

APPROVALS:

*[Signature]*  
CITY OF PHOENIX DEVELOPMENT SERVICES  
FILE #MPT18-03 / LAND PARTITION  
DATE 1-10-2019

EXAMINED AND APPROVED THIS 11 DAY OF January, 2019  
*[Signature]*  
JACKSON COUNTY SURVEYOR

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT MEDFORD ACRES, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS HEREON DESCRIBED AND HAS PARTITIONED THE LAND AS SHOWN HEREON, AND THAT THE SIZE OF THE PARCELS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PARTITION. WE HEREBY DEDICATE TO THE CITY OF PHOENIX, OREGON, THE 5.00 WIDE AND 55.00 FOOT LONG PUBLIC UTILITY EASEMENT BY THIS PLAT APPENDED TO THE EXISTING 10.00 FOOT WIDE EASEMENT FOR ADDITIONAL WIDTH PURPOSES AS SHOWN HEREON.

*[Signature]*  
MEDFORD ACRES, LLC, AN OREGON LIMITED LIABILITY COMPANY  
RICHARD G. BIANCHINA, MEMBER

ACKNOWLEDGEMENT

CALIFORNIA )  
STATE OF OREGON ) SS  
JACKSON COUNTY )  
CONTRACOSTA

PERSONALLY APPEARED THE ABOVE NAMED RICHARD G. BIANCHINA, AS MEMBER OF MEDFORD ACRES, LLC, AN OREGON LIMITED LIABILITY COMPANY, ON THIS 26th DAY OF December, 2018, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE *[Signature]*  
NOTARY PUBLIC - OREGON CALIF. Amy H. Parnes  
COMMISSION NO. 2167865  
MY COMMISSION EXPIRES: 10/17/2020 October 17, 2020

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE REPORT NO. 7169-3144295, WITH AN EFFECTIVE DATE OF NOVEMBER 6, 2018, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- POWERLINE EASEMENT TO PACIFIC POWER & LIGHT COMPANY, RECORDED IN VOLUME 423, PAGE 443 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
- ALL EXISTING EASEMENTS OF ACCESS TO INTERSTATE 5, EXCEPT AT DESIGNATED POINTS, RELINQUISHED TO THE STATE OF OREGON, THROUGH ITS STATE HIGHWAY COMMISSION, RECORDED MARCH 7, 1961 IN VOLUME 503, PAGE 291 SEPTEMBER 28, 1962 IN VOLUME 534, PAGE 58, MARCH 24, 1961 IN VOLUME 504, PAGE 255 AND NOVEMBER 8, 1961 IN VOLUME 516, PAGE 295 OF THE DEED RECORDS IN JACKSON COUNTY, OREGON.
- ALL EXISTING EASEMENTS OF ACCESS TO INTERSTATE 5, APPROPRIATED TO THE STATE OF OREGON, THROUGH ITS STATE HIGHWAY COMMISSION, IN CIRCUIT COURT JUDGMENT FILE NO. 61-78-L, FILED JULY 26, 1961 IN VOLUME 160, PAGE 561 OF THE CIRCUIT COURT JOURNAL OF JACKSON COUNTY, OREGON.
- GAS PIPELINE EASEMENT TO CP NATIONAL CORPORATION, RECORDED IN DOCUMENT NO. 68-09634 ON SEPTEMBER 26, 1968; RE-ASSIGNED TO WASHINGTON WATER POWER COMPANY ON SEPTEMBER 30, 1991 IN DOCUMENT NO. 91-23655, OFFICIAL RECORDS, JACKSON COUNTY, OREGON.
- POWERLINE EASEMENT TO PACIFIC POWER & LIGHT COMPANY, RECORDED JUNE 5, 1970 IN DOCUMENT NO. 70-05700 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
- CROSS ACCESS AND PARKING EASEMENT, RECORDED APRIL 19, 2006 IN DOCUMENT NO. 2006-020690 AND RE-RECORDED APRIL 20, 2006 IN DOCUMENT NO. 2006-020820 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

Assessor's Map No. 38 1W 09 A, Tax Lot 2200  
Assessor's Map No. 38 1W 10, Tax Lot 202

LAND PARTITION  
PARTITION PLAT NO. P - 03 - 2018

LYING SITUATE WITHIN

DONATION LAND CLAIM NO. 42  
TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN  
CITY OF PHOENIX, JACKSON COUNTY, OREGON

FOR

Medford Acres, LLC

204 Valley Oaks Drive  
Alamo, CA 94507

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

A LAND PARTITION OF LOTS 2 AND 3, PACIFIC WESTERN-OREGON SUBDIVISION, IN THE CITY OF PHOENIX, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED ON APRIL 19, 2006 IN VOLUME 32, PAGE 34 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON; EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH IT'S DEPARTMENT OF TRANSPORTATION DESCRIBED IN THE STIPULATED GENERAL JUDGMENT OF JACKSON COUNTY CIRCUIT COURT CASE NO. 13CV03316, RECORDED SEPTEMBER 5, 2014 IN DOCUMENT NO. 2014-023512, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

COMMENCING AT A 2-1/2" BRONZE CAPPED IRON PIPE AT THE NORTHWEST CORNER OF DONATION LAND CLAIM NO. 42 IN TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE SOUTH 89°50'06" EAST, ALONG THE NORTH LINE OF SAID DESCRIBED CLAIM NO. 42, A DISTANCE OF 1098.53 FEET TO AN ALUMINUM CAPPED IRON PIN AT THE INITIAL POINT OF BEGINNING; THENCE NORTH 89°50'06" WEST, ALONG SAID NORTH LINE, 341.91 FEET TO A 5/8" IRON PIN AT THE NORTHWEST CORNER OF LOT 2, PACIFIC WESTERN-OREGON SUBDIVISION, RECORDED ON APRIL 19, 2006 IN VOLUME 32, PAGE 34 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON; THENCE ALONG THE EASTERLY LINE OF KIRK WAY (FORMERLY NORTH PHOENIX ROAD) THE FOLLOWING COURSES: SOUTH 00°26'36" EAST, 93.67 FEET TO A 5/8" IRON PIN; THENCE SOUTH 17°01'51" EAST, 241.22 FEET TO A 5/8" IRON PIN; THENCE SOUTH 39°41'55" EAST, 110.09 FEET TO A 5/8" IRON PIN; THENCE ALONG THE NORTH LINE OF GROVE WAY THE FOLLOWING COURSES: SOUTH 86°25'01" EAST, 23.16 FEET TO A 5/8" IRON PIN; THENCE NORTH 54°04'11" EAST, 130.51 FEET TO A 5/8" IRON PIN; THENCE 233.08 FEET ALONG THE ARC OF A 380.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 35°08'34" (CHORD BEARING NORTH 71°38'49" EAST, 229.44 FEET) TO A 5/8" IRON PIN; THENCE NORTH 89°12'45" EAST, 226.56 FEET TO A 5/8" IRON PIN; THENCE LEAVING SAID NORTH LINE OF GROVE WAY AS DEDICATED BY PACIFIC WESTERN-OREGON SUBDIVISION AND ALONG THE NORTH LINE OF GROVE WAY AS DESCRIBED IN DOCUMENT NO. 2014-023512, OFFICIAL RECORDS, JACKSON COUNTY, OREGON, THE FOLLOWING COURSES: NORTH 58°14'59" EAST, 9.72 FEET TO A 5/8" IRON PIN; THENCE NORTH 86°29'10" EAST, 315.36 FEET TO A 5/8" IRON PIN; THENCE NORTH 55°31'21" EAST, 36.06 FEET TO A 5/8" IRON PIN; THENCE NORTH 21°00'50" EAST, 26.93 FEET TO A 5/8" IRON PIN; THENCE ALONG THE SOUTHWEST LINE OF NORTH PHOENIX ROAD AS DESCRIBED IN SAID DOCUMENT NO. 2014-023512, THE FOLLOWING COURSES: NORTH 45°29'07" WEST, 133.89 FEET TO A 5/8" IRON PIN; THENCE NORTH 49°09'00" WEST, 140.88 FEET TO A POINT ON THE NORTH LINE OF SAID DONATION LAND CLAIM NO. 42; THENCE NORTH 89°50'06" WEST, 533.26 FEET TO THE INITIAL POINT OF BEGINNING.

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

*[Signature]*  
SURVEYOR

\*\* RECEIVED \*\*  
Date 1/18/19 By PB  
This survey consists of  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

RECORDING:

FILED FOR RECORD THIS 18th DAY OF January, 2019  
1:58 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-03-2019  
OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON,  
INDEX VOLUME 30, PAGE 03.

*[Signature]* COUNTY CLERK  
*[Signature]* DEPUTY

COUNTY SURVEYOR FILE NO. 22715

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF January 18, 2018.

*[Signature]* Deputy Tax Collector 1/18/19  
*[Signature]* Assessor 1/18/19

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2011-16393 AND 2014-023512 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LYING SITUATE WITHIN DONATION LAND CLAIM NO. 42, TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF PHOENIX, JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TCRP 1203 ROBOTIC TOTAL STATION WITH RANGING PRISMS, IN CONJUNCTION WITH A LEICA 1200 GNSS ROVER UTILIZING THE ODOT ORGN NETWORK, I SURVEY AND MONUMENT THE LAND PARTITION AS SHOWN HEREON AS APPROVED BY THE CITY OF PHOENIX PLANNING DEPARTMENT. THE SUBJECT PROPERTY WAS ORIGINALLY CREATED AS LOTS 2 AND 3 OF PACIFIC WESTERN-OREGON SUBDIVISION, AS DENOTED ON SURVEY NO. 19152. THE OREGON DEPARTMENT OF TRANSPORTATION ACQUIRED ADDITIONAL RIGHT-OF-WAY ALONG THE NORTHERLY LINE OF GROVE WAY AND ALONG THE REALIGNMENT OF NORTH PHOENIX ROAD ON THE EASTERLY SIDE OF THE SUBJECT PROPERTY AS SHOWN ON SURVEY NO. 22564 PER DECREE JUDGMENT IN CIRCUIT COURT CASE NO. 13CV03316, RECORDED AS DOCUMENT NO. 2014-023512 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. MONUMENTS ESTABLISHED PER SURVEY NO.'S 19152 AND 22564 WERE RECOVERED AND HELD FOR POSITION FOR THE EAST, SOUTH AND WEST LINES OF THE SUBJECT PROPERTY. THE NORTH LINE IS THE NORTH LINE OF DONATION LAND CLAIM NO. 42. AS DETERMINED FROM RECOVERED JACKSON COUNTY SURVEYOR RE-ESTABLISHED CORNERS AT THE NORTHWEST AND NORTH-NORTHEAST CORNERS OF SAID CLAIM NO. 42.

REGISTERED PROFESSIONAL LAND SURVEYOR

*[Signature]*

OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
2883 LS

RENEWAL DATE: 6/30/2019

SURVEYED BY:  
POLARIS LAND SURVEYING LLC  
P.O. BOX 459  
ASHLAND, OREGON 97520  
(541) 482-5009

DATE: DECEMBER 16, 2018  
PROJECT NO. 1196-18

LAND PARTITION  
PARTITION PLAT NO. P-03-20189

LYING SITUATE WITHIN

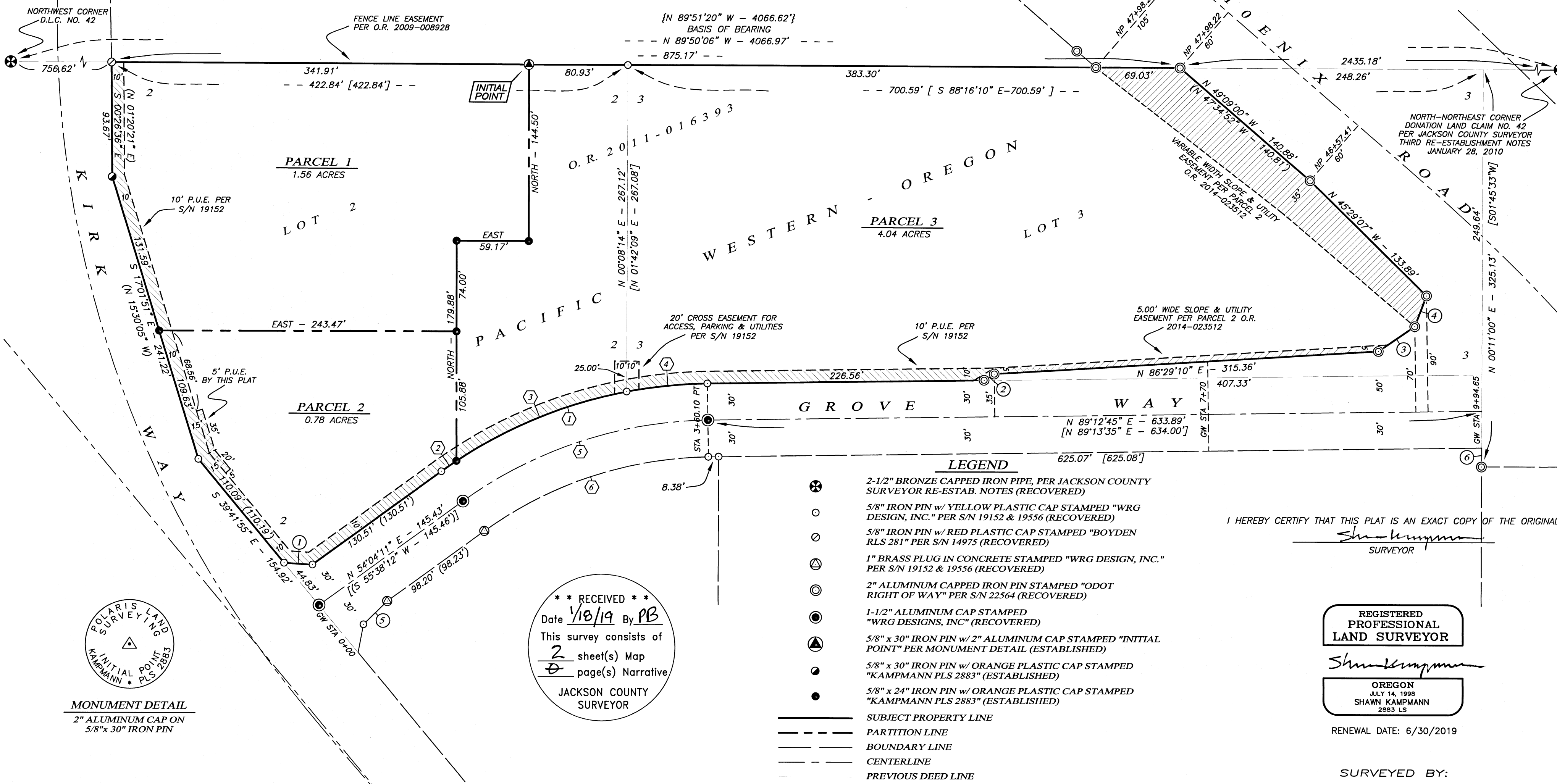
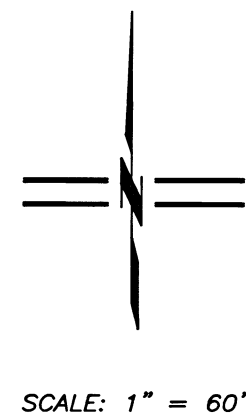
NORTHEAST 1/4 SECTION 9 & NORTHWEST QUARTER SECTION 10  
TOWNSHIP 38 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN  
CITY OF PHOENIX, JACKSON COUNTY, OREGON

FOR  
**Medford Acres, LLC**

204 Valley Oaks Drive  
Alamo, CA 94507

TABLE OF CURVES					
FLAG	Δ	R	A	T	CHORD
①	35°08'34"	380.00'	233.08'	120.33'	N 71°38'49" E - 229.44'
②	02°14'58"	380.00'	14.92'	7.46'	N 55°12'01" E - 14.92'
③	22°52'10"	380.00'	151.68'	76.86'	N 67°45'35" E - 150.67'
④	10°01'26"	380.00'	66.48'	33.33'	N 84°12'23" E - 66.40'
⑤	35°08'34"	350.00'	214.68'	110.83'	N 71°38'50" E - 211.33'
⑥	35°08'34"	320.00'	196.27'	101.33'	N 71°38'51" E - 193.21'

TABLE OF COURSES		
FLAG	BEARING	DISTANCE
①	S 86°25'01" E	23.16'
②	N 58°14'59" E	9.72'
③	N 55°31'21" E	36.06'
④	N 21°00'50" E	26.93'
⑤	N 45°31'20" E	27.27'
⑥	S 00°08'14" W	15.49'



- LEGEND**
- ⊗ 2-1/2" BRONZE CAPPED IRON PIPE, PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
  - 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "WRG DESIGN, INC." PER S/N 19152 & 19556 (RECOVERED)
  - ⊙ 5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "BOYDEN RLS 281" PER S/N 14975 (RECOVERED)
  - ⊕ 1" BRASS PLUG IN CONCRETE STAMPED "WRG DESIGN, INC." PER S/N 19152 & 19556 (RECOVERED)
  - ⊖ 2" ALUMINUM CAPPED IRON PIN STAMPED "ODOT RIGHT OF WAY" PER S/N 22564 (RECOVERED)
  - ⊗ 1-1/2" ALUMINUM CAP STAMPED "WRG DESIGNS, INC." (RECOVERED)
  - ⊕ 5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP STAMPED "INITIAL POINT" PER MONUMENT DETAIL (ESTABLISHED)
  - 5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
  - 5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)

I HEREBY CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE ORIGINAL.  
*Shawn Kampmann*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
2883 LS

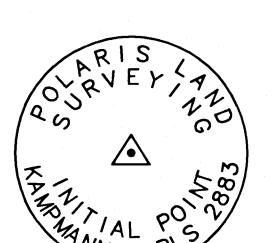
RENEWAL DATE: 6/30/2019

SURVEYED BY:  
**POLARIS LAND SURVEYING LLC**  
P.O. BOX 459  
ASHLAND, OREGON 97520  
(541) 482-5009

DATE: DECEMBER 16, 2018  
PROJECT NO. 1196-18

FILE: SURVEYS\1196-18\GROVE WAY PARTITION PLAT.DWG SHEET 2 of 2

**\*\* RECEIVED \*\***  
Date 1/18/19 By PB  
This survey consists of  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR



**MONUMENT DETAIL**  
2" ALUMINUM CAP ON  
5/8" x 30" IRON PIN

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF DONATION LAND CLAIM NO. 42, HAVING A RECORD BEARING OF NORTH 89°50'06" WEST, AS REFERENCED ON SURVEY NO. 14975, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

Assessor's Map No. 38 1W 09 A, Tax Lot 2200 & 38 1W 10, Tax Lot 202