

PARTITION PLAT No. P-07-2015  
Located in the S.E. 1/4 of Section 35, T.35S.,R.1W., W.M.,  
City of Eagle Point, Jackson County, Oregon

SURVEY FOR: BCP, LLC DATE: January 30, 2015 SURVEY BY: Kaiser Surveying  
1588 Upland Place 19754 Highway 62  
Medford, OR. 97504 Eagle Point, OR. 97524

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

I, Bary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed the land represented on the attached Partition Plat, the boundaries being described as follows:

Commencing at the Southeast corner of Donation Land Claim No. 44 in Township 36 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the Easterly boundary of said Claim, North 0° 00' 57" East, 626.18 feet (record = North 0° 00' 36" East, 626.23 feet) to intersect the Easterly extension of the Northwestern right-of-way line of Eagle Point-Brownsboro Road; thence along said Road line, South 60° 55' 20" West, 230.00 feet (record = South 60° 54' 37" West, 230.02 feet) to a 5/8" rebar with plastic cap set at the Southeast corner of tract described in Instrument No. 2014-003748 of the Official Records of said County for THE INITIAL POINT OF BEGINNING; thence continuing along the said Road line, South 60° 55' 20" West, 130.29 feet (record = South 60° 54' 37" West, 130.00 feet) to the Southwest of said tract; thence leaving said Road line along the Westerly boundary of said tract, North 2° 31' 11" East, 295.26 feet (record = North 2° 31' 35" East, 295.06 feet) to and angle point of said tract boundary; thence North 43° 04' 46" West, 7.64 feet (record = North 43° 05' 39" West, 7.67 feet) to a 5/8" rebar with plastic cap found set for the Northwest corner of said tract; thence North 88° 07' 35" East, 98.24 feet (record = North 88° 06' 37" East, 97.96 feet) to a 5/8" rebar with plastic cap found set for the Northeast corner of said tract; thence South 1° 53' 03" East (record = South 1° 53' 23" East), 240.58 feet to THE INITIAL POINT OF BEGINNING.

Bary D Kaiser  
SURVEYOR



\*\*\* APPROVALS \*\*\*

Examined and approved by the City Administrator/Planning Director of the City of Eagle Point, Jackson County, Oregon. (File PA #14-05:EXP MLP)

[Signature] 2/27/15  
CITY ADMINISTRATOR/PLANNING DIRECTOR

Examined and approved this 25<sup>th</sup> day of February, 20 15.

[Signature]  
JACKSON COUNTY SURVEYOR

Examined and approved as required by O.R.S. 92.100 this 5<sup>th</sup> day of March 2015, 20 15.

[Signature] Deputy  
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 5<sup>th</sup> day of March, 20 15.

[Signature] Deputy  
TAX COLLECTOR

~~Approved by Rogue Valley Sewer Service~~

~~GENERAL MANAGER~~

\*\*\* DECLARATION \*\*\*

Known all men by these presents, that JOHN R. HANSON AND J. MICHAEL LANIER, Trustees of The ZENOVICH FAMILY LIVING TRUST, hereafter referred to as Declarant, is the owner of the lands represented on this Partition Plat and more particularly described in the Surveyor's Certificate, and has caused the same to be partitioned into parcels as shown on sheet 2. Declarant hereby creates that 27 foot wide ingress-egress and utility easement across Parcel Nos. 2 and 3 benefiting Parcel Nos. 1, 2 and 3 as shown on Sheet 2. Declarant does also hereby dedicate to the public for public use the public utility easements (PUE) as shown on Sheet 2. Declarant does also hereby create that 15' wide sewer easement along the Westerly boundary across Parcel No. 1 and along the Southeastly boundaries of Parcel Nos. 1, 2 and 3 for the benefit of Rogue Valley Sewer as shown on sheet 2. Declarant does also creates that 10' private sewer easement along the Westerly boundary across Parcel No. 2 for the benefit of Parcel No. 3 as shown on sheet 2.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 13 DAY, OF FEBRUARY, 20 15.

[Signature]  
John R. Hanson, Trustee

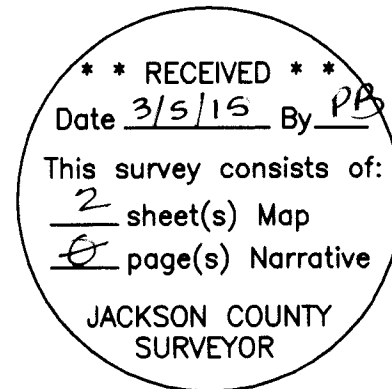
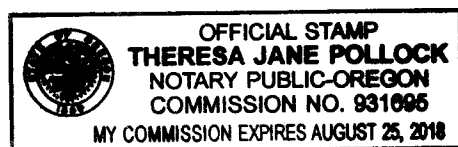
[Signature]  
J. Michael Lanier, Trustee

STATE OF OREGON )  
COUNTY OF JACKSON )ss

Personally appeared the above named JOHN R. HANSON AND J. MICHAEL LANIER, Trustees of The ZENOVICH FAMILY LIVING TRUST, acknowledge the foregoing instrument to be their voluntary act and deed and it was signed on behalf of The ZENOVICH FAMILY LIVING TRUST.

Subscribed and sworn to before me this 13 day of FEBRUARY, 20 15.

(SIGN) [Signature]  
Theresa J Pollock  
(PRINT) NOTARY PUBLIC - OREGON  
COMMISSION NO. 931695  
MY COMMISSION EXPIRES 8-25-2018



I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

[Signature]  
SURVEYOR

\*\*\* RECORDER'S CERTIFICATE \*\*\*

Filed for record, this 5<sup>th</sup> day of March, 20 15, at 3:24 o'clock P m, and recorded as Partition Plat No. P-07-2015 of the Records of Partition Plats, in Jackson County, Oregon.

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[Signature]  
COUNTY CLERK

[Signature]  
DEPUTY

COUNTY SURVEYOR FILE No. 21669

PARTITION PLAT No. P-07-2015

Located in the S.E. 1/4 of Section 35, T.35S.,R.1W., W.M.,  
City of Eagle Point, Jackson County, Oregon

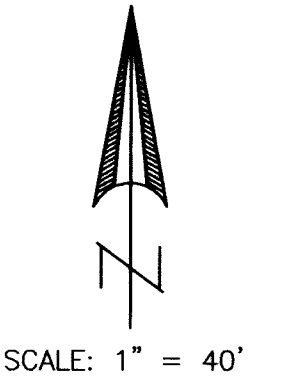
SURVEY FOR:  
BCP, LLC  
1588 Upland Place  
Medford, OR. 97504

DATE:  
January 30, 2015

SURVEY BY:  
Kaiser Surveying  
19754 Highway 62  
Eagle Point, OR. 97524

I HEREBY CERTIFY THAT THIS IS AN  
EXACT COPY OF THE ORIGINAL PLAT  
*Bary D. Kaiser*  
SURVEYOR

N.W. CORNER D.L.C. NO. 39  
FOUND BRASS CAP IN CONCRETE  
[CORNER LIES APPROXIMATELY  
4 FEET EAST OF CENTERLINE  
OF REESE CREEK ROAD]



EASEMENTS NOT SHOWN ON ANNEXED MAP

1. Power line easement described in Vol. 461, Page 344 D.R. pertains to a 20' wide power line easement. From the document the exact location of the easement is not locatable.
2. Document recorded in Instrument No. 2008-006222 O.R. is a lease of an area for the purpose of recreational vehicle storage for the adjoining Butte Creek Park tenants. This area is largely comprised of Parcel No. 1 shown hereon but is also a small portion of the flag pole of Parcel No. 2.
3. Document recorded in Instrument No. 2014-031053 O.R. is a deed declaration binding Parcel No. 1, shown hereon, to have a No Build requirement until a sewer main is installed along the Eagle Point-Brownsboro Road frontage in the 15' wide Rogue Valley Sewer Service easement, which will meet the Approval requirements set forth in the Eagle Point file No. PA #24-05:EXP MLP for this Partition.

LEGEND

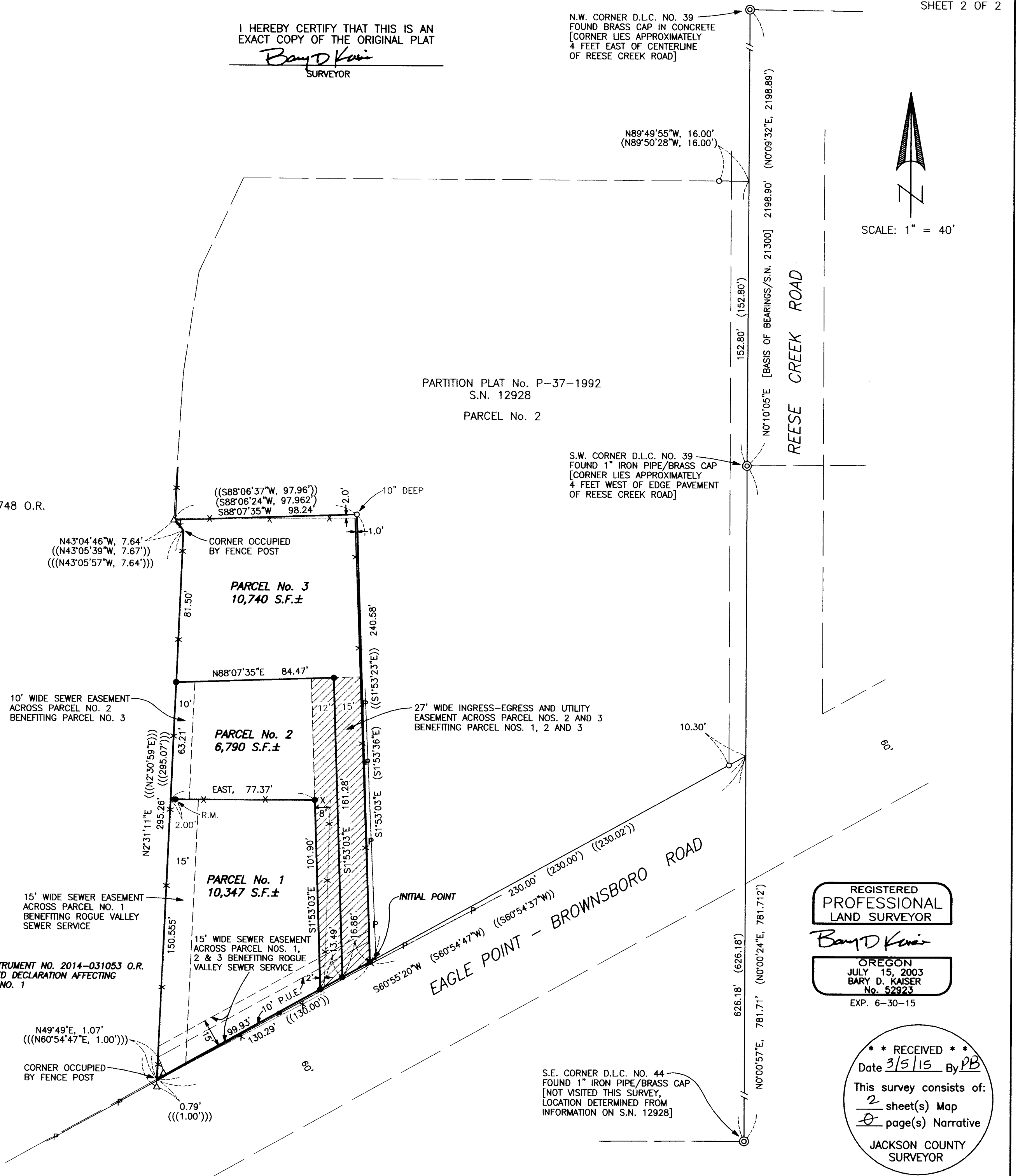
- o = Found 5/8" Rebar with Plastic Cap - S.N. 12928
- △ = Found 5/8" Rebar with Plastic Cap - S.N. 19877
- = Set 5/8" x 24" Rebar with Plastic Cap marked "B KAISER RLS 52923"
- ✱ = Set 5/8" x 30" Rebar with Plastic Cap marked "B KAISER RLS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- R.M. = Reference Monument
- ( ) = Record/S.N. 12928
- (( )) = Record/Inst. No. 2014-003748 O.R.
- (( ( ))) = Record/S.N. 19877
- x—x— = Fence
- P— = Overhead Power Line

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

PURPOSE: Partition Survey of tract described in Instrument No. 2014-003748 O.R.

PROCEDURE: Equipment used on survey was a Nikon DTM522 total station. The boundaries of the subject property was located from current deed document (Inst. No. 2014-003748 O.R.) and information on Filed Survey Nos. 12928, 19877 and 21300. The East, North and the right-of-way of Eagle Point-Brownsboro Road was determined from information on Filed Survey No. 12928, while the Westerly boundary was determined from found monuments and information on Filed Survey No. 19877. The New Partition Boundaries were located per the clients direction and the City of Eagle Point Approval.

SEE INSTRUMENT NO. 2014-031053 O.R. FOR DEED DECLARATION AFFECTING PARCEL NO. 1



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Bary D. Kaiser*  
OREGON  
JULY 15, 2003  
BARY D. KAISER  
No. 52923  
EXP. 6-30-15

\*\* RECEIVED \*\*  
Date 3/5/15 By PB  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR