

PARTITION PLAT NO. P-18-2015

LOCATED WITHIN

THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR

DIMAR PROPERTIES, LLC

426 ROUNDELAY CIRCLE
MEDFORD, OREGON 97504

SURVEY NARRATIVE

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF THREE PARCELS CREATED THROUGH A LAND PARTITION. SEE CITY OF MEDFORD FILE NUMBER LDP-14-132.

PROCEDURE: THIS SURVEY WAS CONDUCTED USING A LEICA TCRP 1203+ ROBOTIC TOTAL STATION, DISTANCE PRISMS, AND A LEICA CS15 DATA COLLECTOR. THE BASIS OF BEARING HELD WAS THE CENTERLINE OF GRUMMAN DRIVE AS CREATED ON OREGON AUTOMALL, PHASE 1, FILED AS SURVEY NUMBER 19984 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AS SHOWN ON THE ACCOMPANYING MAP. MONUMENTS OF RECORD PER SAID FILED SURVEY NUMBER 19984 AND FILED SURVEY 21342 WERE FOUND AND HELD UNLESS OTHERWISE NOTED ON THE ACCOMPANYING MAP. THE MONUMENTS ON THE EASTERLY RIGHT OF WAY OF GRUMMAN DRIVE ALONG THE SUBJECT PROPERTY HAVE BEEN REMOVED DUE TO CONSTRUCTION. THE MONUMENTS WILL BE REPLACED IN THERE RECORD POSITIONS ACCORDING TO SAID FILED SURVEY NUMBER 21342.

APPROVALS

CITY OF MEDFORD PLANNING
(FILE NO. LDP-14-132)

James E. Heber
PLANNING DIRECTOR
DATE: May 6, 2015

EXAMINED AND APPROVED THIS 28 DAY OF APRIL, 2015

[Signature]
CITY SURVEYOR

EXAMINED AND APPROVED THIS 30 DAY OF APRIL, 2015

[Signature]
CITY ENGINEER

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES, AS PROVIDED BY O.R.S. 92.095, HAVE BEEN PAID THIS 7th DAY OF May, 2015

[Signature] Deputy 5/7/15
ASSESSOR, DEPT. OF ASSESSMENT DATE
[Signature] Deputy 5/7/15
TAX COLLECTOR DATE

SURVEYOR'S CERTIFICATE

I, JASON M. MARTIN, AN OREGON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 54729, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE PROPERTY LINES DESIGNATED AND REPRESENTED IN RECORD DOCUMENT NUMBER 2013-041054 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AS DEPICTED ON THIS PARTITION PLAT, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON. THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY AS SET FORTH HEREON:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 4 OF THE OREGON AUTOMALL, PHASE 1, IN THE CITY OF MEDFORD, ACCORDING TO THE OFFICIAL PLAT, NOW OF RECORD IN JACKSON COUNTY, OREGON, SAID POINT ALSO BEING MONUMENTED WITH A 5/8 INCH IRON ROD; THENCE NORTH 0°16'13" EAST, ALONG THE WEST BOUNDARY LINE OF SAID LOT 4, ALSO BEING THE EAST RIGHT OF WAY LINE OF GRUMMAN DRIVE, A DISTANCE OF 131.50 FEET TO A 5/8 INCH IRON ROD FOR THE INITIAL POINT OF BEGINNING; THENCE CONTINUE NORTH 0°16'13" EAST, ALONG THE SAID EAST RIGHT OF WAY LINE OF GRUMMAN DRIVE, A DISTANCE OF 300.64 FEET, TO A POINT OF CURVATURE AND A 5/8 INCH IRON ROD; THENCE 68.03 FEET ALONG THE ARC OF A 167.50 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING NORTH 11°54'23" EAST, 67.57 FEET), TO A POINT OF TANGENCY AND A 5/8 INCH IRON ROD; THENCE, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE OF GRUMMAN DRIVE, NORTH 23°32'32" EAST, A DISTANCE OF 385.82 FEET, TO A POINT OF CURVATURE AND A 5/8 INCH IRON ROD; THENCE, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE OF GRUMMAN DRIVE, 94.29 FEET ALONG THE ARC OF A 232.50 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING NORTH 11°55'26" EAST, 93.65 FEET) TO A POINT OF TANGENCY AND A 5/8 INCH IRON ROD; THENCE, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE OF GRUMMAN DRIVE, NORTH 0°18'20" EAST, A DISTANCE OF 62.18 FEET TO THE NORTHWEST CORNER OF LOT 3 OF SAID OREGON AUTOMALL, PHASE 1 AND A 5/8 INCH IRON ROD; THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 89°41'40" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 3, A DISTANCE OF 474.09 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 0°02'53" EAST, ALONG THE EAST BOUNDARY LINE OF SAID LOT 3, A DISTANCE OF 18.33 FEET; THENCE, CONTINUING ALONG THE EAST BOUNDARY LINES OF SAID LOTS 3 AND 4, SOUTH 0°00'10" WEST, A DISTANCE OF 856.52 FEET TO A 5/8 INCH IRON ROD; THENCE NORTH 89°43'50" WEST, A DISTANCE OF 663.21 FEET TO THE INITIAL POINT OF BEGINNING.

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 7th DAY OF May, 2015.
AT 2:00 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-18-2015
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 26, PAGE 18 & DOC. 2015-13675 ORJCO.
Christine D. Walker COUNTY CLERK
Sandra J. Morgan DEPUTY
AND RECORDED AS PARTITION PLAT NO. _____, JACKSON COUNTY RECORDS.
COUNTY SURVEYOR FILE NO. 21706

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

DECLARATIONS

KNOW ALL PERSONS BY THESE PRESENTS, THAT DIMAR PROPERTIES, LLC, DECLARANT, IS THE OWNER IN FEE SIMPLE OF THE LAND SHOWN HEREON AND FURTHER DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED AND PLATTED INTO THREE PARCELS AS SET FORTH HEREON. THE NUMBER, SIZE AND THE COURSE LENGTH OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THIS PARTITION.

DECLARANT DOES HEREBY CREATE AND GRANT A PRIVATE SHARED ACCESS AND UTILITY EASEMENT AS DEPICTED HEREON FOR THE USE AND BENEFIT OF PARCELS 1, 2 AND 3. DECLARANT DOES ALSO HEREBY CREATE AND GRANT A PRIVATE STORM DRAIN EASEMENT OVER PARCELS 1 AND 3 FOR THE USE AND BENEFIT OF PARCELS 1 AND 2.

M.L. Dick Heimann
M.L. DICK HEIMANN
DIMAR PROPERTIES, LLC

STATE OF OREGON)
)SS
COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED M.L. DICK HEIMANN ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND HAS SIGNED ON BEHALF OF DIMAR PROPERTIES, LLC.
DATED THIS 24 DAY OF April, 2015.

Margie R. Davis NOTARY PUBLIC - OREGON
COMMISSION NO. 466766
MY COMMISSION EXPIRES 3-18-2016

SHEET INDEX

SHEET 1: SIGNATURES, APPROVALS & NARRATIVE.
SHEET 2: BOUNDARY DATA, PARCEL CONFIGURATION & PRIVATE ACCESS.
SHEET 3: EASEMENTS OF RECORD & LOCATIONS.

This Plat was Prepared with a Canon iP605 using Canon No. PFI-102BK & PFI-102MBK Inkjet Ink on 4 Mil Double Matte Inkjet Film.

SURVEYED BY:
TO THE POINT LAND SURVEYING, LLC
P.O. BOX 217
GOLD HILL, OR 97525
(541) 840-7587
Date: March 10, 2015
Project No. 0024-14

PARTITION PLAT NO. P-18-2015

LOCATED WITHIN

THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

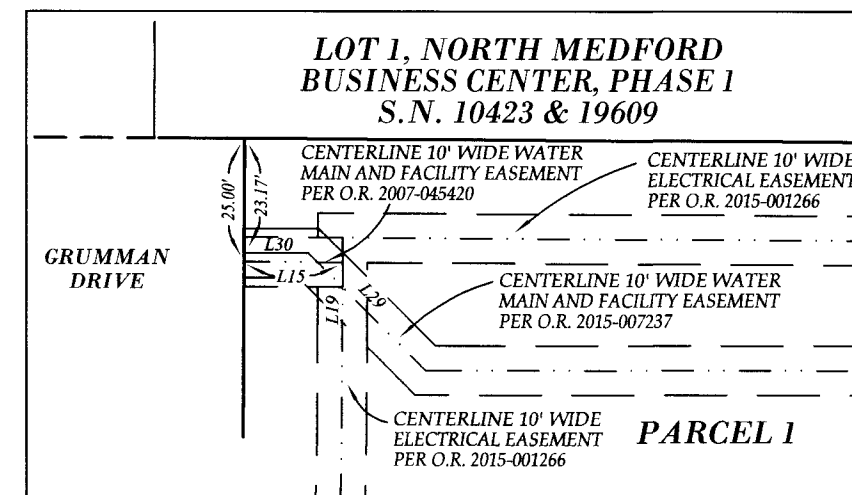
FOR

DIMAR PROPERTIES, LLC

426 ROUNDELAY CIRCLE
MEDFORD, OREGON 97504

EASEMENT NOTES

- 1) 10 FOOT WIDE RIGHT OF WAY EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY FOR THE CALIFORNIA OREGON POWER COMPANY, RECORDED IN VOLUME 236, PAGE 392 IN JACKSON COUNTY, OREGON.
- 2) 20 FOOT WIDE RIGHT OF WAY EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY FOR THE PACIFIC POWER AND LIGHT COMPANY, RECORDED IN VOLUME 555, PAGE 54 IN JACKSON COUNTY, OREGON.
- 3) LIMITED ACCESS FROM CRATER LAKE HIGHWAY RECORDED IN VOLUME 592, PAGES 160 TO 162 AND MODIFIED BY RECORDED DOCUMENT NUMBER 2003-39566 IN JACKSON COUNTY, OREGON.
- 4) 20 FOOT WIDE RIGHT OF WAY EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY FOR THE PACIFIC POWER AND LIGHT COMPANY, RECORDED IN DOCUMENT NUMBER 72-15414 IN JACKSON COUNTY, OREGON.
- 5) RESTRICTIVE COVENANT, RECORDED IN DOCUMENT NUMBER 99-62780 IN JACKSON COUNTY, OREGON FOR TRAFFIC RESTRICTIONS FOR FUTURE DEVELOPMENT.
- 6) LIMITED ACCESS IN DEED TO STATE OF OREGON WHICH PROVIDES THAT NO RIGHT OR EASEMENT OF RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO THE ABUTTING PROPERTY, RECORDED IN DOCUMENT NUMBER 03-39566 IN JACKSON COUNTY, OREGON.
- 7) AVIATION, NOISE & HAZARD EASEMENT RECORDED IN DOCUMENT NUMBER 2007-048439 IN JACKSON COUNTY, OREGON.
- 8) THIS PROPERTY IS ALLOWED ACCESS ONLY FROM GRUMMAN DRIVE PER RESTRICTIONS ON THE PLAT AND DEDICATION OF "OREGON AUTOMALL, PHASE 1" AND FURTHER DESCRIBED IN THE INDENTURE OF ACCESS DOCUMENT NUMBER 2003-39566 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 9) THE TERMS AND CONDITIONS DETAILED IN THE OPERATION AND MAINTENANCE AGREEMENT FOR STORM WATER FLOW CONTROL FACILITY IN RECORDED DOCUMENT NUMBER 2014-011753 IN JACKSON COUNTY, OREGON.
- 10) BUILDING SITE IMPROVEMENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF RECORDED IN DOCUMENT NUMBER 2014-015460 IN JACKSON COUNTY, OREGON.



DETAIL

NOT TO SCALE

LEGEND

- P.U.E. PUBLIC UTILITY EASEMENT.
- R.R.V.I.D. ROGUE RIVER VALLEY IRRIGATION DISTRICT.
- SUBJECT PROPERTY.
- - - SECONDARY PROPERTY LINE.
- - - CENTERLINE OF EXISTING ROAD.
- - - EDGE OF EXISTING EASEMENT.
- - - CENTERLINE OF EXISTING EASEMENT.

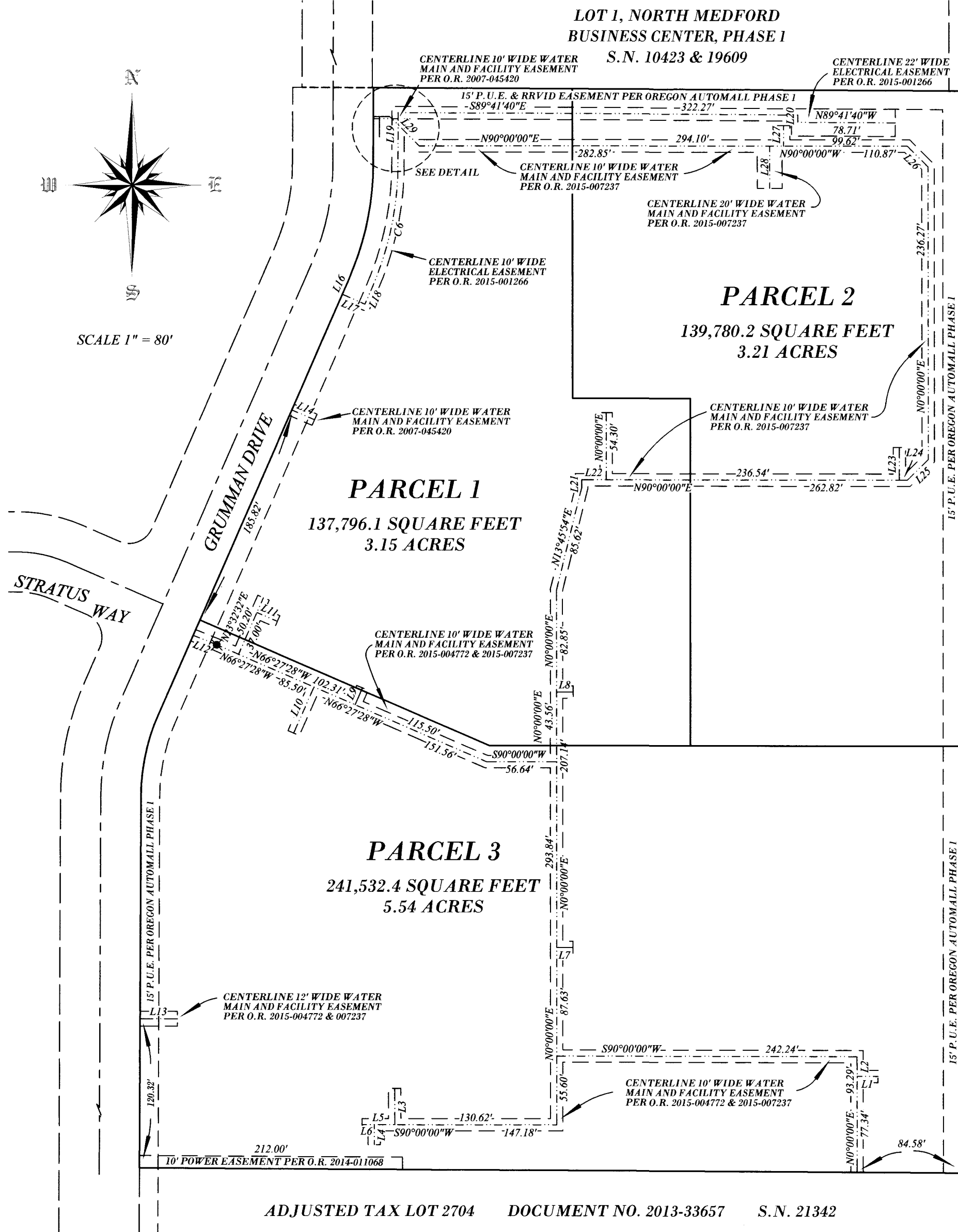
NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N90°00'00"E	16.80'	L16	N23°32'32"E	14.27'
L2	N0°00'00"E	15.95'	L17	S66°27'28"E	20.00'
L3	S0°00'00"W	29.40'	L18	N23°32'32"E	14.27'
L4	S0°00'00"W	16.00'	L19	N0°18'20"E	42.17'
L5	N90°00'00"W	26.38'	L20	S0°00'00"W	6.00'
L6	N90°00'00"W	9.82'	L21	N0°00'00"E	6.16'
L7	N90°00'00"W	13.25'	L22	N90°00'00"E	19.76'
L8	N90°00'00"E	13.50'	L23	N0°00'00"E	26.40'
L9	S23°32'32"W	15.00'	L24	N90°00'00"E	6.52'
L10	S23°32'32"W	40.86'	L25	N45°00'00"E	23.67'
L11	N66°27'28"W	18.00'	L26	N45°00'00"W	23.76'
L12	N68°16'30"W	20.50'	L27	N0°00'00"E	16.50'
L13	N89°43'47"W	30.00'	L28	N0°00'00"E	34.25'
L14	S66°27'28"E	20.00'	L29	N45°00'00"W	33.54'
L15	S89°41'40"E	20.00'	L30	N90°00'00"E	13.06'

NUM	Δ	RADIUS	ARC	BEARING	CHORD
C6	23°14'12"	252.50'	102.40'	N11°55'26"E	101.70'

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

SURVEYED BY:
TO THE POINT LAND SURVEYING, LLC
P.O. BOX 217
GOLD HILL, OR 97525
(541) 840-7587

Date: March 10, 2015
Project No. 0024-14



ADJUSTED TAX LOT 2704 DOCUMENT NO. 2013-33657 S.N. 21342

REGISTERED PROFESSIONAL LAND SURVEYOR
Jason M. Martin
OREGON MAY 8, 2012 JASON M. MARTIN 54729

RENEWS: 1/1/2017

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

**** RECEIVED ****
Date *5/7/15* By *DB*
This survey consists of *3* sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS FILED SURVEY NUMBER 21342

TO THE POINT LAND SURVEYING

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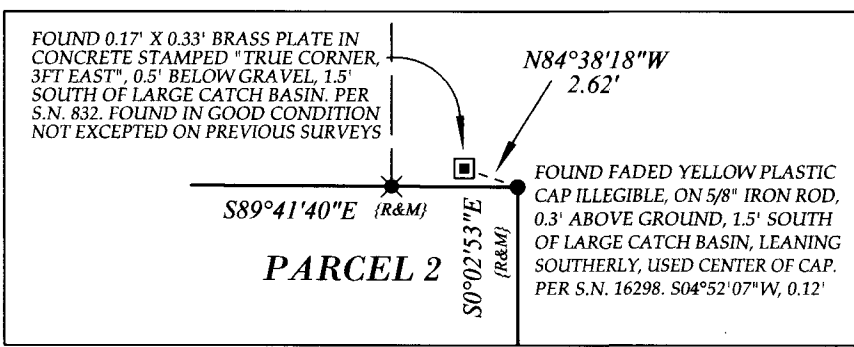
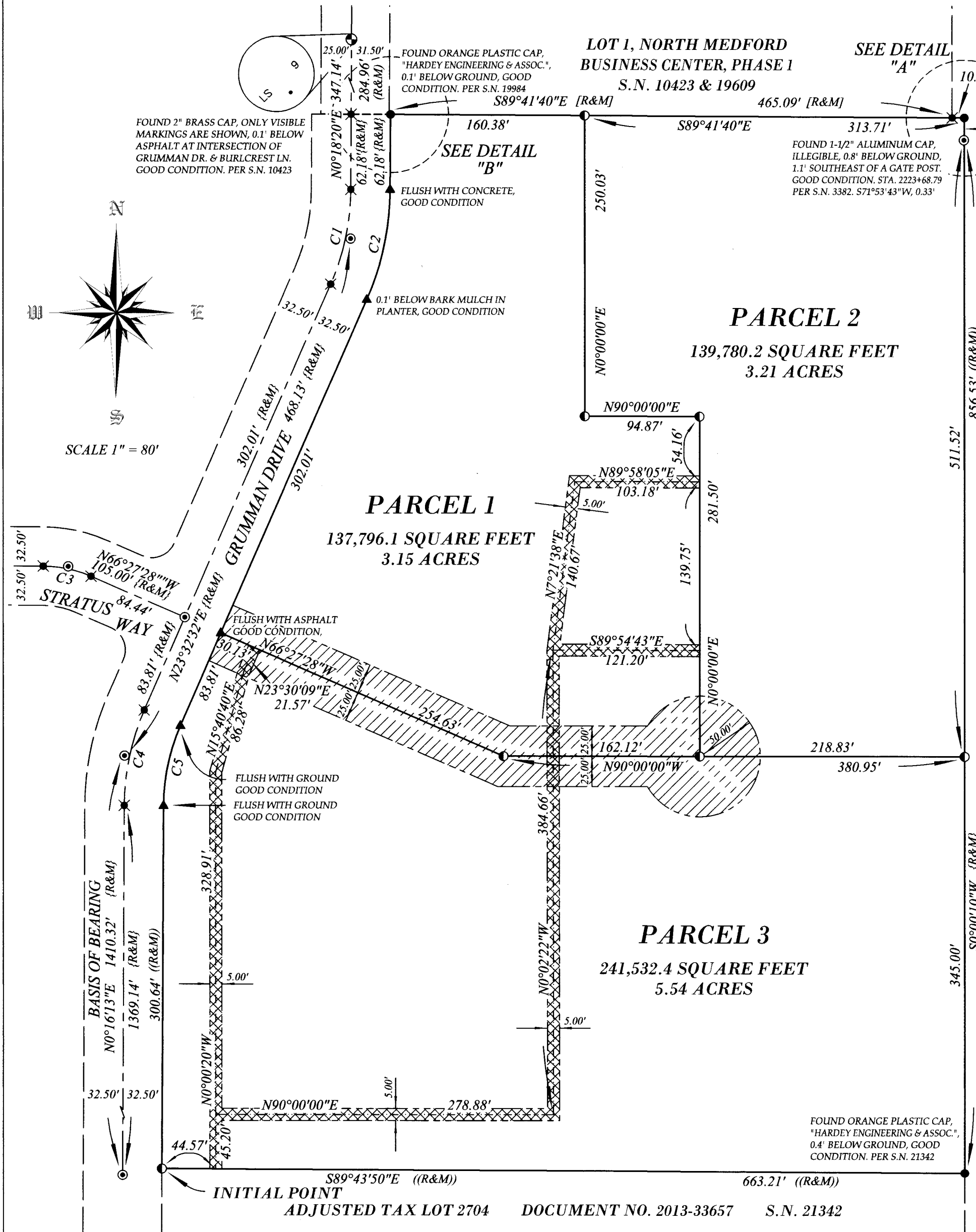
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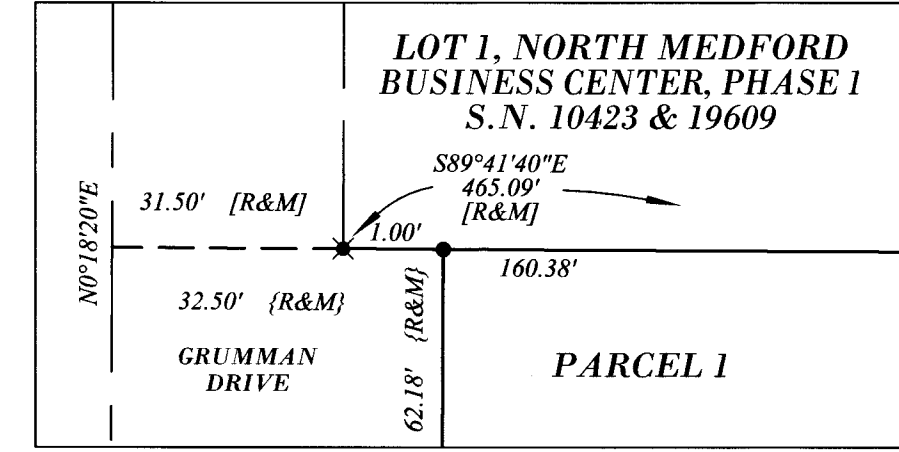
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426 ROUNDELAY CIRCLE
MEDFORD, OREGON 97504



DETAIL "A"

NOT TO SCALE



DETAIL "B"

NOT TO SCALE

LEGEND

- FOUND MONUMENT AS NOTED. () SURVEY DATA PER S.N. 10423.
- FOUND IRON ROD AS NOTED. [] SURVEY DATA PER S.N. 19609.
- ▲ FOUND 5/8" IRON ROD WITH PINK PLASTIC CAP STAMPED "PARIANI, PLS 51382", PER S.N. 21681. { } SURVEY DATA PER S.N. 19984.
- ✱ CALCULATED POSITION, NOTHING FOUND OR SET. (()) SURVEY DATA PER S.N. 21342.
- ⊙ FOUND 1-1/2" ALUMINUM CAP, FLUSH WITH ASPHALT. PER S.N. 19984, UNLESS OTHERWISE NOTED. R&M RECORD AND MEASURED.
- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP STAMPED "J. MARTIN, PLS 54729". P.U.E. PUBLIC UTILITY EASEMENT.
- SUBJECT PROPERTY. S.N. SURVEY NUMBER.
- - - SECONDARY PROPERTY LINE. R.R.V.I.D. ROGUE RIVER VALLEY IRRIGATION DISTRICT.
- - - CENTERLINE OF EXISTING ROAD.
- ▨ PRIVATE SHARED ACCESS AND UTILITY EASEMENT BEING CREATED HERON.
- ▩ PRIVATE STORM DRAIN EASEMENT BEING CREATED HERON.

NUM	Δ	RADIUS	ARC	BEARING	CHORD
C1	23°14'12"	200.00'	81.11'	N11°55'26"E	80.56'
C2	23°14'12"	232.50'	94.29'	N11°55'26"E	93.65'
C3	23°14'12"	100.00'	40.56'	N78°04'34"W	40.28'
C4	23°16'19"	200.00'	81.23'	N11°54'22"E	80.68'
C5	23°16'19"	167.50'	68.03'	N11°54'23"E	67.57'

REGISTERED PROFESSIONAL LAND SURVEYOR
Jason M. Martin
OREGON
MAY 8, 2012
JASON M. MARTIN
54729

RENEWS: 1/1/2017

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TO THE POINT LAND SURVEYING

Assessor's Plat No. 371W06, Tax Lot 2706