

LAND PARTITION SURVEY

PARTITION PLAT No. P-43-2016

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

APPROVAL:

Examined and Approved this 1ST day of NOVEMBER, 2016.

Jackson County Planning Director
FILE NO. 439-15-00047-SUB

APPROVAL:

Examined and Approved this 13th day of December, 2016.

Jackson County Surveyor

Located in:
PARCEL 2 of Partition Plat P-79-2007
in the Northeast 1/4 of Section 19,
Township 36 South, Range 1 West, W.M.,
Jackson County, Oregon

For:
Antelope & Agate, LLC

PURPOSE: To survey and monument a land partition of a portion of the property described in Instrument No. 2015-040978 as approved by the Jackson County Planning Department (File No. 439-15-00047-SUB)

PROCEDURE: The boundary of the property being partitioned has been previously surveyed and monumented per filed Surveys No. 19884 and 21936 done by this Office and 20479 & 20984 done by Hardey Engineering. Monuments found per those Surveys were recovered and, except for the Southwest corner which showed a slight variation from record, held for the exterior boundary. The Parcel division line was computed at the client's direction and monumented accordingly.

Equipment used: Trimble S6 Robotic instrument.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT ANTELOPE & AGATE, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE REAL PROPERTY 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 HEREON.

SURVEYORS CERTIFICATE:

I DAVID M. MINNECI, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

PARCEL 2, AS SHOWN ON THE PARTITION PLAT FILED IN THE OFFICE OF THE JACKSON COUNTY OREGON SURVEYOR AS NO. 19884, AND RECORDED AS PARTITION PLAT NO. P-79-2007 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON.

David M. Minnici
SURVEYOR

ANTELOPE & AGATE, LLC, AN OREGON LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF, SIGNED THIS 28th DAY OF NOVEMBER, 2016.

STATE OF OREGON }
COUNTY OF Maricopa } SS.

Howard Kimmel
HOWARD KIMMEL
MANAGING MEMBER

PERSONALLY APPEARED THE ABOVE NAMED HOWARD KIMMEL AND ACKNOWLEDGED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF ANTELOPE & AGATE, LLC, AN OREGON LIMITED LIABILITY COMPANY, TO BE HIS VOLUNTARY ACT AND DEED.

SIGNED THIS 28th DAY OF November, 2016

BEFORE ME: Kathy Dree

Notary Public State of Arizona
Maricopa County My Commission Expires July 14, 2017

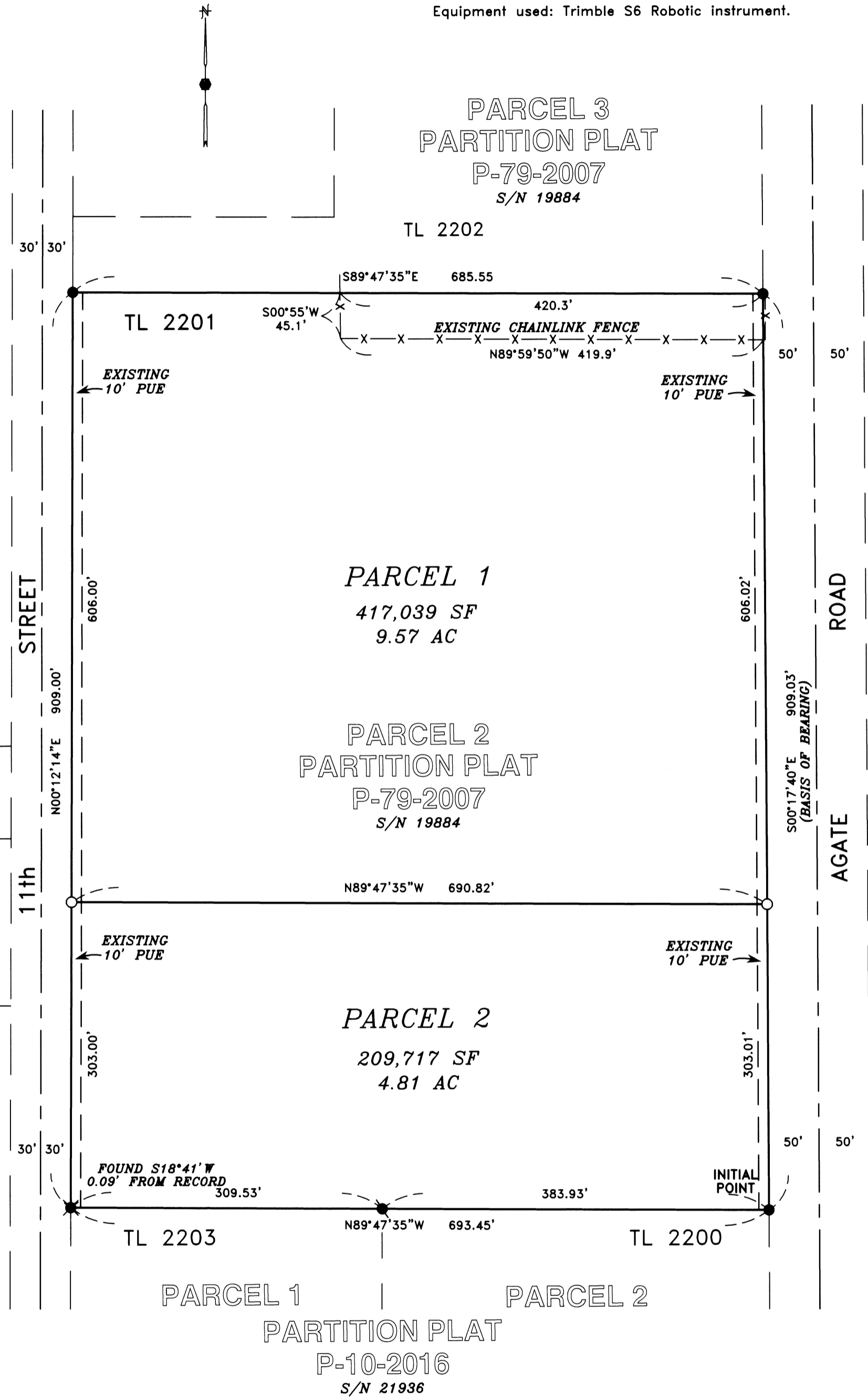
HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR. STE. 201, MEDFORD, OREGON
(541) 779-4641

BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 100' SEPTEMBER 2, 2016
BASIS OF BEARING: SURVEY NUMBER 19884
(EAST LINE OF PARCEL 2)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 19884.
- ⊙ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 21936.
- ⊗ = FOUND 5/8" PIN WITH PLASTIC CAP STAMPED "HARDEY ENG. & ASSOC." PER S/N 20479 & 20984.
- S/N = SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.

TITLE EXCEPTION NOTES:

- THESE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
- THESE PREMISES ARE SITUATED IN THE ROGUE RIVER VALLEY IRRIGATION DISTRICT AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
- EASEMENTS, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN PER VOL. 336, PAGE 276; VOL. 294, PAGE 307; VOL. 308, PAGE 469 AND VOL. 335, PAGE 216 FOR THE INSTALLATION AND MAINTENANCE OF SEWER AND WATER LINES. (DOES NOT AFFECT THIS PARCEL.)
- RESERVATION TO THE UNITED STATES OF AMERICA, OF TITLE TO THE COMPLETE ELECTRICAL DISTRIBUTION SYSTEM, INCLUDING THE LIGHT AND POWER LINES AND ELECTRICAL EQUIPMENT, AND RIGHTS IN CONNECTION THEREWITH, SET OUT IN DEED RECORDED MARCH 30, 1948 IN VOL. 294, PAGE 307, JACKSON COUNTY DEED RECORDS.
- EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED THE CALIFORNIA OREGON POWER COMPANY PER VOL. 330, PAGE 446; VOL. 398 PAGE 495; VOL. 405, PAGE 314; VOL. 411 PAGE 275 AND VOL. 327, PAGE 121. (20' IN WIDTH - 10' ON EACH SIDE OF THE EXISTING POLE.)
- EASEMENT FOR INSTALLATION AND MAINTENANCE OF WATER PIPES AND LINES, CONNECTION WITH WATER DISTRIBUTION PER VOL. 531, PAGE 259. (DOES NOT AFFECT THIS PARCEL)
- EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF A GAS PIPE LINE GRANTED CALIFORNIA PACIFIC UTILITY COMPANY PER VOL. 548, PG. 333. (NO SPECIFIC LOCATION GIVEN)
- EASEMENT FOR MAINTAINING THE EXISTING DRAINAGE FACILITIES GRANTED WHITE CITY CORPORATION PER DOC. NO. 1968-00026. (DOES NOT AFFECT THIS PARCEL)
- EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED PACIFIC POWER AND LIGHT COMPANY PER DOCS. NO. 70-05686 & 88-26158. (20' IN WIDTH-NO SPECIFIC LOCATION GIVEN)
- A MUTUAL ROAD USE AGREEMENT BETWEEN STONE CONTAINER CORPORATION, A NEVADA CORPORATION AND MEDFORD CORPORATION, A DELAWARE CORPORATION, PER DOC. NO. 1987-23424. (DOES NOT AFFECT THIS PARCEL)
- EASEMENT AS SHOWN ON RECORDED PLAT/PARTITION FOR PUBLIC UTILITY. EAST-ERLY AND WESTERLY 10 FEET. (SHOWN).



PARCEL 1 | PARCEL 2
PARTITION PLAT
P-10-2016
S/N 21936

RECORDING

FILED FOR RECORD THIS THE 13th DAY OF December, 2016 AT 3:24 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-43-2016 IN "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. INDEX VOLUME 27, PAGE 43.

Christine Walker
COUNTY CLERK
Kathy Bayoucliff
DEPUTY
FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 22133.

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF Dec. 15, 2016.

RECEIVED
Date 12/13/16 By RB
This survey consists of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David M. Minnici
OREGON
JULY 28, 1988
DAVID M. MINNECI
2349
EXPIRES 12/31/16

Assessor: [Signature] 12/13/16 DATE
Tax Collector: [Signature] 12/13/16 DATE

I certify this plat to be an exact photocopy of the original.
David M. Minnici
SURVEYOR