION, INC P. O. Box 3637 Central Point, OR 97502

NOTES:

Pursuant to a Preliminary Title Report prepared by First American Title Company of Oregon, with an Order Number of 7161-2224072 and dated July 16, 2014, the property depicted hereon is subject to the following exceptions:

- (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority... (2) Facts, rights, interests or claims which are not shown by the public records... (3) Easements, or claims of easement, not shown by the public records... (4) Any encroachment (of existing improvements located on the subject land onto adjoining land... (5) Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished... (6) City liens, if any, of the City of Central Point. (7) The subject property is within and subject to the statutory powers of the Rogue Valley Sewer Services. (8) The subject property is within the Rogue River Valley Irrigation District, and is subject to levies, assessments, water and irrigation rights, easements and regulations thereof. (9) The rights of the public in and to that portion of the subject property within the limits of street, roads and highways. (10) An easement for a gas pipeline recorded as Instrument Number 90-01804, of the Official Records of Jackson County, Oregon, including the terms and provisions thereof (no exact location given). (11) Reservations, easements, covenants, conditions and restrictions recorded as Instrument Number 95-0050, said records (easement is contained within the existing railroad right-of-way and does not affect Parcels 1 or 2). (12) Covenant, condition, restrictions and easements recorded as Instrument Number 2004-034686 and rerecorded as Instrument Number 2004-037008, said records. (13) Easement by Court Order recorded as Instrument Number 2014-001035, said records (easement is contained within the existing railroad right-of-way and does not affect Parcels 1 or 2). (14) Any conveyance or encumbrance by Declarant should be executed by a proper resolution of shareholders voted on at a duly called meeting in accordance with the By-Laws or other authority of corporation. Certified copies of resolution authorizing the conveyance/encumbrances along with meeting minutes should be furnished for examination. Said resolution should specify the officers authorized to sign on behalf of the corporation. (15) Unrecorded leases or periodic tenancies, if any.

SURVEYOR'S CERTIFICATE

I, Robert V. Neathamer, a 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 depicted hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

That certain real property described in Instruments Numbered 2001-033582 and 2004-037008, both of the Official Records of Jackson County, Oregon, being located in the Northeast One-quarter of the Northeast One-quarter of Section 10, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon, said tract is more particularly described as follows:

Commencing at the Southwest corner of Donation Land Claim Number 53 of said township and range, thence along the South line of said claim, North 89°42'28" East, 1418.81 feet to the intersection of the northeasterly right-of-way of the Central Oregon and Pacific Railroad, being 30.00 feet when measured at right angles to the centerline of said railroad; thence leaving said claim and along said right-of-way North 35°25'44" West, 527.83 feet to the southwest corner of said Instrument Number 2001-033582 and the southeast corner of said Instrument Number 2004-037008, also being the Initial Point and the True Point of Beginning; thence along said Instrument Number 2004-037008 and said right-of-way, South 54°34'16" West, 10.00 feet to the southwest corner thereof, being 20.00 feet when measured at right angles to the centerline of said railroad; thence North 35°25'44" West, 600.00 feet to the northwest corner thereof; thence leaving said right-of-way and continuing along last said Instrument Number, North 54°34'16" East, 10.00 to the northeast corner thereof, also being the northwest corner of said Instrument Number 2001-033582; thence leaving said Instrument Number 2001-033582, North 54°34'16" East, 148.00 feet to the southwesterly right-of-way of South Front Street (also known as Oregon State Highway No. 99 and South Pacific Highway), also being the northeast corner of said Instrument Number 2001-033582; thence along last said right-of-way and Instrument Number, South 35°25'44" East, 600.00 to the southeast corner thereof; thence leaving said right-of-way and along the southerly boundary of last said Instrument Number, South 54°34'16" West, 148.00 to the Initial Point and Point of Beginning.

Robert V. Neathamer, Surveyor

RECORDING

FILED FOR RECORD THIS THE 28th DAY OF July, 2014, AT 9:37 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P-19-2014, OF THE RECORDS OF PARTITION PLATS, JACKSON COUNTY, OREGON. INDEX VOLUME 25, PAGE 19.

Christine D. Walker, County Clerk

Sonya S. Morgan, Deputy

I hereby certify that this is an exact copy of the original. Robert V. Neathamer, Surveyor

SURVEY NARRATIVE ON SHEET 2

RECEIVED DATE 7-28-14 BY SAJ This survey consists of: 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert V. Neathamer, OREGON JULY 19, 1994 ROBERT V. NEATHAMER 2675

Renewal Date 12/31/14

PREPARED BY: Neathamer Surveying, Inc. 3126 State St, Suite 203 P.O. Box 1584 Medford, Oregon 97501 Phone (541) 732-2869 FAX (541) 732-1382

PLOT DATE: July 24, 2014 PROJECT NUMBER: 14028 Sheet 1 of 2

PARTITION PLAT NO. P-19-2014

Located in the Northeast One-quarter of the Northeast One-quarter of Section 10, Township 37 South, Range 2 West of the Willamette Meridian, City of Central Point, Jackson County, Oregon.

I hereby certify that this is an exact copy of the original.
Robert V. Neathamer
 Surveyor

LEGEND:

- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊗ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊠ Indicates a set 0.40 shell casing in concrete with a tack and brass washer marked "NEATHAMER SURVEYING".
- ▲ Indicates a found 5/8 inch diameter iron pin with plastic cap marked "Randy L. Fitch LS 2867", per SN 18827.
- Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "NEATHAMER LS 56545", per SN 20066.
- ⦿ Indicates a found brass cap as noted hereon.
- Indicates a computed position, nothing found or set.
- () Indicates record information as per SN 14302.
- [] Indicates record information as per SN Oregon State Highway Map No. 1B-2B-20.
- < > Indicates record information as per SN 20066.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- PUE Indicates a Public Utility Easement (refer to Declaration).

PREPARED FOR:

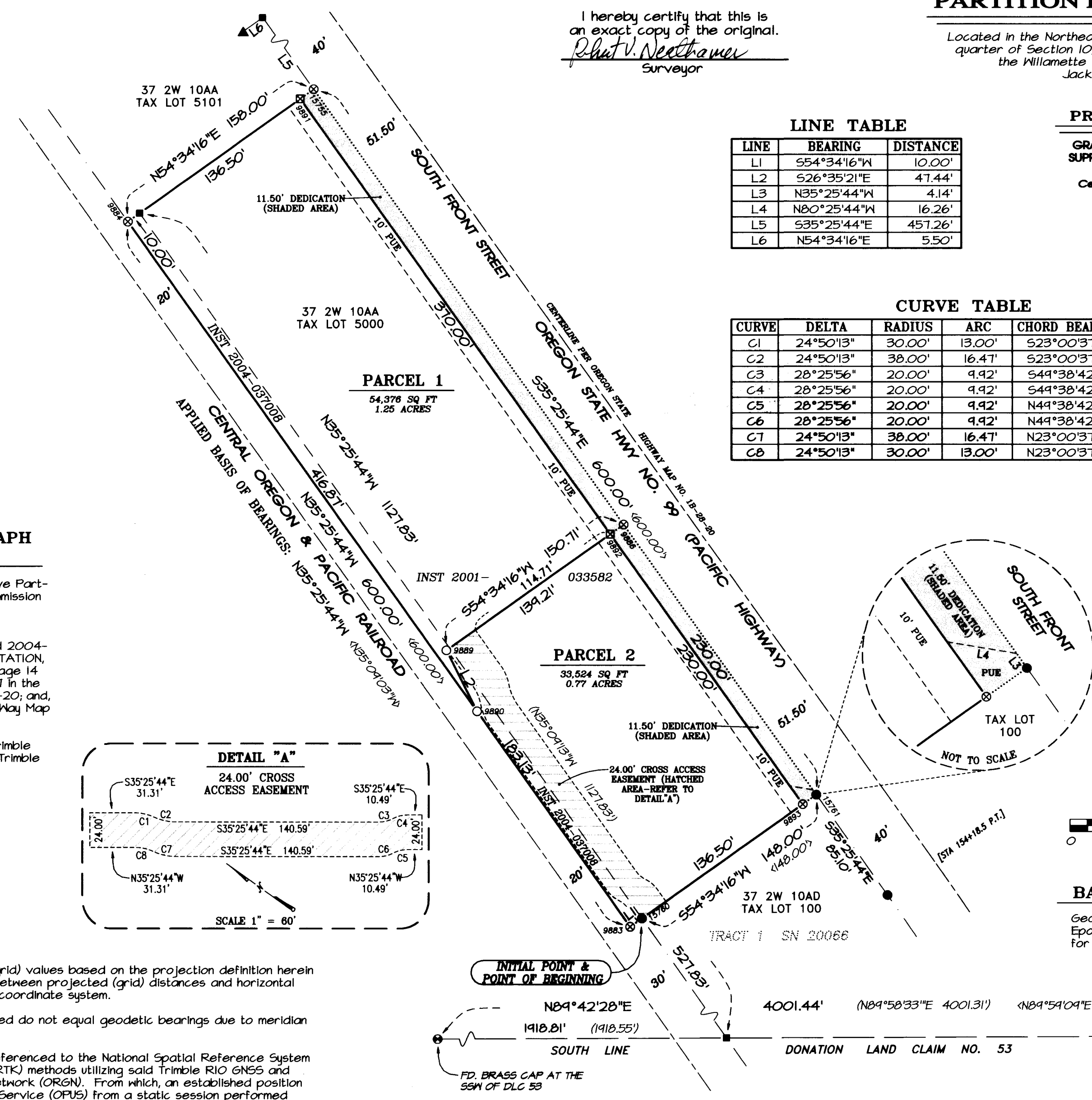
GRANGE CO-OPERATIVE SUPPLY ASSOCIATION, INC
 P. O. Box 3637
 Central Point, OR 97502

LINE TABLE

LINE	BEARING	DISTANCE
L1	S54°34'16"W	10.00'
L2	S26°35'21"E	47.44'
L3	N35°25'44"W	4.14'
L4	N80°25'44"W	16.26'
L5	S35°25'44"E	457.26'
L6	N54°34'16"E	5.50'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	24°50'13"	30.00'	13.00'	S23°00'37"E	12.90'
C2	24°50'13"	38.00'	16.47'	S23°00'37"E	16.34'
C3	28°25'56"	20.00'	9.92'	S49°38'42"E	9.82'
C4	28°25'56"	20.00'	9.92'	S49°38'42"E	9.82'
C5	28°25'56"	20.00'	9.92'	N49°38'42"W	9.82'
C6	28°25'56"	20.00'	9.92'	N49°38'42"W	9.82'
C7	24°50'13"	38.00'	16.47'	N23°00'37"W	16.34'
C8	24°50'13"	30.00'	13.00'	N23°00'37"W	12.90'



SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: To survey and monument Client's property pursuant to the Tentative Partition Plat as conditionally approved by the City of Central Point Planning Commission per the Staff Report dated July 1, 2014 (File No. 14014).

SURVEY REFERENCES/PROCEDURE: Instruments Numbered 2001-033582 and 2004-03700B of the Official Records of Jackson County, Oregon; SNOWY BUTTE STATION, PHASE 2, filed for record on February 22, 2006, in Volume 32 of Plats at Page 14 of the Records of Jackson County, Oregon, and filed as Survey Number 19077 in the office of the Jackson County Surveyor; Oregon State Highway Map No. 1B-2B-20; and, Surveys Numbered 14302, 18411, 18827, 20066, 20848 and Railroad Right of Way Map V-16/4, all as filed in the office of the Jackson County Surveyor.

Equipment/Software: Trimble 5700 GPS System; Trimble RIO GNSS System; Trimble TSC3 data collector with Access Software; Trimble S6 robotic total station; Trimble Business Center and Trimble Terramodel.

Linear unit (horizontal): International Foot (ft).
 Linear unit (vertical): U.S. Survey Foot (usft).
 Vertical datum: North American Vertical Datum of 1988 (NAVD88)
 Geodetic Information:
 Datum: North American Datum (NAD) of 1983 (2011) epoch 2010.00
 System: Oregon Coordinate Reference System
 Zone: Grants Pass-Ashland
 Projection: Transverse Mercator
 Latitude of grid origin: 41°45'00" N
 Longitude of central meridian: 123°20'00" W
 Northing at grid origin: 0.000 m
 Easting at central meridian: 50,000.000 m (164,041.995 ft)
 Scale factor on central meridian: 1.000 043 (exact)

All bearings and distances shown on the accompanying map are projected (grid) values based on the projection definition herein and above. This projection was utilized in order to minimize the difference between projected (grid) distances and horizontal (ground) distances of the topographic surface within the design area of this coordinate system.

The basis of bearings is Geodetic North. Note that the grid bearings depicted do not equal geodetic bearings due to meridian convergence.

This survey was conducted using Global Navigation Satellite System (GNSS) referenced to the National Spatial Reference System (NRS). NRS coordinate values were established via Real-time Kinematic (RTK) methods utilizing said Trimble RIO GNSS and Trimble TSC3 data collector in conjunction with the Oregon Real-time GPS Network (ORGN). From which, an established position was verified by a solution set obtained from the NGS Online Positioning User Service (OPUS) from a static session performed utilizing said Trimble 5700 GPS equipment.

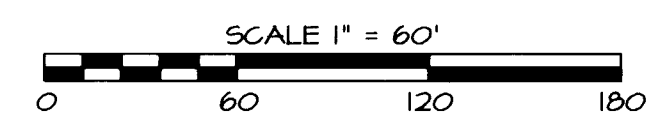
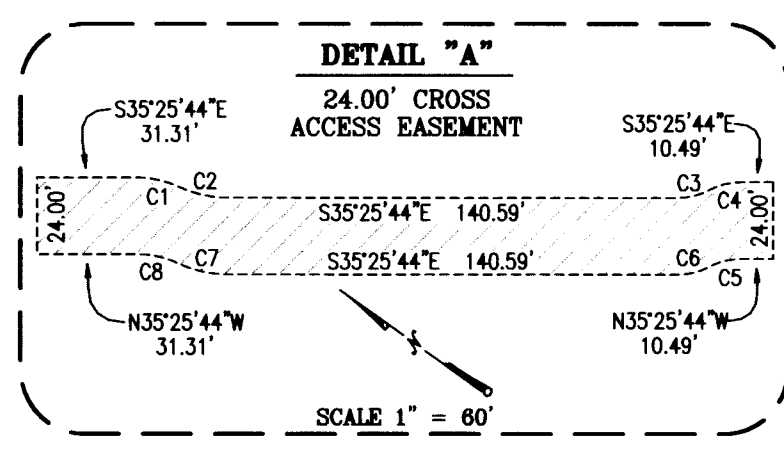
Orthometric heights (elevations) were established utilizing said Trimble equipment/software and GNSS with NGS geoid model "GEOID12A", referenced to the current NAVD88 datum via per said ORGN.

Established primary control and ties to found monuments utilizing said RIO, TSC3, RTK methods, ORGN and redundant ties. From which, performed classical terrestrial methods utilizing said Trimble S6 robotic instrument and TSC3, to establish all remaining control, monument ties and topographic locations.

Utilizing control, found monuments referenced record data and resolutions performed by this office per Surveys Numbered 19077 and 20066, resolved the location of Oregon State Highway No. 99 (Pacific Highway) and the Central Oregon & Pacific Railroad rights-of-way. From which, utilized said Instruments Numbered 2001-033582 and 2004-03700B to establish the existing legal tracts of land. From which, computed the Parcels 1 and 2, dedication area and Public Utility Easement.

Monuments were established, as depicted hereon, on July 17, 2014.

Jackson County Assessor's Map No: 37 2W 10AA, Tax Lot 5000



BASIS OF BEARINGS:
 Geodetic North referenced to the NAD83 (2011) Epoch 2010.00 datum (refer to Survey Narrative for complete description).

**** RECEIVED ****
 DATE 7-28-14 BY *sm*
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert V. Neathamer
 OREGON
 JULY 19, 1994
 ROBERT V. NEATHAMER
 2675
 Renewal Date 12/31/14

PREPARED BY: Neathamer Surveying, Inc.
 3126 State St, Suite 203
 P.O. Box 1584
 Medford, Oregon 97501
 Phone (541) 732-2869
 FAX (541) 732-1382

PLOT DATE: July 24, 2014 **PROJECT NUMBER:** 14028

Sheet 2 of 2 © NR

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