

\*\*\* APPROVALS \*\*\*

MEDFORD CITY PLANNING:  
(FILE NO. LDP-18-023)

EXAMINED AND APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT THIS  
31<sup>st</sup> DAY OF JULY, 2018.

*[Signature]*  
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 27 DAY OF JULY, 2018.

*[Signature]*  
CITY ENGINEER

EXAMINED AND APPROVED THIS 26 DAY OF JULY, 2018.

*[Signature]*  
CITY SURVEYOR

# LAND PARTITION SURVEY

PARTITION PLAT No. P-24-2018

Located in:  
in the Southeast 1/4 of Section 8,  
Township 37 South, Range 1 West, W.M.,  
in the City of Medford, Jackson County, Oregon

For:  
**Delta Waters Properties LLC**  
P.O. Box 430  
Medford, Oregon 97501

### 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:

THAT PARCEL DESCRIBED IN DOCUMENT NO. 2017-027085 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2, AS SHOWN ON THE PARTITION PLAT FILED IN THE OFFICE OF THE JACKSON COUNTY, OREGON SURVEYOR AS NO. 21564, AND RECORDED AS PARTITION PLAT NO. P-26-2014 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON.

ALSO: BEGINNING AT THE NORTHWESTERLY CORNER OF PARCEL 2, PARTITION PLAT NO. P-26-2014 AND RECORDED AS SURVEY NO. 21564, JACKSON COUNTY SURVEYOR'S RECORDS; THENCE NORTH 00°02'12" EAST 60.74 FEET (RECORD NORTH 00°04'14" EAST); THENCE NORTH 02°18'28" WEST 78.41 FEET (RECORD NORTH 02°18'53" WEST, 78.39 FEET); THENCE NORTH 00°04'04" WEST 388.79 FEET (RECORD NORTH 00°04'24" WEST 388.81 FEET) TO THE NORTH LINE OF PARCEL 3 OF SAID PARTITION PLAT P-26-2014; THENCE SOUTH 89°54'43" EAST (RECORD SOUTH 89°54'25" EAST), ALONG THE NORTH LINE OF SAID PARCEL 3, 352.68 FEET TO THE EAST SIXTEENTH CORNER OF SECTION 8, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETE MERIDIAN, JACKSON COUNTY, OREGON; THENCE, CONTINUING ALONG SAID NORTH LINE OF PARCEL 3, SOUTH 89°54'58" EAST 1324.11 FEET TO THE NORTHEAST THEREOF, SAID POINT BEING THE EAST QUARTER CORNER OF SAID SECTION 8; THENCE, ALONG THE EAST LINE OF SAID PARCEL 3, SOUTH 00°15'02" EAST 528.01 FEET (RECORD SOUTH 00°15'01" EAST 527.92 FEET) TO THE SOUTHEAST CORNER THEREOF; THENCE, ALONG THE SOUTH LINE OF SAID PARCEL 3, NORTH 89°54'37" WEST 1675.52 FEET (RECORD NORTH 89°54'45" WEST 1675.66 FEET) TO THE POINT OF BEGINNING.

*David M. Minneci*  
SURVEYOR

### RECORDING

FILED FOR RECORD THIS 2nd DAY OF August, 2018 AT 10:22 O'CLOCK, A.M. AND RECORDED AS PARTITION PLAT NO. P-24-2018 IN "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. INDEX VOLUME 29, PAGE 24

*Christine D. Walker*  
COUNTY CLERK

*Jean Shingle*  
DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 22598

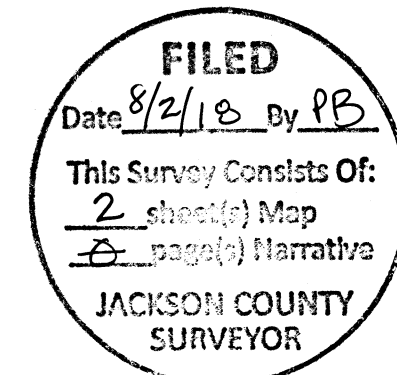
ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 AND O.R.S. 92.100 HAVE BEEN PAID AS OF August 2, 2018.

*Adley Thompson*, agent  
ASSESSOR

8/2/2018  
DATE

*Starrina Dupuy*  
TAX COLLECTOR

8/2/18  
DATE



### TITLE EXCEPTION NOTES:

- 1.) THESE PREMISES ARE SITUATED IN THE MEDFORD IRRIGATION DISTRICT AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
- 2.) THESE PREMISES ARE SITUATED IN THE ROGUE 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.
- 3.) THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.
- 4.) EASEMENTS IN FAVOR OF CALIFORNIA OREGON POWER COMPANY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER VOL. 257, PAGE 458 (NO SPECIFIC LOCATION GIVEN), VOL. 510, PAGE 80 AND VOL. 510, PAGE 88. (SHOWN)
- 5.) COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODE. (DOC. NOS. 2014-24351 AND 2014-24352)
- 6.) A PUBLIC STORM WATER EASEMENT FOR THE PASSAGE OF STORM WATER FROM PARCELS 1 AND 2 ACROSS THE ENTIRETY OF PARCEL 3, AS SET FORTH ON PARTITION PLAT NO. P-26-2014, PLAT RECORDS, JACKSON COUNTY, OREGON.
- 7.) ONE-FOOT WIDE NO ACCESS STREET PLUGS AS SHOWN ON THE PLATS AND DEDICATIONS OF DELTA ESTATES, PHASE 1, RECORDED IN VOLUME 43, PAGE 1, PLAT RECORDS, AND DELTA ESTATES, PHASE 2 AND 3, RECORDED IN VOLUME 44, PAGE 6 OF PLAT RECORDS, JACKSON COUNTY, OREGON. (SHOWN)
- 8.) EASEMENT IN FAVOR OF VERIZON WIRELESS (VAW), LLC DBA VERIZON WIRELESS FOR INGRESS AND EGRESS PER DOC. NO. 2017-41423. (SHOWN)

### DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT DELTA WATERS PROPERTIES LLC, AN OREGON LIMITED LIABILITY COMPANY, HEREAFTER REFERRED TO AS DECLARANT, 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. DECLARANT HEREBY DEDICATES TO THE PUBLIC FOR RIGHT-OF-WAY PURPOSES THE CROSS-HATCHED AREA SHOWN HEREON TOGETHER WITH THAT EASEMENT LABELED AS A PUBLIC UTILITY EASEMENT (PUE).

DELTA WATERS PROPERTIES LLC

IN WITNESS WHEREOF, SIGNED THIS 24 DAY OF July, 2018.

STATE OF Oregon }  
COUNTY OF Jackson } ss.

*James M. Root*  
JAMES M. ROOT, MANAGING MEMBER

ON THIS 24 DAY OF July, 2018, PERSONALLY APPEARED JAMES M. ROOT, KNOWN OR IDENTIFIED TO ME TO BE MANAGING MEMBER OF DELTA WATERS PROPERTIES LLC, AN OREGON LIMITED LIABILITY COMPANY WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID LLC'S NAME.

*Suzanne Dunford*  
NOTARY PUBLIC

NOTARY PUBLIC - OREGON

COMMISSION NO. 933244

MY COMMISSION EXPIRES.: 10/20/18



EXPIRES 12/31/18

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF PROPERTY DESCRIBED IN DOCUMENT NO. 2017-027085. (CITY OF MEDFORD PLANNING FILE NO. LDP-18-023).

PROCEDURE: THIS PROPERTY HAS BEEN SURVEYED NUMEROUS TIMES IN THE PAST, MOST RECENTLY BY SURVEY NO. 22324. THE NORTH AND EAST LINES ARE CONTROLLED BY THE CENTER- AND EAST LINES OF SECTION 8 RESPECTIVELY. THE SOUTH LINE WAS ESTABLISHED BY FOUND MONUMENTS FROM SURVEY NO. 12834 AND THE NORTHERLY LINE OF EDGEWOOD ESTATES SUBDIVISION. THE WEST LINE WAS ESTABLISHED BY FOUND MONUMENTS FROM THE EASTERLY LINES OF DELTA ESTATES SUBDIVISION, PHASES 1, 2 AND 3. THE PARCEL ARE DESIGNATED AS RESERVE ACREAGE TO ALLOW FOR FUTURE DEVELOPMENT.

EQUIPMENT USED: TRIMBLE R8 ROBOTIC INSTRUMENT.

# LAND PARTITION SURVEY

PARTITION PLAT No. P-24-2018

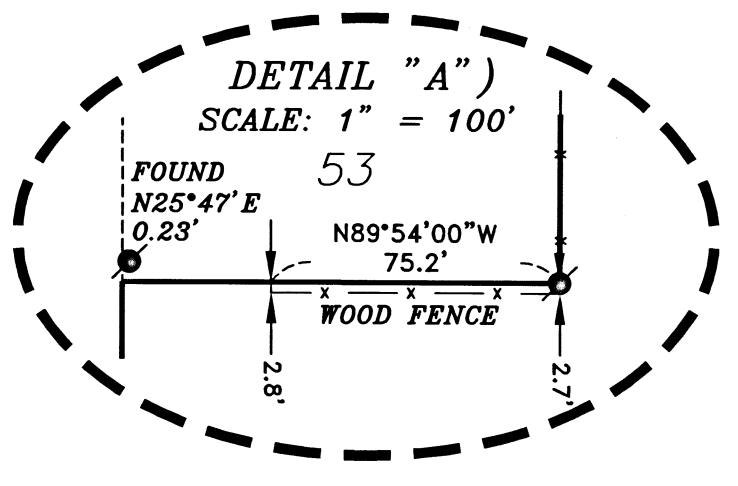
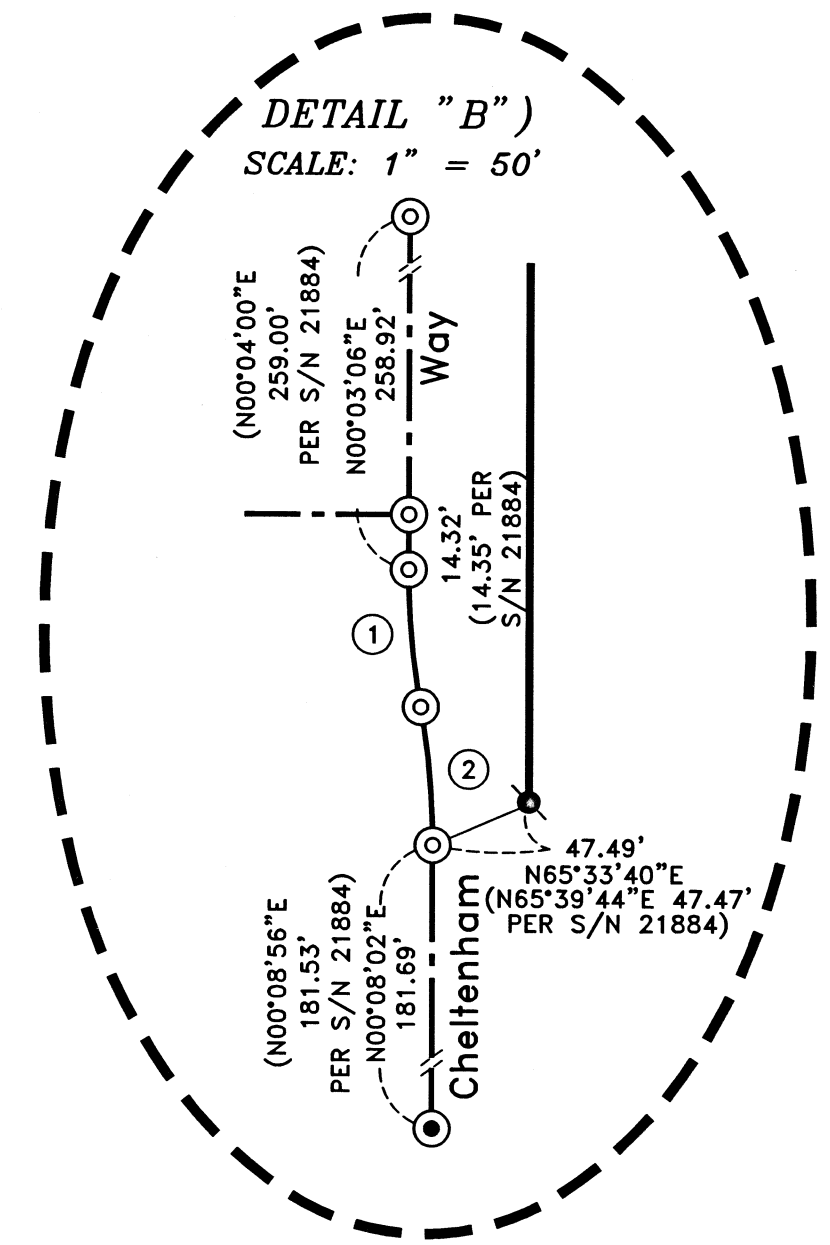
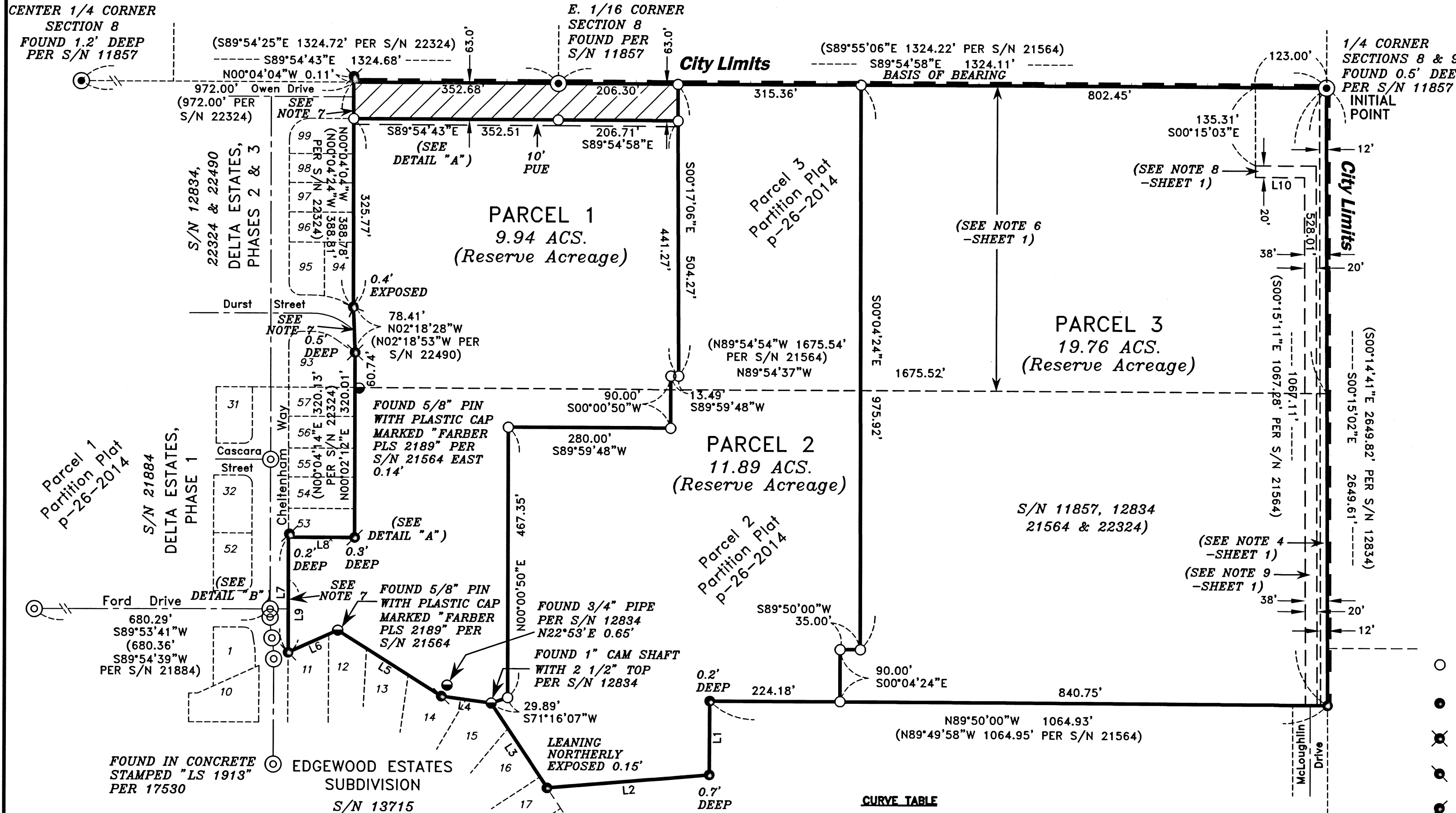
(NARRATIVE ON SHEET 1)

Located in:  
in the Southeast 1/4 of Section 8,  
Township 37 South, Range 1 West, W.M.,  
in the City of Medford, Jackson County, Oregon

For:  
**Delta Waters Properties, LLC**

P.O. Box 430  
Medford, Oregon 97501

**\*\*RECEIVED\*\***  
Date 8/2/18 By PB  
This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR



HOFFBUHR & ASSOCIATES, INC.  
880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON  
(541) 779-4641  
BY: DAVID M. MINNECI RPLS NO. 2349  
SCALE: 1 INCH = 150' MAY 11, 2018  
BASIS OF BEARING: SURVEY NUMBER 22324  
(EAST-WEST CENTERLINE OF SECTION 8)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "BOYDEN RLS 281" PER S/N 12834.
- ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "PARIANI LS 51382" PER S/N 22324 OR 22490.
- ⊙ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MCMAHAN LS 1913" PER S/N 13715.
- ⊕ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "KAMPMANN PLS 1913" PER S/N 21884.
- = FOUND MONUMENT AS NOTED.
- ⊙ = FOUND 2" BRASS CAP AS NOTED.
- ⊕ = FOUND BRASS CAP STAMPED "POLARIS LAND SURVEYING PLS 2883" PER S/N 21884 OR AS NOTED.
- S/N = SURVEY NUMBER
- PUE = EASEMENT FOR PUBLIC UTILITIES, GAS, WATER, STORM DRAINAGE, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- ▨ = AREA DEDICATED TO THE PUBLIC OF THE CITY OF MEDFORD FOR RIGHT-OF-WAY PURPOSES.

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING	*BEARING
1	10°19'49"	200.00'	36.06'	36.01'	S05°06'48"E	S05°05'55"E
2	10°24'45"	200.00'	51.99'	51.41'	S05°04'21"E	S05°03'27"E

**LINE TABLE**

LINE	BEARING	DISTANCE	*BEARING	*DISTANCE
L1	S00°13'37"W	127.77'	S00°10'59"W	127.88'
L2	S85°08'56"W	280.34'	S85°09'58"W	280.60'
L3	N33°39'27"W	175.26'	N33°39'08"W	175.31'
L4	N82°16'23"W	86.69'	N82°19'01"W	86.67'
L5	N57°49'24"W	211.52'	N57°50'33"W	211.53'
L6	S65°42'38"W	93.61'	S65°40'25"W	93.59'
L7	N00°03'06"E	199.35'	N00°01'54"E	199.34'
L8	S89°54'00"E	113.95'	S89°54'54"E	114.00'
L9	N00°03'06"E	126.38'		
L10	N89°44'57"E	85.00'		

I certify this plat to be an exact copy of the original  
*David M. Minnecci*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
*David M. Minnecci*  
OREGON  
JULY 26, 1988  
DAVID M. MINNECCI  
2349  
EXPIRES 12/31/18