

(UNSURVEYED)
PARTITION PLAT NO. P-37-2016
 Located in Sections 4, 5, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21,
 22, 23, 24, 26, 27, 28, 29, 32, 34, 36, T.36S., R.2E., W.M.
 Jackson County, Oregon
 (County File No. 439-15-00028-SUB)

***** APPROVALS *****

FILE 439-15-00028-SUB
EXAMINED AND APPROVED this 15th day of July, 20 16.

[Signature]
Jackson County Planning

EXAMINED AND APPROVED this 14th day of July, 20 16.

[Signature]
Jackson County Surveyor

EXAMINED AND APPROVED this day of , 20 .

[Signature]
Jackson County Engineer

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid
as of October 6th, 20 16.

[Signature] Deputy
Assessor, Department of Assessment

[Signature] deputy
Tax Collector

***** DECLARATION *****

Know all men by these presents that C2 CATTLE COMPANY LIMITED PARTNERSHIP, an Oregon Limited Partnership, is the owner in fee of the lands shown on this Partition Plat, more particularly described in the Surveyor's Certificate and have caused the same to be Partitioned into the Parcels and does hereby dedicate the Public Utility Easements (PUE) as shown on Sheet 4.

[Signature]
JAMES ~~FRANK~~ R. COONAN, ~~PRESIDENT~~ SECRETARY
C2 MANAGEMENT COMPANY, GENERAL PARTNER
C2 CATTLE COMPANY LIMITED PARTNERSHIP

STATE OF OREGON)
COUNTY OF JACKSON)ss

JAMES

PERSONALLY appeared the above named ~~JAMES~~ R. Coonan and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of C2 Management Company as Partner of C2 Cattle Company Limited Partnership.

Dated this 5th day of July, 20 16.

[Signature]
Sharri L. Tarazon Notary Public - Oregon
Commission No. 925043
My Commission Expires 02/11/2018

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

[Signature]
SURVEYOR

SURVEY FOR:
C2 CATTLE COMPANY, LP
C/O 14895 HIGHWAY 140
EAGLE POINT, OR 97524

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET
WWW.FRIARANDASSOCIATES.COM

DATE:
APRIL 25, 2016

SHEET INDEX

- 1 = SIGNATURE & PARTIAL EXCEPTION LIST.
- 2 = LEGAL DESCRIPTION.
- 3 = TITLE EXCEPTION LIST.
- 4 = MAP.

***** RECORDING *****

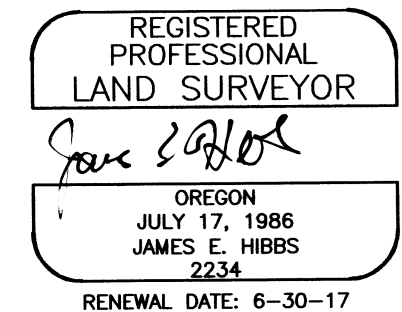
Filed for record this 06 day of October, 20 16 at
6:50 o'clock A m., and recorded as Partition Plat No. P-37-2016
in "Record of Partition Plats" of Jackson County, Oregon.
Index Volume 27, Page 37. Document No. 2016-03823, ORJCO.

[Signature] County Clerk
[Signature] Deputy
County Surveyor File No. 22083

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

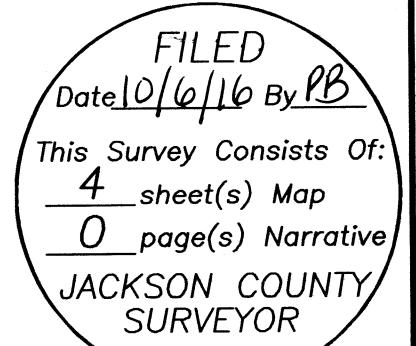
PURPOSE: To graphically depict two parcels created through an unsurveyed land partition. See JCDS File No. 439-15-00028-SUB.

PROCEDURE: Utilizing a variety of filed surveys, GLO surveys, deed references and assessor office data, I computed the approximate boundary of parent tract as the basis of this unsurveyed land partition in accordance with O.R.S. 92.055. The dividing line between the new parcels is intended to be the Southwesterly line of South Fork Little Butte Creek Road as approved by JCDS. Based on the above I computed the approximate areas of each parcel as shown on Sheet 4.



* EXCEPTIONS PER TITLE REPORT *

- 61. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,
Lessor: C-2 Cattle Company
Lessee: Westover Leasing Inc.
Disclosed by: Instrument
Date: March 16, 2000
Recorded: March 15, 2001
Instrument No.: 01-10051
- 62. Split Assignment of Right-of-Way, including the terms and provisions thereof,
Recorded: April 15, 2002
Instrument No.: 02-21021
- 63. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: PacifiCorp, an Oregon Corporation, or its predecessor or successor in interest
Recorded: May 1, 2003
Instrument No.: 03-27814
- 64. Deed of Conservation Easement, including the terms and provisions thereof,
Recorded: April 13, 2006
Instrument No.: 2006-019658
- 65. Right of Way and Road Use Agreement, including the terms and provisions thereof,
Recorded: June 27, 2007
Instrument No.: 2007-030075
- 66. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,
Lessor: C2 Cattle Company Limited Partnership, an Oregon limited partnership
Lessee: SpectraSite Communication, LLC, a Delaware limited liability company
Disclosed by: Memorandum of Lease
Date: May 15, 2014
Recorded: June 11, 2014
Instrument No.: 2014-014418
- 67. Right of Way and Road Use Agreement, including the terms and provisions thereof,
Recorded: June 5, 2015
Instrument No.: 2015-017087



SURVEY FOR:

C2 CATTLE COMPANY, LP
C/O 14895 HIGHWAY 140
EAGLE POINT, OR 97524

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET
WWW.FRIARANDASSOCIATES.COM

DATE:

APRIL 25, 2016

(UNSURVEYED)

PARTITION PLAT NO. P-37-2016

Located in Sections 4, 5, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21,
22, 23, 24, 26, 27 28, 29, 32, 34, 36, T.36S., R.2E., W.M.

Jackson County, Oregon
(County File No. 439-15-00028-SUB)

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

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT MADE BY ME COMPLIES WITH THE REGULATIONS FOR UNSURVEYED PARTITIONS AND REPRESENTS LAND, THE UNSURVEYED EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

SECTION 4:
The Northwest one-quarter AND the Northeast one-quarter AND the Southeast one-quarter.

SECTION 5:
The Southeast one-quarter of Northwest one-quarter AND the South one-half of Northeast one-quarter AND the Southwest one-quarter.

SECTION 7:
The South one-half of Southwest one-quarter AND the Southeast one-quarter.
EXCEPTING THEREFROM all that portion lying Westerly of the County Road. ALSO EXCEPTING THEREFROM the following described parcel conveyed for property line adjustment, County File No. SUB2013-00007: Commencing at a 1" iron pipe with brass cap found set for the corner common to Sections 5, 6, 7 and 8, Township 36 South, Range 2 East of the Willamette Meridian located in Jackson County, Oregon; thence South, 2918.08 feet; thence West, 937.20 feet to a 5/8" rebar with plastic cap set for the true point of beginning; thence North 09°48'29" East, a more or less distance of 274.56 feet, to intersect the Southerly boundary of the Northeast Quarter of Section 7 from which point a 5/8" rebar with plastic cap set as a reference monument, bears North 09°48'29" East, a more or less distance of 8.33 feet; thence along the said Southerly boundary of the Northeast Quarter of Section 7, a more or less bearing and distance of North 89°43'29" West, 662.34 feet to intersect the centerline of Salt Creek Road; thence along said road line as follows: a more or less distance of 67.88 feet along the arc of a 160.00 foot radius curve to the left (long chord bears a more or less bearing and distance of South 19°20'46" East, 67.37 feet); thence South 31°30'00" East, 85.66 feet; thence 288.15 feet along the arc of a 260.00 foot radius curve to the right (long chord bears South 0°15'00" West, 273.63 feet); thence South 32°00'00" West, 299.32 feet; thence leaving said Salt Creek Road centerline, North 87°30'17" East, 35.97 feet to a 5/8" rebar with plastic cap set for a reference monument; thence continuing North 87°30'17" East, 88.00 feet to a 5/8" rebar with plastic cap set; thence North 56°37'43" East, 699.83 feet to the true point of beginning. ALSO EXCEPTING THEREFROM that portion of the hereinbefore described property lying within the right-of-way lines of Salt Creek (County) Road.

SECTION 8:
The East one-half of Northwest one-quarter AND the Northeast one-quarter AND the Southwest one-quarter AND the East half of the Southeast one-quarter.

SECTION 9:
The South one-half of North one-half AND the South one-half.

SECTION 10:
The South one-half of Northwest one-quarter AND the Southeast one-quarter AND the Southwest one-quarter. LESS AND EXCEPTING THEREFROM the following described tract:
Commencing at the section corner common to Sections 9, 10, 15, and 16, Township 36 South, Range 2 East, Willamette Meridian, Jackson County, Oregon; thence East 583.92 feet; thence South 26°23'25" West, 144.57 feet to a 5/8 inch iron pin at the true point of beginning; thence North 26°23'25" East, 953.72 feet to a 5/8 inch iron pin; thence North 73°48'00" East, 1088.13 feet to a 5/8 inch iron pin; thence South 17°13'35" East, 730.24 feet to a 5/8 inch iron pin; thence South 12°54'55" West, 324.34 feet; thence South 29°35'50" West, 322.86 feet; thence South 85°58'00" West, 996.57 feet to a 5/8 inch iron pin; thence North 55°05'45" West, 408.04 feet to the true point of beginning.

SECTION 15:
The West one-half of Northeast one-quarter AND the Northwest one-quarter AND the West one-half of Southwest one-quarter. LESS AND EXCEPTING THEREFROM the following three described tracts: (1) Commencing at the section corner common to Sections 9, 10, 15, and 16, Township 36 South, Range 2 East, Willamette Meridian, Jackson County, Oregon; thence East, 583.92 feet; thence South 26°23'25" West, 144.57 feet to a 5/8 inch iron pin at the true point of beginning; thence North 26°23'25" East, 953.72 feet to a 5/8 inch iron pin; thence North 73°48'00" East, 1088.13 feet to a 5/8 inch iron pin; thence South 17°13'35" East, 730.24 feet to a 5/8 inch iron pin; thence South 12°54'55" West, 324.34 feet; thence South 29°35'50" West, 322.86 feet; thence South 85°58'00" West, 996.57 feet to a 5/8 inch iron pin; thence North 55°05'45" West, 408.04 feet to the true point of beginning. (2) Beginning at a point on the West line of Section 15, said Township and Range, from which the one-quarter (1/4) corner common to said Section 15 and 16 bears South 00°02'40" East, 140.02 feet, thence continuing along said Section line North 00°02'40" West, 660.00 feet; thence North 89°27'40" East, 149.69 feet to a 5/8 inch iron pin; thence South 00°32'20" East, 660.00 feet to a 5/8 inch iron pin; thence South 89°27'40" West, 155.39 feet to the point of beginning. (3) That tract in Volume 512, Page 418, more fully described as follows: Beginning at a point which is 215.0 feet South from the quarter section corner between Sections 10 and 15, in Township 36 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence East, 275.0 feet; thence South 790.0 feet; thence West, 550.0 feet; thence North, 790.0 feet; thence East, 275.0 feet to the point of beginning.

SECTION 16:
All of said section. LESS AND EXCEPTING THEREFROM the following described tract:
A tract or parcel of land situate in the Northwest Quarter of Section 15 Township 36 South, Range 2 East of the Willamette Meridian, Jackson County, Oregon, commencing at a point on the West line of Section 15, said Township and Range, from which the One Quarter corner common to said Sections 15 and 16 bears South 00°02'40" East, 140.02 feet, thence continuing along said Section line, North 00°02'40" West, 660.00 feet; thence North 89°27'40" East, 149.69 feet to a 5/8 inch iron pin; thence South 0°32'20" East, 660.00 feet to a 5/8 inch iron pin; thence South 89°27'40" West, 155.39 feet to the true point of beginning.

SECTION 17:
All of said section excepting therefrom the North half of the North half;

SECTION 18:
The Northwest one-quarter AND the Northeast one-quarter AND the Southeast one-quarter AND the East one-half of Southwest one-quarter. EXCEPTING THEREFROM all those portions lying Westerly and Northwesterly of the County Road; ALSO EXCEPTING THEREFROM all that portion lying Southerly of Lake of the Woods Highway No. 140.

SECTION 19:
That portion of the Northeast one-quarter (1/4) of the Northeast one-quarter (1/4) being more particularly described as follows: Beginning at the Northeast corner of Section 19, said Township and Range; thence along the East line of said Section 19, South 00°12'30" East (record South), 105.36 feet to intersect the Northerly right of way line of Oregon State Highway No. 140; thence along aforementioned Northerly right of way line, North 80°39'00" West (Oregon State Highway bearing North 79°12' West), 665.95 feet to intersect the North line of said Section 19; thence along the North line of Section 19, South 89°45'10" East (record East), 656.72 feet to the point of beginning.

SECTION 20:
The North one-half of the Northwest one-quarter lying Northerly of Lake of the Woods Highway State Highway 140 AND the West one-half of the North one-half of the Northeast one-quarter lying Northerly of Lake of the Woods Highway State Highway 140 AND That portion of the East one-half (1/2) of the Southeast one-quarter (1/4) being more particularly described as follows: Beginning at the one-quarter (1/4) corner common to Sections 20 and 21 of the above Township and Range; thence along the Northerly line of the East one-half (1/2) of the Southeast one-quarter (1/4) of said Section 20, South 89°54'45" West, 341.07 feet; thence leaving said Northerly line South 120.48 feet; thence West 406.78 feet to intersect the centerline of the existing Medford and Rogue River Valley Irrigation Districts main diversion canal; thence along said canal centerline as follows: South 27°15'00" West, 301.50 feet, South 18°00'00" West, 362.75 feet, South 05°32'00" East, 182.00 feet, South 51°02'00" West, 182.00 feet, South 24°00'00" West, 114.00 feet, South 08°45'00" East, 124.00 feet, South 37°00'00" East, 172.00 feet, South 18°14'00" West, 66.00 feet, South 86°42'00" West, 116.00 feet; thence South 71°18'00" West, 132.30 feet to the point of intersection of said canal centerline with the West line of the East one-half (1/2) of the Southeast one-quarter (1/4) of said Section 20; thence along said West line South, 1135 feet, more or less, to intersect the section line common to Sections 20 and 29, said Township and Range; thence East, 1320 feet, more or less, to the section corner common to Sections 20, 21, 29 and 28 said Township and Range; thence North along the section line common to Sections 20 and 21, 2640 feet, more or less, to the point of beginning.

SECTION 21:
The Northeast one-quarter AND the Southeast one-quarter AND the Southwest one-quarter AND the East one-half of the Northwest one-quarter.

SECTION 22:
The Northwest one-quarter AND the Southwest one-quarter AND the Southeast one-quarter AND the West one-half of the Northeast one-quarter.

SECTION 23:
The West one-half of the Southwest one-quarter AND the Southeast one-quarter of the Southwest one-quarter AND the Southwest one-quarter of the Southeast one-quarter AND the East one-half of the Southeast one-quarter.

SECTION 24:
The South one-half of the Northwest one-quarter AND the West one-half of the Southwest one-quarter AND the Northeast one-quarter of the Southwest one-quarter.

SECTION 26:
The Northwest one-quarter AND the Southeast one-quarter AND the Southwest one-quarter AND the West one-half of the Northeast one quarter.

SECTION 27:
All of said section.

SECTION 28:
All of said section.

SECTION 29:
All that portion of the Northeast one-quarter of Northeast one-quarter lying Easterly of the Medford and Rogue River Valley Irrigation District Canal AND the East one-half of the Southeast one-quarter. LESS AND EXCEPTING THEREFROM the following two described tracts: (1) The land described in Volume 83 deeds, Page 409 as follows: Beginning at a point 20 feet above Little Butte Creek, from which the quarter section corner between Sections 28 and 29 in Township 36 South, Range 2 East, Willamette Meridian Jackson County, Oregon, bears North 08°31' East, 1080.4 feet; thence South, 660 feet; thence West, 660 feet; thence North, 660; to a point 40 feet above said creek; thence East, 660 feet to the point of beginning. (2) Commencing at the quarter corner common to Sections 28 and 29, Township 36 South, Range 2 East, Willamette Meridian, Jackson County, Oregon; thence South 08°35'30" West, 1084.4 feet (record South 08°31' West, 1080.4 feet) to the Northeast corner of tract described in Volume 83, Page 409 of the deed Records of Jackson County, Oregon; thence North 89°52' West (record West) along the North boundary of said tract, 243.92 feet to a 1/2 inch galvanized iron pipe for the true point of beginning; thence North 03°35'40" East, 157.50 feet; thence South 87°50' East, 73.71 feet; thence North 17°18'40" East, 133.88 feet; thence North 06°36'40" East, 171.26 feet; thence North 87°50' West, 144.52 feet; thence North 02°10' East, 100.02 feet; thence North 87°50' West, 234.65 feet; thence South 16°52' East, 159.32 feet; thence South 57°35'20" West, 48.57 feet; thence South 61°06'10" West, 36.76 feet to an angle point on the Westerly right of way line of that access road described as Easement "B" in Volume 417, Page 242 of the Deed Records of Jackson County, Oregon; thence along said road line, South 06°25'40" West, 168.56 feet; thence South 59°01'50" East, 99.59 feet; thence South 03°12'20" East, 151.82 feet to the North boundary of said tract, thence along said tract boundary South 89°52' East (record East), 183.94 feet to the true point of beginning.

SECTION 32:
The East one-half of the Northeast one-quarter AND the Southeast one-quarter. LESS AND EXCEPTING THEREFROM the following described tract: The land described in Volume 124 deeds, Page 556 as follows: Beginning at the quarter section corner between Sections 32 and 33 in Township 36 South, Range 2 East, Willamette Meridian, Jackson County, Oregon, and running thence East, 1900 feet; thence North 06°20' East, 365 feet; thence North 60°30' West, 332 feet; thence North 66°30' West, 280 feet; thence North 45°20' West, 1014 feet; thence North 72°15' West, 446 feet; thence North 57°25' West, 208 feet; thence North 11°30' West, 700 feet; thence South 75°00' West, 613 feet; thence South 01°30' East, 704 feet; thence South 13°30' East, 742 feet; thence South 27°25' East, 795 feet; thence East, 107 feet to the point of beginning in Sections 32 and 33. ALSO EXCEPTING THEREFROM all that portion lying Easterly of South Fork Little Butte Creek Road.

SECTION 34:
The Northwest one-quarter AND the South Half of the Northeast one-quarter.

SECTION 36:
The Southeast one-quarter of Northwest one-quarter AND the Southwest one-quarter of Northeast one-quarter AND that portion of the Northwest one-quarter of Northwest one-quarter lying Southerly of Lake of the Woods Highway AND that portion of the Northeast one-quarter of the Northwest one-quarter Southerly of Lake of the Woods Highway.

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

James E. Hibbs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234

RENEWAL DATE: 6-30-17

FILED
Date 10/6/16 By PB
This Survey Consists Of:
4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 2 OF 4

SURVEY FOR:

C2 CATTLE COMPANY, LP
C/O 14895 HIGHWAY 140
EAGLE POINT, OR 97524

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
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PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET
WWW.FRIARANDASSOCIATES.COM

DATE:

APRIL 25, 2016

NOTE ABOUT EXCEPTIONS:

IN KEEPING WITH THE INTENTION OF O.R.S. 92.050(6) AND THE FACT THIS IS AN UNSURVEYED PARTITION, ALL EASEMENTS LISTED IN THE TITLE REPORT ARE BEING LISTED ON SHEETS 1 AND 3 IN LIEU OF BEING GRAPHICALLY DEPICTED ON SHEET 4 WITH THE APPROVAL OF THE JACKSON COUNTY SURVEYOR.

(UNSURVEYED)

PARTITION PLAT NO. P-37-2016

Located in Sections 4, 5, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 32, 34, 36, T.36S., R.2E., W.M.

Jackson County, Oregon

(County File No. 439-15-00028-SUB)

*** EXCEPTIONS PER TITLE REPORT ***

- 6. Easement, created by instrument, including the terms and provisions thereof, Recorded: August 2, 1909
Circuit Court Journal 15, Page 221
(Affects Section 20)
- 7. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Fish Lake Water Company, an Oregon corporation
Recorded: November 19, 1902
Book: 46, Page: 348
(Affects E 1/2 of SE 1/4 and NE 1/4 Sec. 20, and NE 1/4 of NE 1/4 section 29)
- 8. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Book: 179, Page: 131
(Affects Section 5)
- 9. Liability for charges for proportional maintenance and upkeep of water system furnishing irrigation water through the Hanley and Slinger Ditch, as set out in deed recorded in Volume 191, Page 188 of Deed Records of Jackson County, Oregon.
- 10. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Recorded: October 27, 1933
Book: 196, Page: 186
(Affects the Southeast quarter of the Northwest quarter of Section 16)
- 11. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Recorded: September 22, 1937
Book: 214, Page: 281
- 12. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Continental Timber Company, an Oregon Corporation
Recorded: April 10, 1944
Book: 250, Page: 223
(Affects E 1/2 of NE 1/4 Section 16)
- 13. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Continental Timber Company, an Oregon corporation
Recorded: April 10, 1944
Book: 250, Page: 225
(Affects parts of Section 15 and 16)
- 14. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Recorded: July 14, 1948
Book: 260, Page: 405 and 406
Recorded: June 22, 1956
Book: 428, Page: 49
(Affects parcels in Section 18)
- 15. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: California Oregon Power Company
Recorded: July 26, 1946
Book: 271, Page: 250
- 16. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: California Oregon Power Company
Recorded: July 26, 1946
Book: 271, Page: 255
- 17. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Recorded: November 24, 1947
Book: 288, Page: 212
- 18. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: United States Department of the Interior Bureau of Land Management
Recorded: October 17, 1950
Book: 341, Page: 247
(Affects the North half of the Southeast quarter of Section 10, Township 36 South, Range 2 East, Willamette Meridian, Jackson County, Oregon)
- 19. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: California Oregon Power Company
Recorded: December 9, 1952
Book: 374, Page: 392
Recorded: December 9, 1952
Book: 374, Page: 394
Recorded: May 8, 1953
Book: 380, Page: 245
- 20. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Recorded: August 3, 1954
Book: 397, Page: 384
- 21. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Columbia Utilities Company
Recorded: November 12, 1954
Book: 49, Page: 172, Miscellaneous Records
- 22. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Columbia Utilities Company
Recorded: November 12, 1954
Instrument No.:
Book: 49, Page: 176, Miscellaneous Records

- 23. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Columbia Utilities Company
Recorded: April 18, 1955
Book: 50, Page: 307, Miscellaneous Records
- 24. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Columbia Utilities Company
Recorded: April 18, 1955
Book: 50, Page: 308, Miscellaneous Records
- 25. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Medford Irrigation District
Recorded: October 20, 1955
Book: 417, Page: 242
- 26. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Medford Irrigation District
Recorded: November 28, 1955
Book: 419, Page: 32
- 27. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Medford Irrigation District
Recorded: December 9, 1955
Book: 419, Page: 272
- 28. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: California Oregon Power Company
Recorded: February 10, 1956
Instrument No.:
Book: 422, Page: 127 and 128
- 29. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: United States of America
Recorded: March 9, 1956
Book: 423, Page: 195
- 30. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: United States of America
Recorded: April 19, 1957
Book: 440, Page: 416
- 31. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Recorded: October 22, 1957
Book: 448, Page: 318
- 32. Agreement, including the terms and provisions thereof,
Recorded: October 22, 1957
Book: 448, Page: 322
- 33. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: United States of America
Recorded: May 25, 1960
Book: 490, Page: 116
- 34. Limited access provisions contained in Deed to State of Oregon, by and through its State Highway Commission, which provided 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: June 21, 1960
Book: 491, Page: 294
- 35. Limited access provisions contained in Deed to State of Oregon, by and through its State Highway Commission, which provided 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: August 9, 1960
Book: 493, Page: 451
- 36. Limited access provisions contained in Deed to State of Oregon, by and through its State Highway Commission, which provided 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: September 21, 1960
Book: 496, Page: 3
- 37. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: United States of America
Recorded: February 14, 1961
Book: 502, Page: 140
And as set forth in Judgment Civil Case No.: 60-474
- 38. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: PacifiCorp, an Oregon Corporation, or its predecessor or successor in interest
Recorded: June 28, 1962
Book: 528, Page: 424
- 39. Limited access provisions contained in "Final Judgment and Order of Taking" to State of Oregon, by and through its State Highway Commission, which provided 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,
Case No.: 60-451-L
Circuit Court for: Jackson County
And recorded in Book: 169, Page: 220, Miscellaneous Records
- 40. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: United States of America
Recorded: August 9, 1962
Book: 534, Page: 317

- 41. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: PacifiCorp, an Oregon Corporation, or its predecessor or successor in interest
Recorded: November 23, 1964
Book: 577, Page: 439
- 42. Easement for Access, including the terms and provisions thereof,
Recorded: September 8, 1965
Book: 595, Page: 28
- 43. Easement for Power Line, including the terms and provisions thereof,
Recorded: September 8, 1965
Book: 595, Page: 31
Re-recorded: November 11, 1965
Book: 599, Page: 211
- 44. Easement for Power Line, including the terms and provisions thereof,
Recorded: November 1, 1965
Book: 598, Page: 177
- 45. Easement for Access, including the terms and provisions thereof,
Recorded: November 1, 1965
Book: 598, Page: 179
- 46. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Recorded: April 14, 1967
Instrument No.: 67-03482
- 47. Easement for Channel Change, including the terms and provisions thereof,
Recorded: September 15, 1967
Instrument No.: 67-09120
- 48. Limited access provisions contained in Deed to State of Oregon, by and through its State Highway Commission, which provided 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: November 24, 1967
Instrument No.: 67-11199
- 49. Permanent Irrigation Ditch Easement, including the terms and provisions thereof,
Recorded: February 5, 1968
Instrument No.: 68-00938
- 50. Limited access provisions contained in Deed to State of Oregon, by and through its State Highway Commission, which provided 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: March 26, 1968
Instrument No.: 68-02503
- 51. Limited access provisions contained in Deed to State of Oregon, by and through its State Highway Commission, which provided 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: June 21, 1968
Instrument No.: 68-06149
- 52. Channel Change and Drainage Easement, including the terms and provisions thereof,
Recorded: June 27, 1968
Instrument No.: 68-06323
- 53. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: PacifiCorp, an Oregon Corporation, or its predecessor or successor in interest
Recorded: December 4, 1968
Instrument No.: 68-11723
- 54. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Recorded: September 5, 1969
Instrument No.: 69-08430
- 55. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Recorded: December 7, 1972
Instrument No.: 72-16663
- 56. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:
Recorded: December 7, 1972
Instrument No.: 72-16664
- 57. Easement, including the terms and provisions thereof,
Recorded: April 14, 1982
Instrument No.: 82-05350
- 58. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Recorded: February 12, 1986
Instrument No.: 86-02498
- 59. Right of Way Grant/Temporary Use Permit, including the terms and provisions thereof,
Recorded: September 17, 1999
Instrument No.: 99-48152
- 60. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: PacifiCorp, an Oregon Corporation, or its predecessor or successor in interest
Recorded: August 14, 2000
Instrument No.: 00-33283

SEE SHEET 1 FOR CONTINUATION OF EXCEPTIONS.

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

Joe [Signature]
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Joe [Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE: 6-30-17

FILED
Date 10/6/16 By PB
This Survey Consists Of:
4 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 3 OF 4

(UNSURVEYED)
PARTITION PLAT NO. P-37-2016
 Located in Sections 4, 5, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21,
 22, 23, 24, 26, 27, 28, 29, 32, 34, 36, T.36S., R.2E., W.M.
 Jackson County, Oregon
 (County File No. 439-15-00028-SUB)

SURVEY FOR:
 C2 CATTLE COMPANY, LP
 C/O 14895 HIGHWAY 140
 EAGLE POINT, OR 97524

SURVEY BY:
 L.J. FRIAR & ASSOCIATES, P.C.
 CONSULTING LAND SURVEYORS
 PO BOX 1947
 PHOENIX, OR 97535
 PHONE: (541) 772-2782
 EMAIL: LJFRIAR@CHARTER.NET

DATE:
 APRIL 25, 2016

LEGEND:

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- EX() = EXCEPTION (REFER TO LEGAL DESCRIPTION ON SHEET 2).
- JCDS = JACKSON COUNTY DEVELOPMENT SERVICES.
- PUE = 10' WIDE PUBLIC UTILITY EASEMENT BEING DEDICATED HEREON.

BASIS OF BEARINGS:

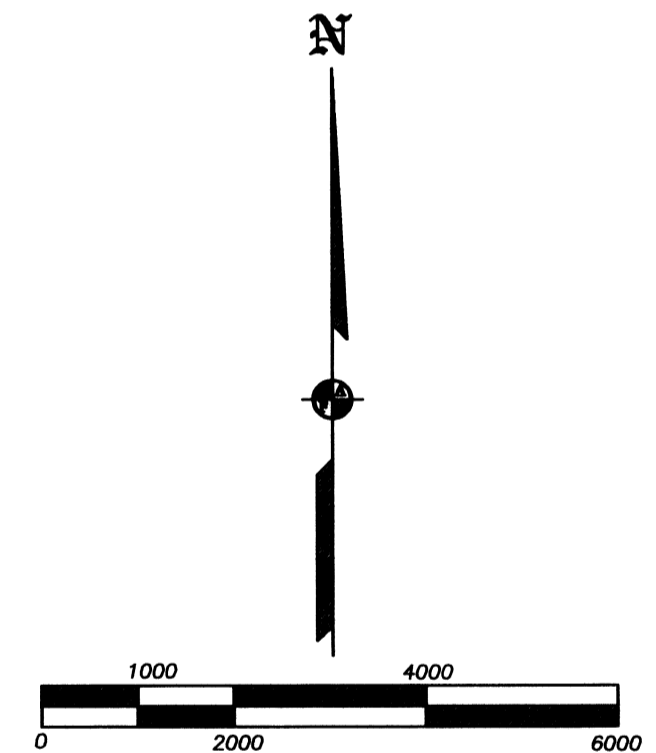
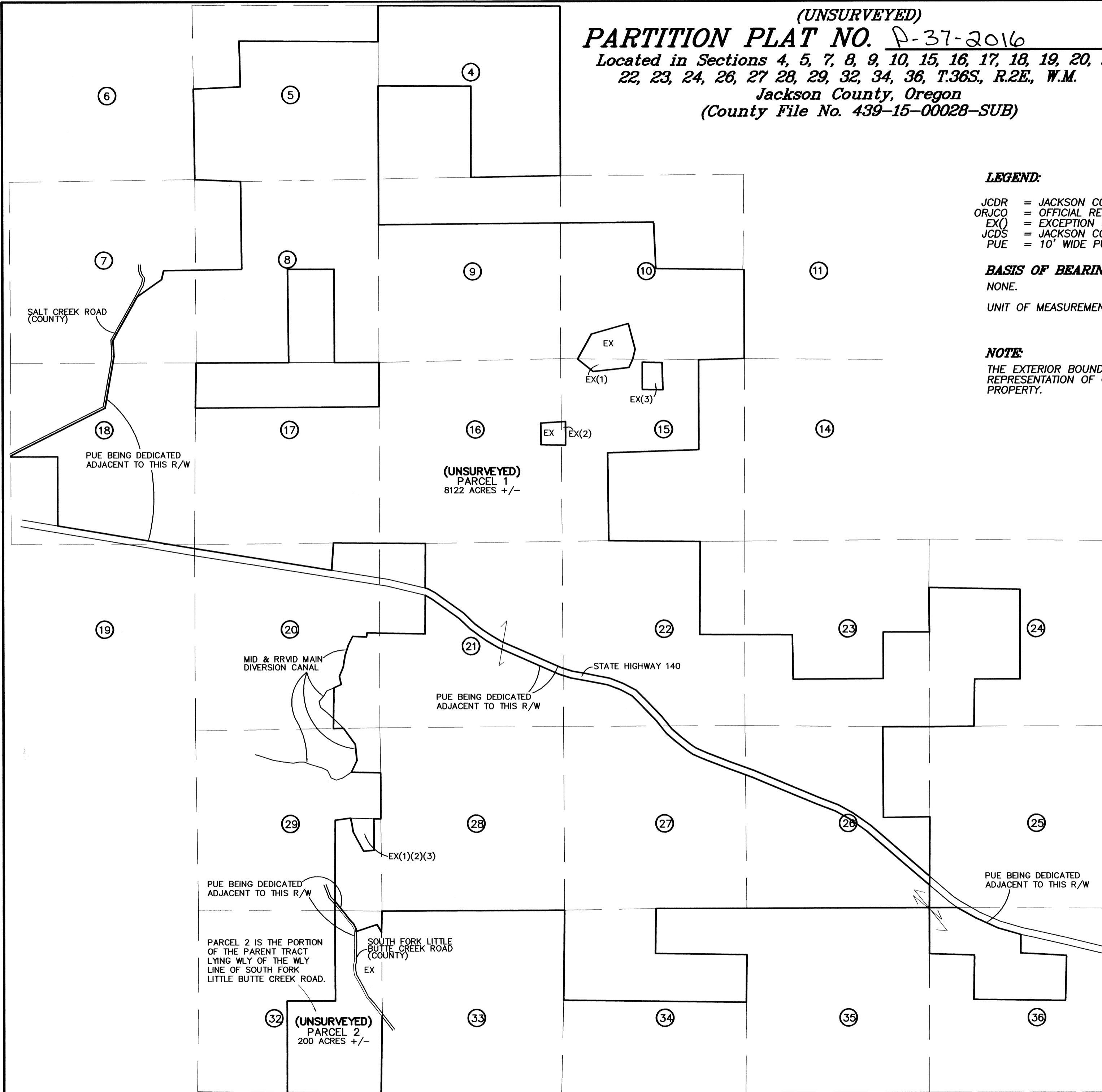
NONE.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 2000'

NOTE:

THE EXTERIOR BOUNDARY SHOWN HEREON IS A GRAPHICAL REPRESENTATION AND IS NOT A REPRESENTATION OF OR INTENDED TO BE AN ACTUAL BOUNDARY SURVEY OF THE SUBJECT PROPERTY.



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

James E. Hibbs
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234

RENEWAL DATE: 6-30-17

FILED
 Date 10/6/16 By *JH*
 This Survey Consists Of:
 4 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
 SURVEYOR

SHEET 4 OF 4