

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that MANJOH LLC, an Oregon limited liability company, hereafter referred to as Declarants, is the owner of the real property represented on this partition plat and more particularly described in the SURVEYOR'S CERTIFICATE, and have caused the same to be partitioned into Parcels 1 and 2, and hereby dedicates to the City of Medford for public use additional right-of-way for West Main Street (Medford-Jacksonville Highway), together with a 10-foot Public Utility Easement along West Main Street, grant to the City of Medford for public use a 15-foot wide Storm Drain and Sanitary Sewer Easement, and grant a 24-foot Cross Access Easement across Parcel 1 for the benefit of Parcel 2, as depicted hereon.

AFFIDAVIT OF CONSENT FOR LAND PARTITION PLAT, INCLUDING ALL TERMS AND SPECIFICATIONS THEREOF, BY MANJOH LLC, RECORDED AS DOCUMENT NUMBER 2019-006248 O.R.

JOHIT KUMAR AUTHORIZED AGENT, MANJOH LLC.

SURVEYOR'S CERTIFICATE

I Mackenzie C. Wyntergreen, a duly Registered 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 shown hereon and that this partition is a correct representation of said tract and the following is an accurate description of the parent tract of land as set forth hereon:

That certain real property described in Document Number 2018-037278 of the Official Records of Jackson County, Oregon, being located within Donation Land Claim Number 76 (DLC 76), as well as within the Northeast One-Quarter of the Southeast One-Quarter of Section 26, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, being more particularly described as follows:

Commencing at a 2 1/2" brass cap marking the East-Northeast corner of Donation Land Claim Number 76 (DLC 76) in Township 37 South, Range 2 West of the Willamette Meridian, in Jackson County, Oregon; thence along the North line of said DLC 76, South 89°42'02" West, 352.00 feet to an angle point; thence leaving said North line, South 00°18'02" East, 447.00 feet to a 5/8-inch iron rebar, the True Point of Beginning, and the INITIAL POINT of this Partition; thence North 89°42'02" East, 602.08 feet to a 5/8-inch iron rebar; thence North 00°18'02" West, 125.00 feet to a 5/8-inch iron rebar; thence South 89°06'49" West, 175.07 feet to a 5/8-inch iron rebar; thence North 89°50'34" West, 225.02 feet to the East line of that Tract described in Volume 187, Page 381 of Jackson County Deed Records, and a 5/8-inch iron rebar; thence along the East line of said Tract, North 00°18'02" West, 175.00 feet to the Southeast corner of that Tract described in Document number 93-42724 of said Deed Records, and a 5/8-inch iron rebar; thence along the South line of said Tract and then the South line of that Tract described in Document number 98-19960 of said Deed Records, South 89°42'02" West, 138.35 feet to the Southwest corner of said Tract, and a 5/8-inch iron rebar; thence along the West line of said Tract, North 00°18'02" West, 199.58 feet to the South Right-of-way line of W. Main St. (Medford-Jacksonville Highway), and a 5/8-inch iron rebar; thence along said South Right-of-way line, South 89°17'10" West, 151.19 feet to the Northeast corner of that Tract described in Document number 91-19467 of said Deed Records, and a 5/8-inch iron rebar; thence along the East line of said Tract, South 00°14'49" East, 150.00 feet to the North line of that Tract described in Document number 98-57818 of said Deed Records, and a 5/8-inch iron rebar; thence along said North line, North 89°17'10" East, 47.36 feet to a 5/8-inch iron rebar; thence leaving said North line, South 00°18'02" East, 58.83 to a 5/8-inch iron rebar; thence South 89°42'02" West, 141.11 feet to the East Right-of-way line of Lozier Lane as described in Document number 2016-06741 of said Deed Records, the beginning of a non-tangent 770.00 radius curve to the left, and a 5/8-inch iron rebar; thence along said East Right-of-way line and non-tangent curve to the left, through a central angle of 01°31'33" (the long chord bears South 06°22'39" East, 20.50 feet), 20.50 feet to the beginning of a 830.00 radius reverse curve to the right, and a 5/8-inch iron rebar; thence continue along said East Right-of-way line and reverse curve to the right, through a central angle of 06°52'39" (the long chord bears South 03°42'05" East, 99.57 feet), 99.63 feet to a point of tangent, and a 5/8-inch iron rebar; thence continue along said East Right-of-way line, South 00°15'46" East, 170.22 feet to a 5/8-inch iron rebar; thence leaving said East Right-of-way line, North 89°42'02" East, 173.46 feet to the True Point of Beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON DECEMBER 06, 2011 MACKENZIE C. WYNTERGREEN 84224

RENEWS: JUNE 30, 2020

SHEET 1 OF 2 37 2W 26DA, TAX LOT 1000 (18107 PART.DWG)

MACKENZIE C. WYNTERGREEN L.S. 84224

I certify this plat to be an exact copy of the original SURVEYOR

PARTITION PLAT No. P-10-2019

(FILE: LDP-18-140)

LOCATED IN

THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 26, T37S, R2W, W.M. IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR

MANJOH LLC

2267 & 2287 W. MAIN ST. MEDFORD, OR. 97501

NOTES:

EXCEPTIONS PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. 7169-3105700 DATED DECEMBER 31, 2018

- 2. Subject to the statutory powers of the Rogue Valley Sewer Services.
3. Subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same of the Medford Irrigation District.
4. Rights of the public in and to that portion of the premises lying within the limits of streets, roads, and highways.
5. 10' Easement and Down Guy Easement for Transmission and distribution of Electricity to California Oregon Power Company per Volume 313, Page 153, dated February 11, 1949 and Volume 323, Page 297, dated September 23, 1949. Not Shown (Specific Location Not Given)
6. Existing Leases as disclosed by Instrument recorded February 26, 1959 as Volume 468, Page 163. Not Shown (Specific Lease Not Disclosed)
7. One Guy Stub & Anchor Easement for transmission and distribution of electricity to Pacific Power & Light Company per Volume 593, Page 277, dated August 16, 1965. 20' Easement for electric transmission and distribution of electricity to Pacific Power & Light Company per Document 90-27005 O.R., dated October 25, 1990. Not Shown (Specific Location Not Given)
8. Deed of Trust and the terms and conditions thereof per Document 2018-020910 O.R., dated July 03, 2018.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: To survey and monument a land partition of that property described in Instrument No. 2018-037278 of the Official Records of Jackson County, Oregon, and as approved by the City of Medford Planning Commission on December 13, 2018, per file LDP-18-140/ZC-18-141.

PROCEDURE: A property line adjustment was previously performed on the parent parcel by this office in 2018, and filed as Survey Number 22701.

The same boundary resolution was used for the parent parcel of this Partition as was monumented in s/n 22701.

9.00 feet was dedicated along West Main Street to make a half width of 39.00 feet (Minor Arterial street design) Per the Conditions of Approval as setforth by the City of Medford under file number LDP-18-140. A 10.00 foot Public Utility Easement along West Main Street, and a 15.00 foot Public Storm Drain and Sanitary Sewer Easement located within Parcel 1, was also dedicated to the City of Medford per said Conditions of Approval.

The new partition line shownhereon was established per the clients request.

Equipment used: All monument ties and measurements were performed utilizing the O.R.G.N and a Trimble R8 GNSS reciever. Redundant observations were taken, with fixed positions being re-initialized in between measurements. Where terrestrial methods were needed, a Trimble S6 Robotic Total Station was used.

FILED 3/25/19 By PB This Survey Consists Of 2 sheet(s) Map 2 sheet(s) Narrative JACKSON COUNTY SURVEYOR

APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBER: LDP-18-140

Examined and Approved this 21st day of MARCH, 2019.

Medford Planning Director

Examined and Approved this 12 day of MARCH, 2019.

City of Medford Surveyor

Examined and Approved this 12 day of MARCH, 2019.

City of Medford Engineer

TAX STAEMENT

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 March 25th, 2019.

Adley Thompson, agent 3/25/2019 Date Assessor

Carol Ekins 3/25/19 Date Tax Collector

RECORDING

Filed for record this the 25th day of March, 2019 at 11:21 o'clock A.M. and recorded as Partition Plat No. P-10-2019 of the Records of Partition Plats in Jackson County, Oregon. Index Volume 30, Page 10.

Christine D. Walker County Clerk Jean Shugr Deputy

COUNTY SURVEYOR File No. 22773

RELEASE

Lozier Lane Properties LLC, as holders of Beneficiary interest under that certain Trust Deed, dated May 31, 2018, and recorded June 01, 2018, as Instrument Number 2018-016878 of the Official Records of Jackson County, Oregon, and Re-recorded by Trust Deed, dated July 03, 2018, as Instrument Number 2018-020910 of the Official Records of Jackson County, Oregon, affecting the land depicted hereon, do hereby release from lien of said trust deed, all property described in the "SURVEYOR'S CERTIFICATE" hereon, dedicated to public use.

AFFIDAVIT OF CONSENT FOR LAND PARTITION PLAT, INCLUDING ALL TERMS AND SPECIFICATIONS THEREOF, BY LOZIER LANE PROPERTIES LLC, RECORDED AS DOCUMENT NUMBER 2019-006249 O.R.

JODY ADDINGTON AUTHORIZED AGENT, MANJOH LLC.

PARTITION PLAT No. P-10-2019

(FILE: LDP-18-140)

LOCATED IN
THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 26,
T37S, R2W, W.M. IN THE CITY OF MEDFORD,
JACKSON COUNTY, OREGON

FOR
MANJOH LLC
2267 & 2287 W. MAIN ST.
MEDFORD, OR. 97501

C O L U M B U S

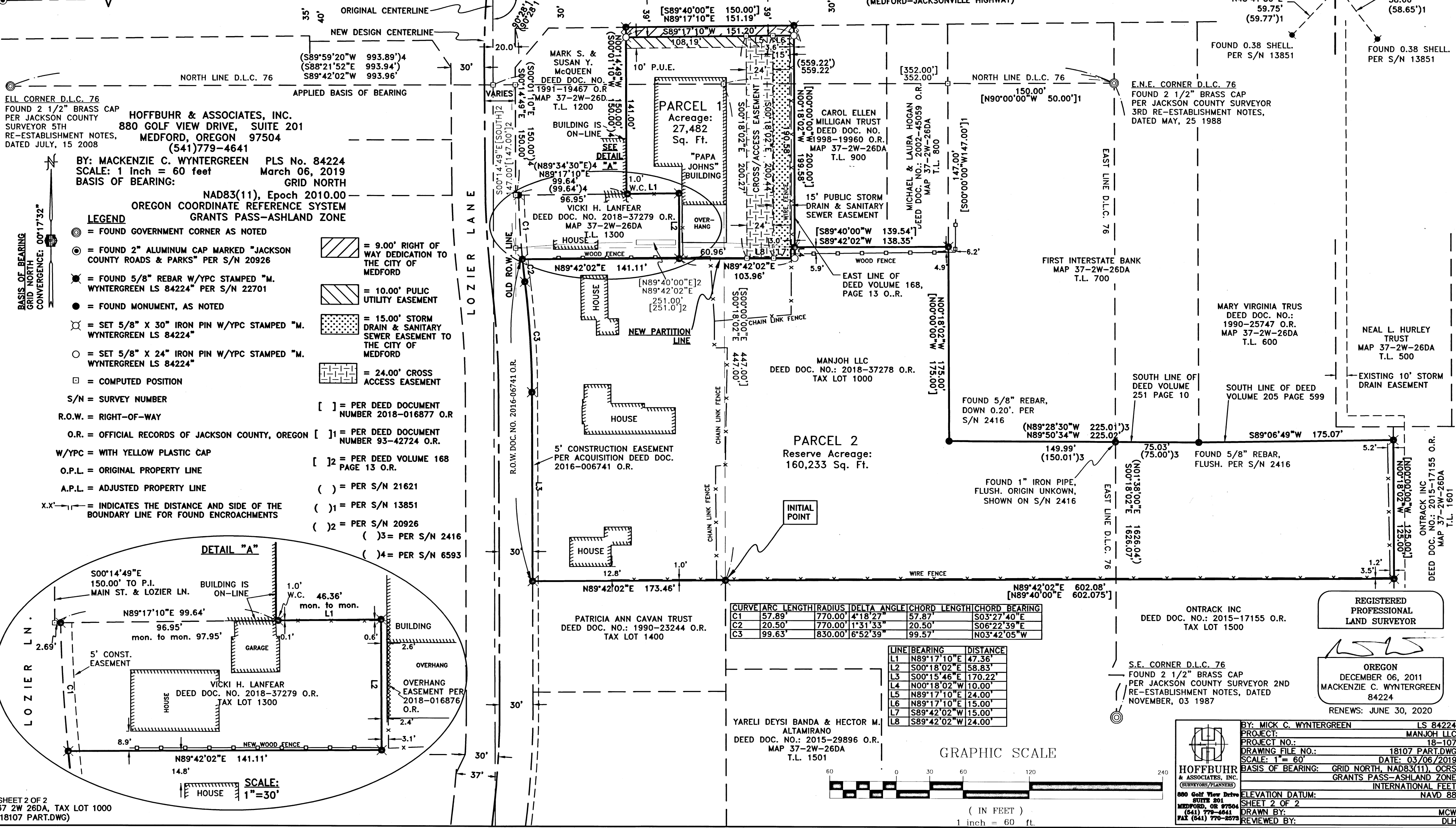
FILED
Date 3/25/19 By PB
This Survey Consists Of:
2 sheet(s) Map
2 sheet(s) Narrative
JACKSON COUNTY
SURVEYOR

I certify this plat to be an
exact copy of the original
SURVEYOR

FOUND 2" ALUMINUM CAP
MARKED "JACKSON COUNTY
ROADS & PARKS", FLUSH.
ORIGINALLY PER S/N 1212,
REPLACED PER S/N 20926

1/4 CORNER 26/25
FOUND 2 1/2" BRASS CAP
PER JACKSON COUNTY SURVEYOR
5TH RE-ESTABLISHMENT NOTES,
DATED APRIL, 06 2010

FOUND 0.38 SHELL.
PER S/N 13851
CALCULATED POSITION
OF 3/4" IRON PIN.
PER S/N 13851
FOUND 0.38 SHELL.
PER S/N 13851
N43°36'49"E
43.01'
(43.03')
N37°21'16"W
58.66'
(58.65')
N37°21'02"W
43.88'
(43.87')
N89°33'26"E
1322.80'
N89°17'10"E
1322.81'



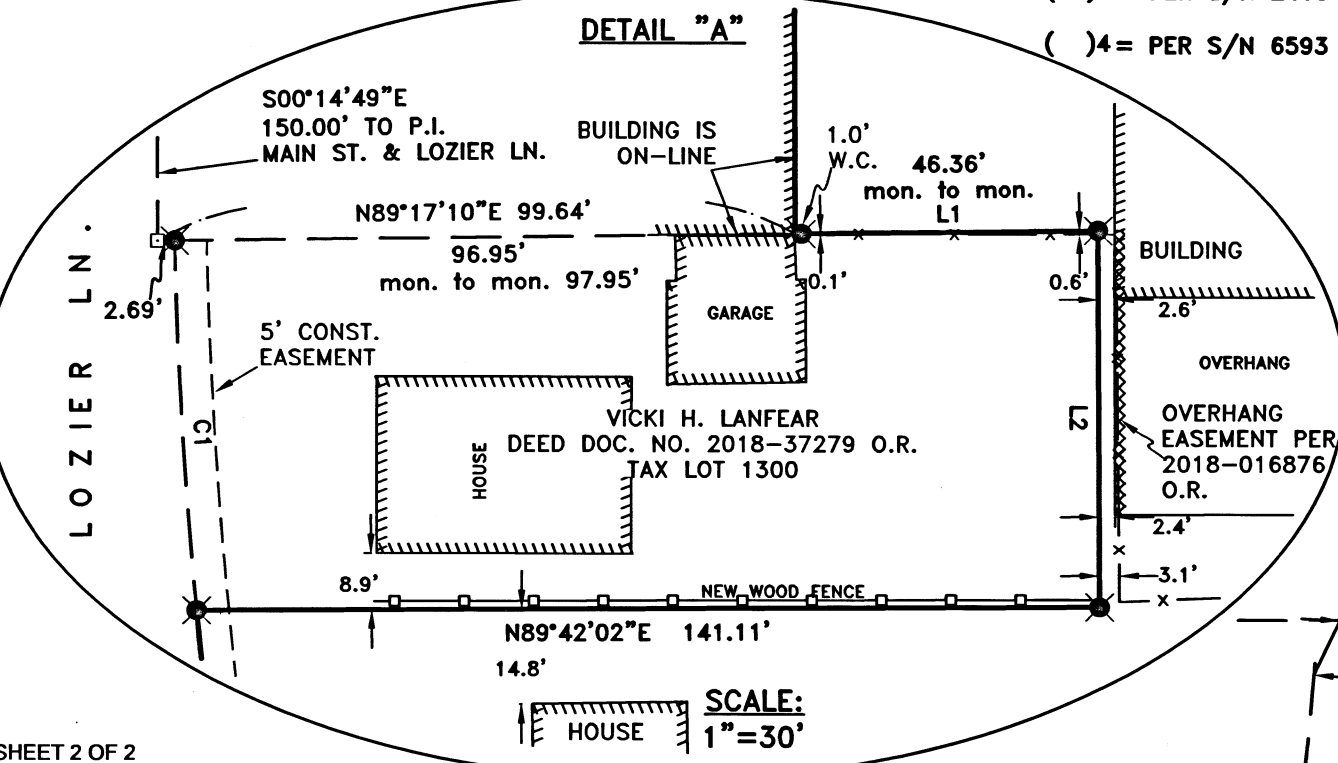
ELL CORNER D.L.C. 76
FOUND 2 1/2" BRASS CAP
PER JACKSON COUNTY
SURVEYOR 5TH
RE-ESTABLISHMENT NOTES,
DATED JULY, 15 2008

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

BY: MACKENZIE C. WYNTERGREEN PLS No. 84224
SCALE: 1 inch = 60 feet March 06, 2019
BASIS OF BEARING: GRID NORTH
NAD83(11), Epoch 2010.00
OREGON COORDINATE REFERENCE SYSTEM
GRANTS PASS-ASHLAND ZONE

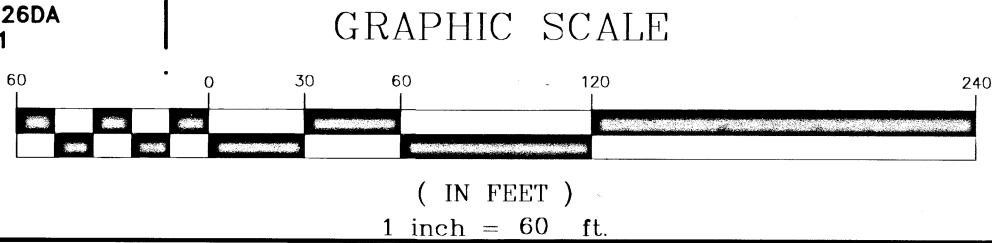
- LEGEND**
- ⊙ = FOUND GOVERNMENT CORNER AS NOTED
 - ⊙ = FOUND 2" ALUMINUM CAP MARKED "JACKSON COUNTY ROADS & PARKS" PER S/N 20926
 - ⊙ = FOUND 5/8" REBAR W/YPC STAMPED "M. WYNTERGREEN LS 84224" PER S/N 22701
 - = FOUND MONUMENT, AS NOTED
 - ⊗ = SET 5/8" X 30" IRON PIN W/YPC STAMPED "M. WYNTERGREEN LS 84224"
 - = SET 5/8" X 24" IRON PIN W/YPC STAMPED "M. WYNTERGREEN LS 84224"
 - = COMPUTED POSITION
- S/N = SURVEY NUMBER
R.O.W. = RIGHT-OF-WAY
O.R. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
W/YPC = WITH YELLOW PLASTIC CAP
O.P.L. = ORIGINAL PROPERTY LINE
A.P.L. = ADJUSTED PROPERTY LINE
x.x' = INDICATES THE DISTANCE AND SIDE OF THE BOUNDARY LINE FOR FOUND ENCROACHMENTS

- [] = PER DEED DOCUMENT NUMBER 2018-016877 O.R.
- []1 = PER DEED DOCUMENT NUMBER 93-42724 O.R.
- []2 = PER DEED VOLUME 168 PAGE 13 O.R.
- () = PER S/N 21621
- ()1 = PER S/N 13851
- ()2 = PER S/N 20926
- ()3 = PER S/N 2416
- ()4 = PER S/N 6593



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	57.89'	770.00'	4°18'27"	57.87'	S03°27'40"E
C2	20.50'	770.00'	1°31'33"	20.50'	S06°22'39"E
C3	99.63'	830.00'	6°52'39"	99.57'	N03°42'05"W

LINE	BEARING	DISTANCE
L1	N89°17'10"E	47.36'
L2	S00°18'02"E	58.83'
L3	S00°15'46"E	170.22'
L4	N00°18'02"W	10.00'
L5	N89°17'10"E	24.00'
L6	N89°17'10"E	15.00'
L7	S89°42'02"W	15.00'
L8	S89°42'02"W	24.00'



S.E. CORNER D.L.C. 76
FOUND 2 1/2" BRASS CAP
PER JACKSON COUNTY SURVEYOR 2ND
RE-ESTABLISHMENT NOTES, DATED
NOVEMBER, 03 1987

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
DECEMBER 06, 2011
MACKENZIE C. WYNTERGREEN
84224
RENEWS: JUNE 30, 2020

BY: MICK C. WYNTERGREEN LS 84224
PROJECT: MANJOH LLC
PROJECT NO.: 18-107
DRAWING FILE NO.: 18107 PART.DWG
SCALE: 1" = 60' DATE: 03/06/2019
BASIS OF BEARING: GRID NORTH, NAD83(11), OCRS
GRANTS PASS-ASHLAND ZONE
INTERNATIONAL FEET

ELEVATION DATUM: NAVD 88
SHEET 2 OF 2
DRAWN BY: MCW
REVIEWED BY: DLH