

PARTITION PLAT No. P-19-2016

Located in the N.W. 1/4 of Section 20, T.36S.,R.1W.,W.M., Jackson County, Oregon

SURVEY FOR:
Cascade S C LLC
8758 Highway 140
Eagle Point, OR. 97524

DATE:
April 13, 2016

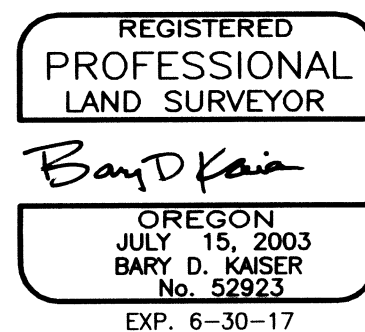
SURVEY BY:
Kaiser Surveying
19754 Highway 62
Eagle Point, OR. 97524

*** 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 quarter corner common to Sections 19 and 20, Township 36 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; thence along the centerline of vacated Avenue "A", South 89' 47' 40" East, 940.85 feet (record = 940.73 feet) to a 3/4" iron pin found set for the Southwest corner of tract described in Instrument No. 2015-017134 of the Official Records of said County for THE INITIAL POINT OF BEGINNING; thence North 0' 12' 00" East, 589.34 feet to intersect the Southerly right-of-way line of Antelope Road at the Northwest corner of said tract; thence along said Road line, South 89' 48' 00" East, 674.81 feet (record = 674.82 feet) to intersect the Northwesterly right-of-way line of Crater Lake Highway (State Highway No. 62) at a 5/8" rebar with plastic cap set for the Northeasterly corner of said tract; thence along said Highway line, South 20' 46' 20" West, 629.53 feet to intersect the before mentioned centerline of Avenue "A" at a 3/4" iron pin found set at the Southeasterly corner of said tract; thence along said Avenue "A" line, North 89' 47' 40" West, 453.60 feet (record = 453.61 feet) to THE INITIAL POINT OF BEGINNING.

Bary D Kaiser
SURVEYOR



*** APPROVALS ***

Examined and approved this 13th day of May, 20 16.

Scott J. ...
JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Development Services. (File No. 439-15-00048-SUB).
16th day of MAY, 20 16.

K. ...
JACKSON COUNTY PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 27th day of May, 20 16.

Jan Wright, Deputy 5/27/16
ASSESSOR DATE

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 27th day of May, 20 16.

Jeanne Klard 5/27/16
TAX COLLECTOR DATE

*** DECLARATION ***

Known all men by these presents, that CASCADE S C, LLC, an Oregon Limited Liability Company, are the owner of the lands represented on this Partition Plat and more particularly described in the Surveyor's Certificate, hereafter referred to as declarant, have caused the same to be partitioned into parcels as shown on sheet 2 of the Partition Plat. Declarant does hereby create that 20' Ingress-Egress easement across Parcel No. 3 for the benefit of Parcel No. 1 as shown on sheet 2.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 10 DAY, OF May, 2016.

Chris Chamberlain
CHRIS CHAMBERLAIN
(Manager, Cascade S C, LLC, an Oregon Limited Liability Company)

STATE OF OREGON)
COUNTY OF JACKSON)ss

Personally appeared the above named CHRIS CHAMBERLAIN, acting as Manager of Cascade S C, LLC, an Oregon Limited Liability Company, and acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of Cascade S C, LLC, an Oregon Limited Liability Company.

Subscribed and sworn to before me this 10 day of May, 20 16.

(SIGN) Sena Whipple
Sena Whipple NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 480174
MY COMMISSION EXPIRES 10-22-2017

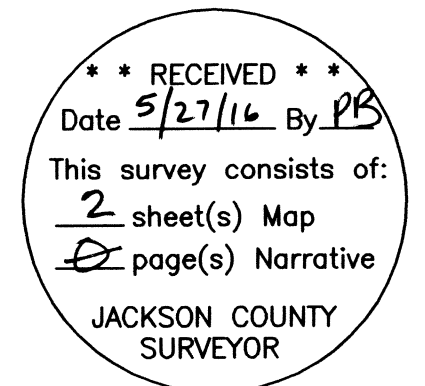
*** RECORDER'S CERTIFICATE ***

Filed for record, this 27th day of May, 20 16, at 3:46 o'clock P m, and recorded as Partition Plat No. P-19-2016 of the Records of Partition Plats in Jackson County, Oregon
Index Volume 27, Page 19

By: Christine D. Walker COUNTY CLERK Natori DEPUTY

COUNTY SURVEYOR FILE No. 21992

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



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

PURPOSE: Partition survey of the clients property described in Instrument No. 2015-01734 O.R.

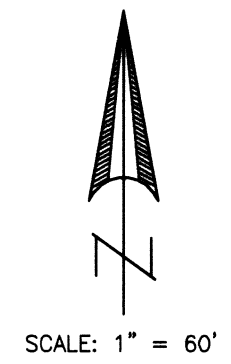
PARTITION PLAT No. P-19-2016
Located in the N.W. 1/4 of Section 20, T.36S.,R.1W.,W.M., Jackson County, Oregon

PROCEDURE: Equipment used to perform survey was a Nikon DTM-522 total station. Information and found monuments shown on Filed Survey Nos. 5026, 19608, 19532, 13243 and 17651, along with deed of record were used to determine the boundaries of the subject property. Survey ties were made to found monuments from the said surveys of record. Monuments were set at the Parcel corners and at the property corners as shown.
The parcel boundaries were located as directed by the client and the County Approval.

SURVEY FOR:
Cascade S C LLC
8758 Highway 140
Eagle Point, OR. 97524

DATE:
April 13, 2016

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



FOUND 5/8" REBAR WITH PLASTIC CAP SEE S.N. 17651

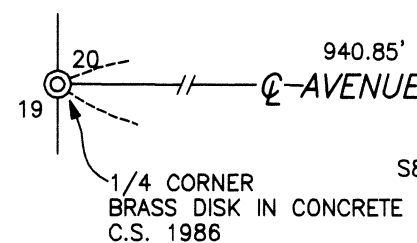
- LEGEND**
- o = Found 3/4" Iron Pin S.N. 5026
 - = Found 5/8" Rebar with Plastic Cap - S.N. as noted
 - △ = Found Monument as indicated
 - = Set 5/8" x 24" Rebar with Orange Plastic Cap marked "B. KAISER RLS 52923"
 - = Set 5/8" x 24" Rebar with Aluminum Cap marked "KAISER LS 52923"
- S.N. = Filed Survey Number
County Surveyors Office
- RM = Reference Monument
- () = Record/S.N. 5026 and Inst. No. 2015-017134 O.R.
(()) = Record/S.N. 17651
((())) = Record/S.N. 19532
(((())) = Record/S.N. 19608

EASEMENTS ON CURRENT TITLE REPORT NOT SHOWN ON ANNEXED MAP

1. The subject property was incorporated into the Urban Renewal Project, see Instrument No. 92-12658 O.R.
2. The subject property is within the deeded area as described in Vol. 294, Page 307 D.R., and could be subject to easements, right of way, reservations and restrictions retained by The United States. (Specific location not given).
3. Property could be subject water main and sewer line easements per documents recorded in Vol. 335, Page 216, Vol. 336, Page 276 D.R., Vol. 408, Page 119 D.R. and Vol. 414 D.R., Page 185 D.R., exact location not given.
4. Power line easements recorded in Vol. 330, Page 466 D.R., Vol. 323, Page 314 D.R., Vol. 327, Page 121 D.R., Vol. 528, Page 417 D.R., Vol 548, Page 333 D.R. and Vol. 547, Page 497 D.R. are power supply easements in the area of the subject property and exact locations are not locatable from the easement documents. Most are 20 feet in width centered on the overhead lines.
5. Power line easement recorded in Instrument No. 82-12033 O.R. appears to be a 10' wide power easement along the Southerly boundary of subject terminating near the Southwest corner of the movie theater building on Parcel No. 2 (not shown hereon). Power easement recorded in Instrument No. 89-27804 O.R. is also a 10' wide easement, exact location not locatable from easement document.
6. Water lines and water line easements mentioned in recorded documents Vol. 531, Page 259 D.R., Inst. No. 68-09787 O.R., Inst. No. 68-09788 O.R., Inst. No. 68-09790 O.R. are for various water lines in the White City area and may affect the subject property.
7. Document recorded in Instrument No. 83-09270 O.R. is an agreement for cross easements of underground utilities benefiting the subject property along with property lying Southerly and Southwesterly of the subject property. The location of the utilities were not located hereon.

REGISTERED PROFESSIONAL LAND SURVEYOR

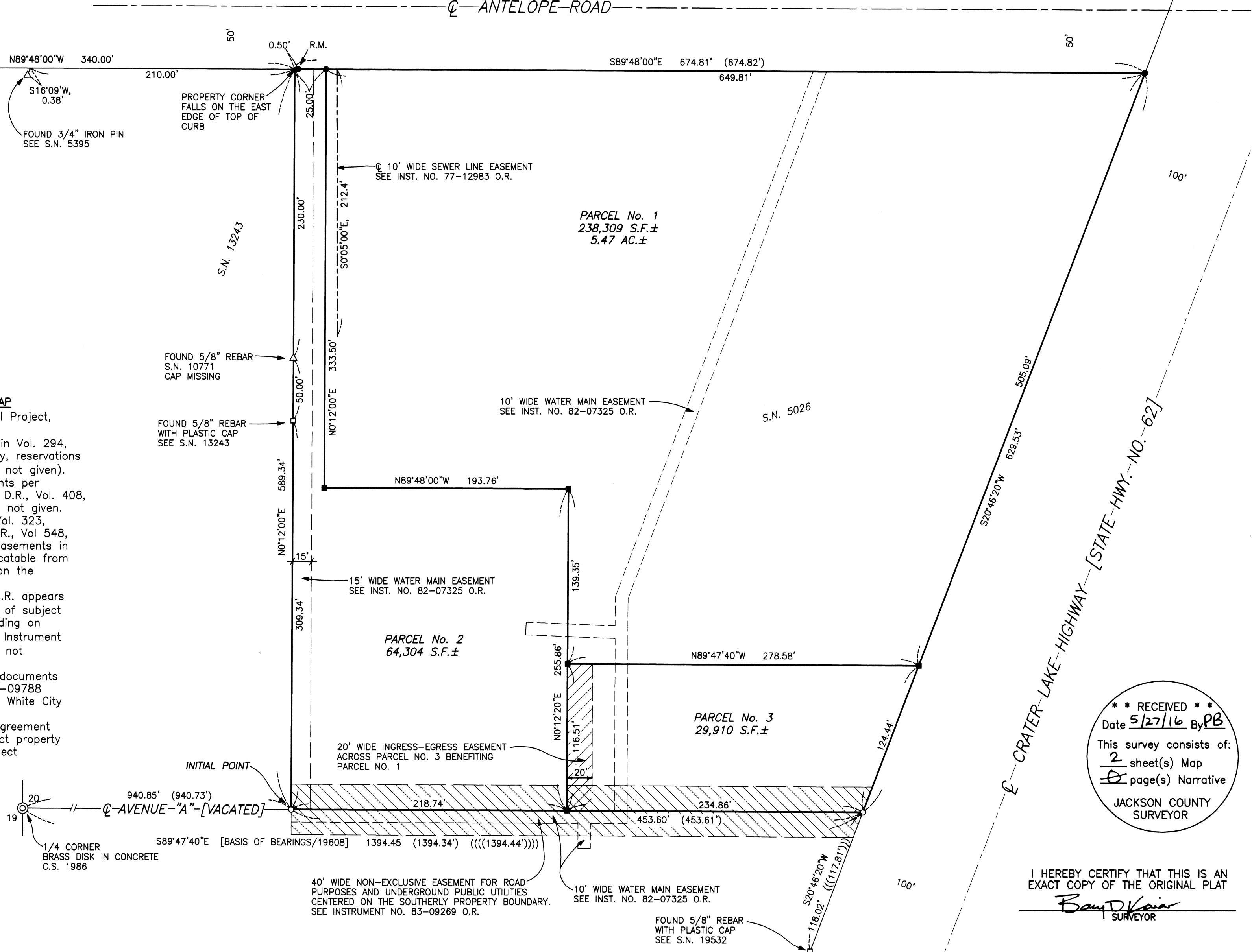
Bary D. Kaiser
OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-17



40' WIDE NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES AND UNDERGROUND PUBLIC UTILITIES CENTERED ON THE SOUTHERLY PROPERTY BOUNDARY. SEE INSTRUMENT NO. 83-09269 O.R.

10' WIDE WATER MAIN EASEMENT SEE INST. NO. 82-07325 O.R.

FOUND 5/8" REBAR WITH PLASTIC CAP SEE S.N. 19532



RECEIVED
Date 5/27/16 By PB
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

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