

LDP-13-086

PARTITION PLAT No. P-26-2014

located in the  
SOUTHEAST QUARTER OF SECTION 08,  
TOWNSHIP 37 SOUTH, RANGE 1 WEST,  
WILLAMETTE MERIDIAN, IN THE CITY OF MEDFORD,  
JACKSON COUNTY, OREGON

for

**DELTA WATERS PROPERTIES, LLC**

PO BOX 430  
MEDFORD, OREGON 97501

**Surveyor's Certificate:**

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

The Parcel described in Instrument No. 2009-018796 of the official records of Jackson County, Oregon, more particularly described as follows:

Beginning at the Northwest Corner of the Southeast Quarter of Section 8, Township 37 South, Range 1 West, of the Willamette Meridian, City of Medford, Jackson County, Oregon, Also being the Initial Point; thence Southerly along the quarter section line South 00°06'48" East, 1091.89 feet to the Southwest corner of Parcel No. 2 as described in Instrument No. 85-04903 of the Official Records of Jackson County, Oregon; thence along the North Boundary of COUNTRYWOOD SUBDIVISION-UNIT No. 3 recorded in Volume 14, Page 52 of the Plat Records of Jackson County, Oregon, North 87°19'19" East, 554.75 feet to the Northeast corner of Lot 70 in Block 6 of said Subdivision, marked by a 5/8 inch rebar; thence South 22°03'47" West, 21.77 feet to the Northwest corner of Lot 71 of said Block 6, marked by a 5/8 inch rebar; thence South 89°20'53" East, 142.39 feet to the Northwest corner of Lot 72 of said Block 6, being a point on the West Boundary of EDGEWOOD ESTATES SUBDIVISION recorded in Volume 18, Page 40, of said Plat Records, marked by a 5/8 inch rebar; thence Northerly along said Subdivision Boundary, North 00°08'49" East, 28.60 feet, to a point on the North line of said Subdivision; thence along the Northerly line of said Subdivision North 87°18'07" East, 15.01 feet to a 3/4 inch iron bolt; thence North 65°37'56" East, 170.64 feet to the Northwest corner of Lot 11 of said Subdivision, marked by a 5/8 inch iron pin; thence North 65°40'25" East, 76.81 feet, to the Northeast corner of said Lot 11; thence North 65°40'25" East, 16.78 feet to a 5/8 inch iron pin; thence South 57°50'33" East, 58.81 feet to the Northeast corner of Lot 12 of said Subdivision, marked by a 5/8 inch iron pin; thence South 57°50'33" East, 152.72 feet; thence South 82°19'01" East, 86.67 feet to a 1 inch diameter cam shaft with a 2 1/2 inch top; thence South 33°39'08" East, 175.31 feet; thence leaving said Subdivision Boundary, North 85°09'58" East, 280.60 feet to a 5/8 inch rebar; thence North 00°10'59" East, 127.88 feet to a 5/8 inch rebar; thence South 89°49'58" East, 1064.95 feet, to a point on the East line of said Section 8; thence Northerly along said Section line North 00°15'11" West, 1067.28 feet, to the Northeast Corner of said Quarter; thence North 89°55'06" West, 1324.22 feet to the East One Sixteenth Corner of said Section 8, marked by a 2 inch aluminum cap; thence North 89°54'42" West, 1324.43 feet the Point of Beginning.

**Declaration:**

KNOWN ALL MEN BY THESE PRESENTS, that Delta Waters Properties LLC are the owners of the lands hereon described, and that they have partitioned the same into parcels as shown hereon and the number and size of the parcels and the courses and lengths of the lines are plainly set forth and do hereby grant to the City of Medford, a Sanitary Sewer easement, as shown hereon, and do hereby grant a storm water drainage easement across the entirety of parcel 3 for discharge of storm water from parcels 1 and 2, at such time as specific easements and facilities for conveyance and continued maintenance of storm water from Parcels 1 and 2 across Parcel 3 are approved by the City of Medford and installed, this easement will automatically extinguish upon the recording of future plats or easements further delineating said easements, and that this plat is a correct representation of this Partition.

James M Root  
State of Oregon )  
                          ) SS  
County of Jackson )

The foregoing instrument was acknowledged before me this 27 day of August, 2014, by James M Root as Managing Member of Delta Waters Properties LLC,

(Signature) Kathy H Bowman

(Printed Name) Kathy H Bowman

Notary Public - Oregon Commission NO. 450736

My commission expires 9-2-2014

Month, Day, Year September 2, 2014

**Approvals:**

I certify that pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

This 10th day of September, 2014.

James E Huber  
Planning Director

Examined and approved this 4th day of SEPT., 2014.

[Signature]  
City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 9/15/14

[Signature] 9/15/14  
Tax Collector Date

[Signature] 9/15/14  
Assessor Deputy Date

**Recorder:**

Filed for record this 15th day of September, 2014 at 3:070 o'clock P. M. and recorded as Partition Plat No. P-26-2014 of the Records of Jackson County, Oregon, Index Volume 25, Page 26.

Christine D. Walker Sonya J Morgan  
County Clerk Deputy

County Surveyor's File No. 21564

Restrictive Covenant Recorded as Instrument No. 2014-24351

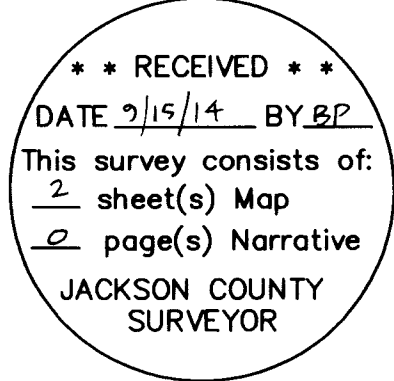
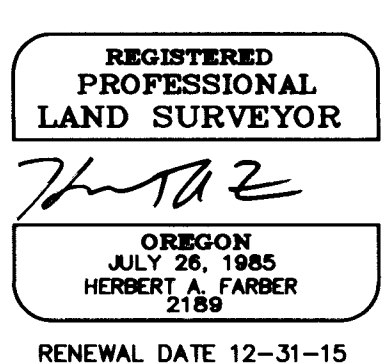
Restrictive Covenant Recorded as Instrument No. 2014-24352

Note: "Covenants as required by the City of Medford Planning Commission Final Order, dated July 24, 2014, File No LPD-13-086 and its conditions of approval in the Public Works Staff Report noted in Exhibit 'F' of said Final Order."

Herbert A. Farber  
Herbert A. Farber, PLS 2189

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber



located in the  
 SOUTHEAST QUARTER OF SECTION 08,  
 TOWNSHIP 37 SOUTH, RANGE 1 WEST,  
 WILLAMETTE MERIDIAN, IN THE CITY OF MEDFORD,  
 JACKSON COUNTY, OREGON  
 for  
**DELTA WATERS PROPERTIES, LLC**  
 PO BOX 430  
 MEDFORD, OREGON 97501

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

Purpose: This survey was conducted to fulfill the conditions of approval for this partition as outlined by the City of Medford in File No LDP-13-086 and the laws of the state.

Procedure: The monuments shown as found hereon were tied for this survey by this office with Trimble GPS and Robotic Instruments. The basis of bearing for this plat is True North derived from GPS observations. The dimensions between found monuments reflect the true north basis of bearing and the appropriate record is shown. The west boundary was established per record S/N 11875 a retracement survey of S/N 601, both performed by the same office. The areas where original monuments have been lost were re-established as follows. The boundary defined by courses L2, L3 and L4 was re-established by holding the positions of the found monuments on each end of the adjusted line and then using the broken boundary solution of doing a compass adjustment to the record bearings and distance between the two found monuments. The course L7 and L8 were intersected by a bearing-bearing intersection from the courses between found monuments on each side of the missing corner. The new boundaries were established per the approved tentative plan as shown hereon.

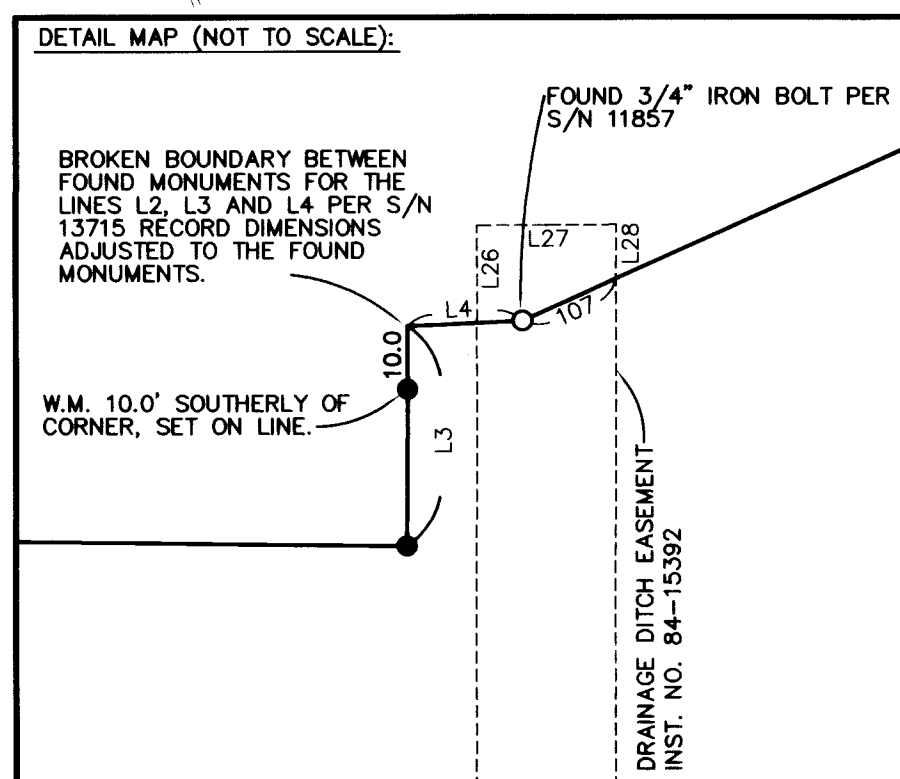
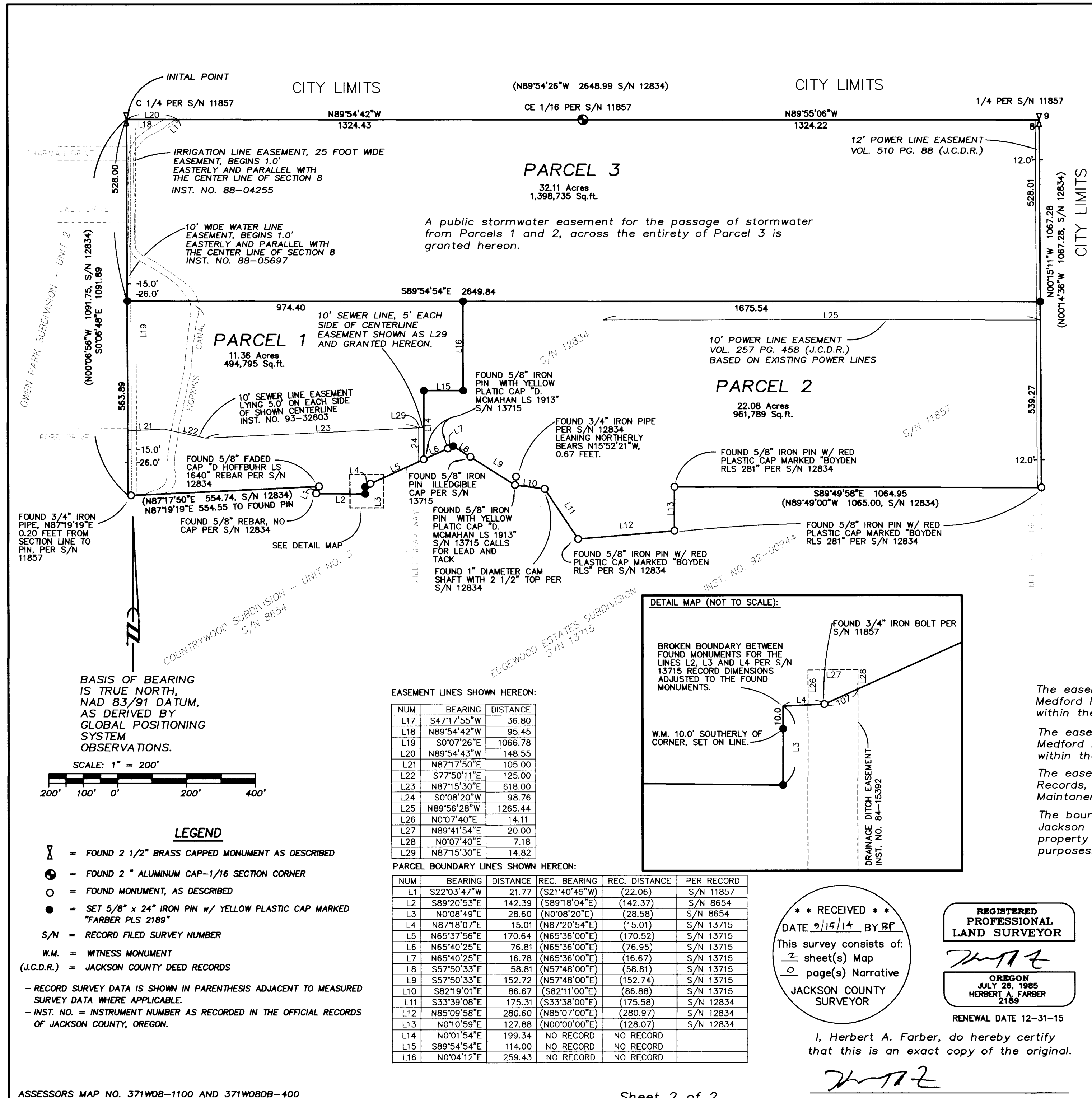
**EASEMENT NOTES:**

The easement recorded as Volume 252 Page 557 in favor of the The Medford Irrigation District for a right-of-way for irrigation does not fall within the boundaries of this plat.

The easement recorded as Volume 256 Page 551 in favor of the The Medford Irrigation District for a right-of-way for irrigation does not fall within the boundaries of this plat.

The easement recorded as Inst. No. 84-15393 of the Jackson County Deed Records, Oregon in favor of the City of Medford, Oregon for Sanitary Sewer Maintenance does not fall within the boundaries of this plat.

The boundary line agreement recorded as Inst. No. 88-05547 of the Jackson County Deed Records, Oregon is no longer applicable to this property due to the fact that the property is not used for orchard purposes.



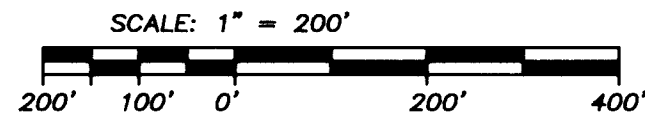
**EASEMENT LINES SHOWN HEREON:**

NUM	BEARING	DISTANCE
L17	S47°17'55"W	36.80
L18	N89°54'42"W	95.45
L19	S0°07'26"E	1066.78
L20	N89°54'43"W	148.55
L21	N87°17'50"E	105.00
L22	S77°50'11"E	125.00
L23	N87°15'30"E	618.00
L24	S0°08'20"W	98.76
L25	N89°56'28"W	1265.44
L26	N0°07'40"E	14.11
L27	N89°41'54"E	20.00
L28	N0°07'40"E	7.18
L29	N87°15'30"E	14.82

**PARCEL BOUNDARY LINES SHOWN HEREON:**

NUM	BEARING	DISTANCE	REC. BEARING	REC. DISTANCE	PER RECORD
L1	S22°03'47"W	21.77	(S21°40'45"W)	(22.06)	S/N 11857
L2	S89°20'53"E	142.39	(S89°18'04"E)	(142.37)	S/N 8654
L3	N0°08'49"E	28.60	(N0°08'20"E)	(28.58)	S/N 8654
L4	N87°18'07"E	15.01	(N87°20'54"E)	(15.01)	S/N 13715
L5	N65°37'56"E	170.64	(N65°36'00"E)	(170.52)	S/N 13715
L6	N65°40'25"E	76.81	(N65°36'00"E)	(76.95)	S/N 13715
L7	N65°40'25"E	16.78	(N65°36'00"E)	(16.67)	S/N 13715
L8	S57°50'33"E	58.81	(N57°48'00"E)	(58.81)	S/N 13715
L9	S57°50'33"E	152.72	(N57°48'00"E)	(152.74)	S/N 13715
L10	S82°19'01"E	86.67	(S82°11'00"E)	(86.88)	S/N 13715
L11	S33°39'08"E	175.31	(S33°38'00"E)	(175.58)	S/N 12834
L12	N85°09'58"E	280.60	(N85°07'00"E)	(280.97)	S/N 12834
L13	N0°10'59"E	127.88	(N00°00'00"E)	(128.07)	S/N 12834
L14	N0°01'54"E	199.34	NO RECORD	NO RECORD	
L15	S89°54'54"E	114.00	NO RECORD	NO RECORD	
L16	N0°04'12"E	259.43	NO RECORD	NO RECORD	

BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.



**LEGEND**

- ⊗ = FOUND 2 1/2" BRASS CAPPED MONUMENT AS DESCRIBED
- ⊙ = FOUND 2" ALUMINUM CAP-1/16 SECTION CORNER
- = FOUND MONUMENT, AS DESCRIBED
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- S/N = RECORD FILED SURVEY NUMBER
- W.M. = WITNESS MONUMENT
- (J.C.D.R.) = JACKSON COUNTY DEED RECORDS
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
- INST. NO. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

**\*\* RECEIVED \*\***  
 DATE 3/15/14 BY BP  
 This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

HERBERT A. FARBER  
 OREGON JULY 26, 1985  
 HERBERT A. FARBER 2189  
 RENEWAL DATE 12-31-15

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Surveyed by:  
**FARBER & SONS, INC. dba**  
  
 PO BOX 5286  
 431 OAK STREET  
 CENTRAL POINT, OREGON 97502  
 (541) 664-5599

DATE: March 10, 2014  
 JOB NO.: 2051-13  
 DRAWING FILE: JOBS\Medford\_NE\Delta Waters\delta water prop llc\MicroSurvey\Final Plats Surveys\FINAL PLAT WITH MONS.DWG  
 DRAWN BY: LSH ORIG. DATE: 03/26/2014 REVISED BY: LSH DATE: 03-28-14