

APPROVAL:

Examined and Approved this 27 day of June, 2017.

Jackson County Planning Director
FILE NO. 439-17-00002-SUB

APPROVAL:

Examined and Approved this 5th day of July, 2017.

Jackson County Surveyor

LAND PARTITION SURVEY (NARRATIVE ON SEPARATE SHEET)
PARTITION PLAT No. P-19-2017

Located in:
the Southwest 1/4 of Section 17, (17CB)
Township 36 South, Range 1 West, W.M.,
Jackson County, Oregon

For:
Blondies, LLC
81 Pine Court
Eagle Point, Oregon

SURVEYOR'S 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:

COMMENCING AT THE CORNER COMMON TO SECTIONS 17, 18, 19 AND 20, TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE ALONG THE CENTERLINE OF AGATE ROAD, NORTH 00°17'40" EAST 1518.35 FEET; THENCE SOUTH 89°48'00" EAST 50.00 FEET TO THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2016-008042, OFFICIAL RECORDS OF SAID JACKSON COUNTY FOR THE INITIAL POINT OF BEGINNING; THENCE, ALONG THE BOUNDARY OF SAID TRACT AS FOLLOWS: NORTH 00°17'40" WEST 568.60 FEET (RECORD 568.49 FEET); THENCE SOUTH 89°48'00" EAST 686.33 FEET; THENCE SOUTH 15°28'00" WEST 75.00 FEET; THENCE SOUTH 20°04'00" WEST 84.40 FEET; THENCE SOUTH 13°25'00" WEST 161.30 FEET; THENCE SOUTH 16°34'00" WEST 197.80 FEET; THENCE SOUTH 18°24'00" WEST 73.72 FEET (RECORD 73.60 FEET); THENCE NORTH 89°48'00" WEST 517.35 FEET (RECORD 517.39 FEET) TO THE POINT OF BEGINNING.

David M. Minnici
SURVEYOR

LINE TABLE with columns LINE, BEARING, DISTANCE. Rows L1, L2, L3.

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT BLONDIE'S, 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. BLONDIE'S, LLC DOES HEREBY GRANT TO ROGUE VALLEY SEWER SERVICES, THEIR HEIRS AND ASSIGNS, A 15-FOOT EASEMENT FOR SANITARY SEWER FACILITIES AND MAINTENANCE AS SHOWN HEREON.

BLONDIE'S, LLC, AN OREGON LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, SIGNED THIS 23 DAY OF JUNE, 2017.

STATE OF OREGON

COUNTY OF Jackson

Howard Kimmel
MANAGING MEMBER

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

SIGNED THIS 23 DAY OF June, 2017

BEFORE ME: [Signature]
NOTARY

NOTARY PUBLIC - OREGON

COMMISSION NO. 933141

MY COMMISSION EXPIRES: 11-2-18

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

BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 80' MAY 19, 2017
BASIS OF BEARING: SURVEY NUMBER 4097
(CENTERLINE AGATE ROAD)

- Legend for symbols: SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349", FOUND 5/8" IRON PIN WITH ALUMINUM CAP STAMPED "HARDEY ENG. & ASSOC." PER S/N 20984, FOUND MONUMENT AS NOTED, FOUND BRASS DISC MONUMENT AS NOTED, S/N = SURVEY NUMBER, [] = RECORD PER DOCUMENT NO. 2016-003475 AND SURVEY NO. 5090.

REGISTERED PROFESSIONAL LAND SURVEYOR

David M. Minnici
OREGON JULY 26, 1988
DAVID M. MINNECI
2349

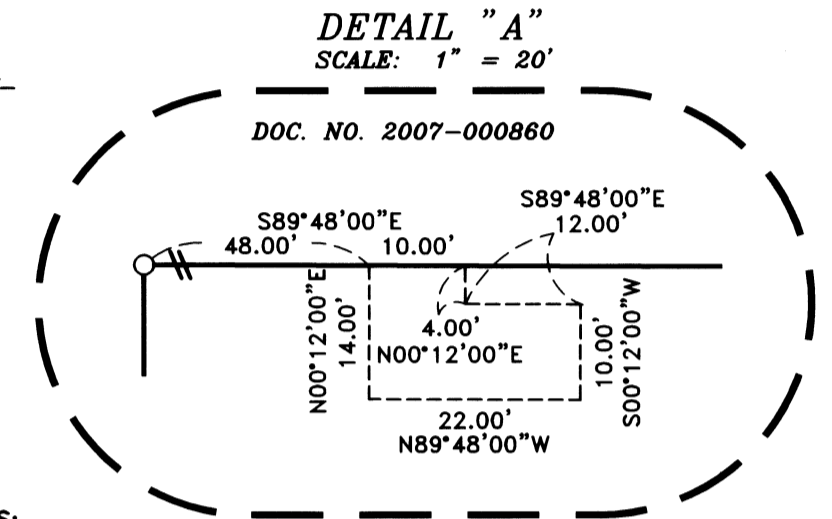
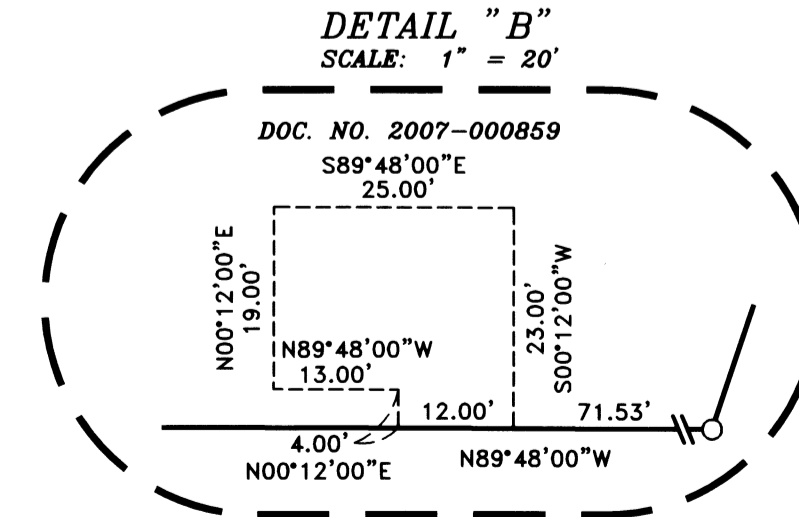
EXPIRES 12/31/18

I certify this plat to be an exact photocopy of the original.

David M. Minnici
SURVEYOR

FOUND 3" BRASS DISC STAMPED
T36S R1W
18 17
19 20
CS 1979

"RECEIVED"
Date 7/24/17 By PB
This survey consists of:
1 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR



TITLE EXCEPTION NOTES:

- 1.) THE PREMISES DESCRIBED HEREIN ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
2.) EASEMENT FOR RIGHTS TO PUBLIC UTILITIES FROM THE UNITED STATES OF AMERICA PER VOL. 294, PG. 307 AND, VOL. 308 PG. 469. (NO SPECIFIC LOCATION GIVEN)
3.) EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED THE CALIFORNIA OREGON POWER COMPANY PER VOL. 313, PG. 168, VOL. 326, PG. 188, VOL. 330, PG. 466, VOL. 342, PG. 57, VOL. 375, PG. 355, VOL. 378, PG. 103, VOL. 417, PG. 170 AND VOL. 471, PG. 161, (NO SPECIFIC LOCATION GIVEN)
4.) EASEMENT FOR PIPE LINE FACILITIES AND RIGHTS IN CONNECTION THEREWITH IN FAVOR OF THE CALIFORNIA-PACIFIC UTILITIES COMPANY PER VOL. 548, PG. 333. (NO SPECIFIC LOCATION GIVEN)
5.) EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY FOR THE PACIFIC POWER AND LIGHT COMPANY PER DOCS. NO. 68-06875 AND 70-01323. POWER COMPANY PER DOC. NO. 91-23655 (LOCATION NOT DETERMINABLE)
6.) EASEMENT FOR WATER TRANSMISSION AND DISTRIBUTION FACILITIES AND RIGHTS IN CONNECTION THEREWITH IN FAVOR OF THE WHITE CITY WATER SYSTEM, INC. PER DOCS. NO. 68-09787 AND 68-09788. (DOES NOT AFFECT THIS PROPERTY)
7.) EASEMENTS FOR DRAINAGE IN FAVOR OF JACKSON COUNTY, A POLITICAL SUB-DIVISION, PER DOCS. NO. 70-05094 AND 70-10659 (SHOWN)
8.) EASEMENTS FOR PERPETUAL RIGHT AND RAILROAD IN FAVOR OF WHITE CITY TERMINAL AND UTILITY COMPANY PER DOC. NO. 75-02663 (NO SPECIFIC LOCATION GIVEN), 74-12772 (NO SPECIFIC LOCATION GIVEN) AND 77-06168 (SHOWN)
9.) EASEMENT FOR INSTALLATION AND MAINTENANCE OF WATER MAINS IN FAVOR OF THE CITY OF MEDFORD, BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS PER DOCS. NO. 2007-000859 & 2007-000860. (SHOWN)
10.) BUILDING SITE IMPROVEMENT AGREEMENT BETWEEN JACKSON COUNTY, STATE OF OREGON AND BLONDIE'S, LLC PER DOC. NO. 2016-036637.

RECORDING

FILED FOR RECORD THIS THE 24th DAY OF July, 2017 AT 11:11 O'CLOCK, A.M. AND RECORDED AS PARTITION PLAT NO. P-19-2017 IN "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. INDEX VOLUME 28, PAGE 19.

Christine Walker COUNTY CLERK, Kelly Barowcliff DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 22303.

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 AND O.R.S. 92.100 HAVE BEEN PAID AS OF 24th of July, 2017.

Arby Thomas, agent ASSESSOR, David Ager DATE, Kelly Barowcliff, Deputy TAX COLLECTOR, 7/24/17 DATE

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: **BLONDIE'S LLC**
89 Pine Court
Eagle Point, Oregon 97524

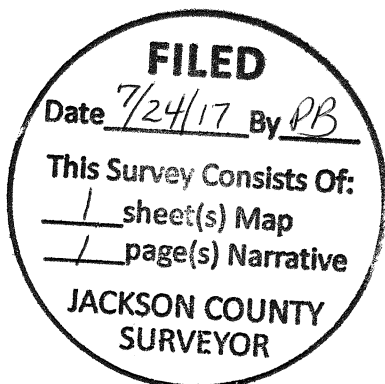
Location: The Southwest one-quarter (1/4) of Section 17, Township 36 South,
Range 1 West, Willamette Meridian, Jackson County, Oregon.

Purpose: To survey, monument and record a Partition Plat (Jackson County
Planning File No. 439-17-00002-SUB) of the property described in
Document No. 2016-003475, Official Records of Jackson County,
Oregon.

Procedure: The center line of Agate Road was created as a line running North-
erly from the Section corner common to sections 17, 18, 19 and 20
to a point 50' Westerly and 50' Easterly of monuments found per
Surveys No. 4097 and 20456 respectively. The West line of the
property was established 50' Easterly of said center line. The cen-
ter line of Avenue "H" was created 30' Southerly of monuments
found per Surveys No. 4097 and 5142. The North line of the prop-
erty was established 30' Southerly of said centerline. The Easterly
line was established at record distance and bearing from the
Northwest corner with a slight variance in the record distance of the
last call to the Southeast corner of the property. The center line of
Avenue "G" was created between monuments found at the inter-
sections of 11th and 14th Streets. The Southerly line was estab-
lished 30' Northerly of said center line.

Basis of
Bearing: Center line of Agate Road per Survey No. 4097.

Date: May 19, 2017



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/18
880 Golf View Dr. St., Ste. 201
Medford, Oregon 9750