

# PARTITION PLAT NO. P-01-2015

## SURVEYOR'S CERTIFICATE

LOCATED WITHIN  
THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 37 SOUTH,  
RANGE 1 WEST, WILLAMETTE MERIDIAN IN THE CITY OF MEDFORD,  
JACKSON COUNTY, OREGON

FOR  
**EDRU PROPERTIES**  
**SURVEY NARRATIVE**

I, JASON M. MARTIN, AN OREGON REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 54729, HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE PROPERTY LINES DESIGNATED AND REPRESENTED IN RECORD DOCUMENT NUMBER 2014-000873 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AS DEPICTED ON THIS PARTITION PLAT, BEING IN THE SOUTHWEST QUARTER OF SECTION 22, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON. THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY AS SET FORTH HEREON:

COMMENCING AT THE NORTHWEST CORNER OF A PROPERTY DESCRIBED IN RECORDED DOCUMENT NUMBER 2010-032903 AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, SAID POINT ALSO BEING MONUMENTED WITH A 5/8 INCH IRON ROD; THENCE SOUTH 75°27'53" EAST ALONG THE NORTH LINE OF SAID PROPERTY A DISTANCE OF 73.21 FEET TO A 5/8 INCH IRON ROD REPRESENTING THE SOUTHEAST CORNER OF A PROPERTY DESCRIBED IN RECORDED DOCUMENT NUMBER 2003-027159. ALSO BEING THE INITIAL POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN RECORDED DOCUMENT NUMBER 2010-032903 SOUTH 75°27'53" EAST A DISTANCE OF 13.95 FEET TO A 5/8 INCH IRON ROD REPRESENTING THE NORTHEAST CORNER OF SAID PROPERTY; THENCE SOUTH 75°43'16" EAST ALONG THE NORTH LINE OF A PROPERTY DESCRIBED IN RECORDED DOCUMENT NUMBER 2013-032096 A DISTANCE OF 76.24 FEET; THENCE CONTINUING ALONG SAID NORTH PROPERTY LINE SOUTH 72°08'45" EAST, A DISTANCE OF 11.44 FEET TO A 5/8 INCH IRON ROD REPRESENTING THE NORTHEAST CORNER OF SAID PROPERTY; THENCE SOUTH 5°08'05" EAST ALONG THE EAST LINE OF SAID PROPERTY A DISTANCE OF 40.00 FEET TO A 5/8 INCH IRON ROD REPRESENTING THE NORTHWEST CORNER OF A PROPERTY DESCRIBED IN RECORDED DOCUMENT NUMBER 2006-036829; THENCE SOUTH 78°45'51" EAST ALONG THE NORTH LINE OF SAID PROPERTY A DISTANCE OF 85.59 FEET TO A 5/8 INCH IRON ROD REPRESENTING THE NORTHEAST CORNER OF SAID PROPERTY; THENCE SOUTH 8°10'15" EAST ALONG THE EAST LINE OF SAID PROPERTY A DISTANCE OF 10 FEET TO A 5/8 INCH IRON ROD REPRESENTING THE NORTHWEST CORNER OF A PROPERTY DESCRIBED IN RECORDED DOCUMENT NUMBER 1993-040528; THENCE SOUTH 72°52'29" EAST ALONG THE NORTH LINE OF SAID PROPERTY A DISTANCE OF 89.83 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE SOUTH 87°09'39" EAST ALONG THE NORTH LINE OF A PROPERTY DESCRIBED IN DOCUMENT NUMBER 2012-017365 A DISTANCE OF 117.20 FEET TO A 5/8 INCH IRON ROD REPRESENTING THE NORTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 3°08'00" WEST ALONG THE WEST LINE OF A PROPERTY DESCRIBED IN RECORDED DOCUMENT NUMBER 2012-020447 A DISTANCE OF 35.00 FEET TO A 5/8 INCH IRON ROD REPRESENTING THE NORTHWEST CORNER OF SAID PROPERTY; THENCE NORTH 0°01'50" WEST ALONG THE WEST LINE OF A PROPERTY DESCRIBED IN RECORDED DOCUMENT NUMBER 2008-007985 A DISTANCE OF 48.44 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID WEST PROPERTY LINE NORTH 0°01'50" WEST, A DISTANCE OF 5 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE NORTH 52°35'44" WEST ALONG THE SOUTHWEST LINE OF A PROPERTY DESCRIBED IN RECORDED DOCUMENT NUMBER 2002-031125 A DISTANCE OF 98.46 FEET TO A 5/8 INCH IRON ROD REPRESENTING THE WESTERLY CORNER OF SAID PROPERTY; THENCE NORTH 61°44'00" ALONG THE NORTHWEST LINE OF SAID PROPERTY A DISTANCE OF 189.27 FEET TO A 5/8 INCH IRON ROD AND THE SOUTHWEST RIGHT OF WAY LINE OF HIGHCREST DRIVE; THENCE NORTH 48°18'52" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 42.39 FEET TO A 5/8 INCH IRON ROD AND THE EASTERLY CORNER OF A PROPERTY DESCRIBED IN RECORDED DOCUMENT NUMBER 2002-035580; THENCE LEAVING SAID RIGHT OF WAY SOUTH 61°45'26" WEST ALONG THE SOUTHEASTERLY LINE OF SAID PROPERTY A DISTANCE OF 193.26 FEET TO THE MOST SOUTHERLY CORNER OF SAID PROPERTY; THENCE NORTH 53°09'34" WEST ALONG THE SOUTHWEST LINE OF SAID PROPERTY A DISTANCE OF 69.30 FEET TO THE MOST SOUTHEASTERLY CORNER OF A PROPERTY DESCRIBED IN RECORDED DOCUMENT NUMBER 2003-027159; THENCE SOUTH 67°19'45" WEST ALONG THE SOUTHEAST LINE OF SAID PROPERTY A DISTANCE OF 2 FEET TO A 5/8 INCH IRON ROD; THENCE CONTINUING ALONG SAID SOUTHEAST LINE SOUTH 67°19'45" WEST, A DISTANCE OF 235.74 FEET TO THE INITIAL POINT OF BEGINNING.

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF THREE PARCELS CREATED THROUGH A LAND PARTITION. SEE CITY OF MEDFORD FILE NUMBER LDP-14-018.

PROCEDURE: THIS SURVEY WAS CONDUCTED USING A LEICA TCRP 1203+ ROBOTIC TOTAL STATION, DISTANCE PRISMS AND A LEICA CSI5 DATA COLLECTOR. THE BASIS OF BEARING HELD WAS THE NORTHERLY PROPERTY LINE OF LOTS 5 & 6 AS MEASURED BETWEEN RECORD MONUMENTS FOUND ON FILED SURVEY NUMBER 7834 AS FILED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. DUE TO SOIL CONDITIONS IN THIS AREA, MONUMENTATION TENDS TO SHIFT IN DIFFERENT DIRECTIONS MAKING IT DIFFICULT TO RECOGNIZE THE PRESENT POSITION OF FOUND MONUMENTATION, THEREFORE, THE EXTERIOR BOUNDARY AS DESCRIBED IN RECORDED DOCUMENT NUMBER 2014-000873 WAS HELD PER BEST FIT FOUND MONUMENTS RECORDED ON FILED SURVEY NUMBERS 7253, 7834, 15445 AND 19316. AS WELL AS UTILIZING FIELD EVIDENCE OF EXISTING IMPROVEMENTS. SURVEY NUMBER 20807 INDICATES THE FOUND 5/8 INCH IRON ROD LOCATED AT THE NORTHWEST CORNER OF DOCUMENT NUMBER 2010-032903 TO BE OUT OF POSITION. I BELIEVE THE SURVEY DOES NOT SHOW ENOUGH EXISTING MONUMENTATION TO PROVE THAT. THEREFORE I AM HOLDING THE FOUND 5/8 INCH IRON ROD AS A GOOD POSITION. A THOROUGH SEARCH FOR THE SOUTHERLY PROPERTY CORNERS OF RECORD DOCUMENT NUMBERS 1993-040528, 2006-036829 AND 2012-017365 WAS PERFORMED YIELDING ONLY A FOUND 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED, "HURST, LS 483" SET ON FILED SURVEY NUMBER 15445. THIS LACK OF EVIDENCE COULD BE DUE TO YEARS OF IMPROVEMENTS AND UTILITY INSTALLATIONS. RECORD BEARINGS AND DISTANCES ON SAID DOCUMENT NUMBER 2014-000873 WERE THEN USED TO ESTABLISH THE MOST SOUTHERLY PROPERTY CORNER OF PARCEL NUMBER ONE AND THE SOUTHERLY PROPERTY LINES OF PARCEL NUMBERS TWO AND THREE. THE NORTHEASTERLY CORNER OF PARCEL NUMBER THREE WAS DETERMINED BY RECORD BEARING AND DISTANCE FROM A FOUND 5/8 INCH IRON ROD AT THE SOUTHWEST CORNER OF DOCUMENT NUMBER 2008-007985. THIS FIT WELL WITH THE EXISTING CONCRETE BLOCK WALL AND FENCE LINE. THE SOUTHWEST PROPERTY LINE OF RECORD DOCUMENT NUMBER 2002-031125 WAS DETERMINED BY HOLDING A FOUND 5/8 INCH IRON ROD AT THE WEST CORNER OF SAID DOCUMENT AND THE NEWLY ESTABLISHED NORTHEAST CORNER OF PARCEL NUMBER THREE. THIS FIT WELL WITH THE EXISTING FENCE LINE. THE NORTHEASTERLY PROPERTY LINE OF PARCEL NUMBER ONE WAS DETERMINED BY HOLDING A FOUND 5/8 INCH IRON ROD ON THE WEST CORNER OF DOCUMENT NUMBER 2002-035580 AND A FOUND 5/8 INCH IRON ROD ON THE WEST CORNER OF DOCUMENT NUMBER 2002-031125. THE SOUTH PROPERTY CORNER OF RECORD DOCUMENT NUMBER 2002-035580 WAS PROPORTIONED ALONG SAID DESCRIBED LINE. THE SOUTHWESTERLY RIGHT OF WAY LINE OF HIGHCREST DRIVE WAS DETERMINED BY FOUND MONUMENTS AS RECORDED ON FILED SURVEY NUMBERS 11435 AND 19316. MONUMENTS SEARCHED FOR AND TIED ON THE SOUTHWESTERLY RIGHT OF WAY OF HIGHCREST DRIVE PER FILED SURVEY NUMBERS 951 AND 7253 DID NOT FIT WELL WITH THE FOUND MONUMENTS ON THE NORTHEAST RIGHT OF WAY OF SAID HIGHCREST DRIVE. THIS COULD BE DUE TO THE EXTENSIVE UNDERGROUND UTILITY WORK ON THE SOUTHWESTERLY RIGHT OF WAY. THE FOUND 5/8 INCH IRON ROD AT THE NORTH CORNER OF RECORD DOCUMENT NUMBER 2002-035580 WAS THE ONLY FOUND MONUMENT THAT FIT WELL WITH THE RIGHT OF WAY WIDTH. THIS MONUMENT WAS USED TO PRORATE THE DISTANCE FOR THE EAST CORNER OF SAID RECORD DOCUMENT NUMBER 2002-035580 AND THE NORTH CORNER FOR SAID RECORD DOCUMENT NUMBER 2002-031125. THE MANHOLE RIM CUTS PER SURVEY NUMBERS 7253 AND 7834 NO LONGER EXIST.

### DECLARATIONS

KNOW ALL PERSONS BY THESE PRESENTS, THAT EDRU PROPERTIES, INC., AN OREGON CORPORATION IS THE OWNER IN FEE OF THE REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS PARTITIONED THE SAME INTO PARCELS AS SHOWN ON SHEET TWO AND DO HEREBY DEDICATE A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT OVER PARCEL TWO, A 5 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE NORTHEASTERLY PROPERTY LINES OF PARCELS ONE AND THREE, A 1.5 FOOT PUBLIC RIGHT OF WAY WITH A 10 FOOT PUBLIC UTILITY EASEMENT ALONG HIGHCREST DRIVE TO THE PUBLIC. ALONG WITH GRANTING A MINIMUM ACCESS EASEMENT OVER PARCEL TWO FOR THE BENEFIT OF PARCELS ONE AND THREE AND A 5 FOOT PRIVATE STORM DRAIN EASEMENT ALONG THE EASTERLY PROPERTY LINE OF PARCEL 1 FOR THE BENEFIT OF PARCEL TWO.

### PARTITION PLAT CONSENT AFFIDAVIT

FROM ONUR BASER, A SHAREHOLDER IN EDRU PROPERTIES INC. AND AN OWNER OF THE REAL PROPERTY DESCRIBED IN STATUTORY BARGAIN AND SALE DEED RECORDED JANUARY 14, 2014 AS DOCUMENT NUMBER 2014-000873, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

STATE OF OREGON )  
                          )SS  
COUNTY OF JACKSON )

CONSENT AFFIDAVIT RECORDED AS DOCUMENT NUMBER 2015-000289

PERSONALLY APPEARED THE ABOVE NAMED OGUN ARSLAN AND ONUR BASER AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE ~~THEIR~~ <sup>THEIR</sup> VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF EDRU PROPERTIES, INC.

DATED THIS 20 DAY OF November, 2014.  
M. Neimoyer Monica Louise Neimoyer  
Monica L. Neimoyer NOTARY PUBLIC - OREGON

COMMISSION NO. 459624

MY COMMISSION EXPIRES August 13, 2015

I, JASON M. MARTIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 54729, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.

Jason M. Martin  
JASON M. MARTIN, P.L.S. 54729

This Plat was Prepared with a Canon iPF605 using Canon No. PFI-102BK & PFI-102MBK Inkjet Ink on 4 Mil Double Matte Inkjet Film.

### APPROVALS

CITY OF MEDFORD PLANNING  
( FILE NO. LDP-14-018 )

James E. Huber  
PLANNING DIRECTOR

12/15/14  
DATE

EXAMINED AND APPROVED THIS 24 DAY OF NOV., 2014

[Signature]  
CITY SURVEYOR

EXAMINED AND APPROVED THIS 25 DAY OF NOV, 2014

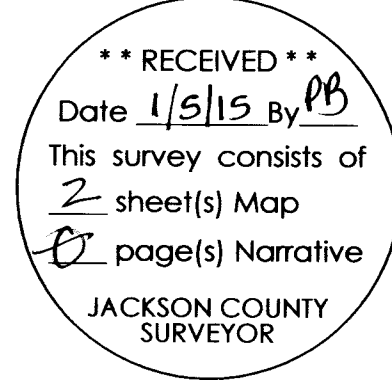
[Signature]  
CITY ENGINEER

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES, AS PROVIDED BY O.R.S. 92.095, HAVE BEEN PAID THIS 5<sup>TH</sup> DAY OF January, 2015

[Signature] 1/5/15  
ASSESSOR, DEPT. OF ASSESSMENT DATE

[Signature] 1.5.15  
TAX COLLECTOR DATE

Assessor's Plat No. 371W22DA, Tax Lots 2000 & 2100



### RECORDER'S CERTIFICATE

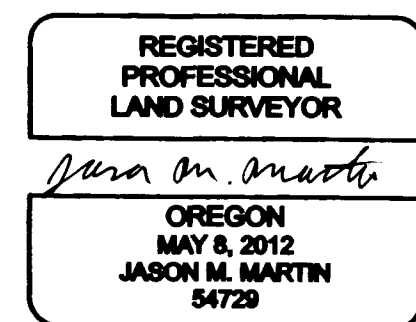
FILED FOR RECORD THIS 5<sup>TH</sup> DAY OF January 2015  
AT 3:23 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-01-2015  
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.

INDEX VOLUME 26, PAGE 01 & DOC. 2015-000289 ORJCO.

Christine D. Walker COUNTY CLERK  
Naidin Foote DEPUTY

AND RECORDED AS PARTITION PLAT NO. P-01-2015 JACKSON COUNTY RECORDS.

COUNTY SURVEYOR FILE NO. 21631



RENEWS: 1/1/2015

PREPARED BY:  
**TO THE POINT LAND SURVEYING, LLC**  
P.O. BOX 217  
GOLD HILL, OR 97525  
(541) 840-7587  
Date: JULY 11, 2014  
Project No. 0025-13

## TO THE POINT LAND SURVEYING

