

*** APPROVALS ***

PARTITION PLAT NO. P-17-2019
Located in the N.W. 1/4 & S.W. 1/4 of Sec. 32, T.37S., R.1W., W.M.
in the City of Medford, Jackson County, Oregon
(File No. LDP-17-131)
(Validation of Parcels per O.R.S. 92.176)

*** RECORDER'S CERTIFICATE ***

CITY OF MEDFORD
(File No. LDP-17-131)
(Also Validation of Parcels per O.R.S. 92.176)

I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

Planning Director signature and date APRIL 24, 2019

EXAMINED AND APPROVED as required by ORS 92.100 as of APRIL 2, 2019

EXAMINED AND APPROVED THIS DAY APRIL 8, 2019

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of April 29th, 2019

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of April 29, 2019

Tax Collector signature and name Amara

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS THAT GALPIN GANG, LLC, NASH HOLDINGS, LLC, SAYDEE #1, LLC AND ROGUE CREDIT UNION (FKA ROGUE FEDERAL CREDIT UNION) ARE THE OWNERS IN FEE OF THE LAND SHOWN HEREON...

Signatures of C.A. GALPIN, GENE PELHAM, DANIEL A. NASH, and BARRY THIRIOT with their respective titles and company names.

Notary Public - Oregon: Terry Speedling, Commission No. 962811, expires June 5, 2021. Dated Feb 28, 2019.

Notary Public - Oregon: Darra M. Converse, Commission No. 962852, expires May 18, 2021. Dated March 28, 2019.

Notary Public - Oregon: Terry Speedling, Commission No. 962811, expires June 5, 2021. Dated Feb 26, 2019.

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SURVEY FOR: GALPIN GANG LLC, 744 CARDLEY AVE, #100, MEDFORD, OR 97504

SURVEY BY: L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS, P.O. BOX 1947, PHOENIX, OREGON 97535

DATE OF SURVEY: FEBRUARY 22, 2019

SHEET INDEX: SHEET 1: SIGNATURES, SHEET 2: PARCEL 1, SHEET 3: PARCELS 2 & 3

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND CONFORMS WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

TRACT 1: Commencing at the Northeast corner of Donation Land Claim No. 46, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence South 72°35'51" West (record South 72°54' West), 41.80 feet; thence South 50°57'13" West, 1358.02 feet (record South 51°16' West, 1360.2 feet) to the Southwest corner of Parcel 2 per Volume 365, Page 352, Jackson County Deed Records; thence along the West line thereof, North 15°26'46" West (record North 15°09' West), 541.83 feet to the Northeast corner of Belknap Road and the INITIAL POINT OF BEGINNING; thence North 71°32'07" East, 109.81 feet; thence North 38°52'57" West, 372.47 feet; thence North 51°02'23" East, 266.89 feet; thence North 38°57'31" West, 332.26 feet to the Northwesterly line of that property deeded for right of way purposes per Document No. 2006-013916, Official Records of Jackson County, Oregon; thence along the exterior of said right of way the following ten courses: South 48°47'39" West, 98.02 feet to an angle point; thence North 46°06'27" West, 39.84 feet to an angle point; thence along the arc of a 3366.14 foot radius curve to the left having a central angle of 02°24'50", a distance of 141.82 feet (the long chord of which bears South 26°02'34" West, 141.81 feet) to a point of spiral; thence along the arc of a spiral curve to the left the chord of which bears South 23°33'55" West, 227.04 feet to a point of tangent; thence South 22°55'35" West, 153.07 feet to an angle point; thence South 22°56'29" West, 85.29 feet to an angle point; thence South 17°35'46" West, 110.88 feet to an angle point; thence South 55°57'23" East, 22.50 feet to an angle point; thence South 56°06'10" East, 238.97 feet to the Northerly line of Belknap Road; thence along said Northerly line, North 72°37'00" East, 310.08 feet to the initial point of beginning.

TRACT 2: Commencing at the Northeast corner of Donation Land Claim No. 46, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence South 72°35'51" West (record South 72°54' West), 41.80 feet; thence South 50°57'13" West, 1358.02 feet (record South 51°16' West, 1360.2 feet) to the Southwest corner of Parcel 2 per Volume 365, Page 352, Jackson County Deed Records; thence along the West line thereof, North 15°26'46" West (record North 15°09' West), 541.83 feet to the Northeast corner of Belknap Road; thence along the Northerly line there, South 72°37'00" West, 310.08 feet to the intersection of the Northeasterly line of Center Drive set forth in Document No. 2006-013916, said Official Records; thence South 72°29'36" West, 92.53 feet to the intersection of the Northerly line of said Belknap Road with the Southwesterly line of said Center Drive and the true point of beginning; thence continue along said Northerly line, South 72°37'22" West, 118.24 feet to the Southwest corner of Parcel 1 per Volume 365, Page 352, said Deed Records; thence along the Southerly line Belknap Road vacated per Document No. 2017-041883, said Official Records, South 72°37'22" West, 305.95 feet to the Southeasterly line of Garfield Street per Document No. 2005-055426, said Official Records; thence along said Southeasterly line, the following two courses: along the arc of a 761.81 foot radius curve to the left having a central angle of 20°35'00", a distance of 273.68 feet (the long chord of which bears North 42°33'24" East, 272.21 feet); thence North 52°09'05" East, 65.17 feet to the Southwesterly line of said Center Drive; thence along said Southwesterly line, South 56°05'07" East, 203.97 feet to the true point of beginning.

TRACT 3: Beginning at the Northwest corner of Lot 17 of SOUTH GATEWAY CENTER SUBDIVISION, according to the official plat, now of record, in Jackson County, Oregon; thence South 72°34'13" West, 45.01 feet to the centerline of Center Drive vacated per Document No. 2012-08253, said Official Records; thence along said centerline, South 17°25'28" East, 282.30 feet to the Northwesterly line of Garfield Street per Document No. 2005-055426, said Official Records; thence along said Northwesterly line, the following three courses: along the arc of a spiral curve to the left the chord of which bears North 66°01'00" East, 101.43 feet; thence along the arc of a 638.12 foot radius curve to the left having a central angle of 30°10'04", a distance of 335.99 feet (the long chord of which bears North 47°21'05" East, 332.12 feet); thence North 29°36'39" West, 95.40 feet to the Southwesterly line of said Center Drive; thence along said Southwesterly line, North 56°06'10" West, 46.06 feet to the North line of said Lot 17; thence along said North line, South 72°34'13" West, 307.29 feet to the point of beginning.

COUNTY SURVEYOR FILE NO. 22805

*** SURVEYOR'S CERTIFICATE ***

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND CONFORMS WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

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REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON JULY 17, 1986 JAMES E. HIBBS 2234
RENEWAL DATE 6-30-19

FILED
Date 4/29/19 By PB
This Survey Consists Of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

*** AFFIDAVIT OF CONSENT ***
FROM FIRST INTERSTATE BANK RECORDED AS DOCUMENT NO. 2019-011235, ORJCO.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

SURVEY FOR:
GALPIN GANG LLC
744 CARDLEY AVE, #100
MEDFORD, OR 97504

DATE:
FEBRUARY 22, 2019

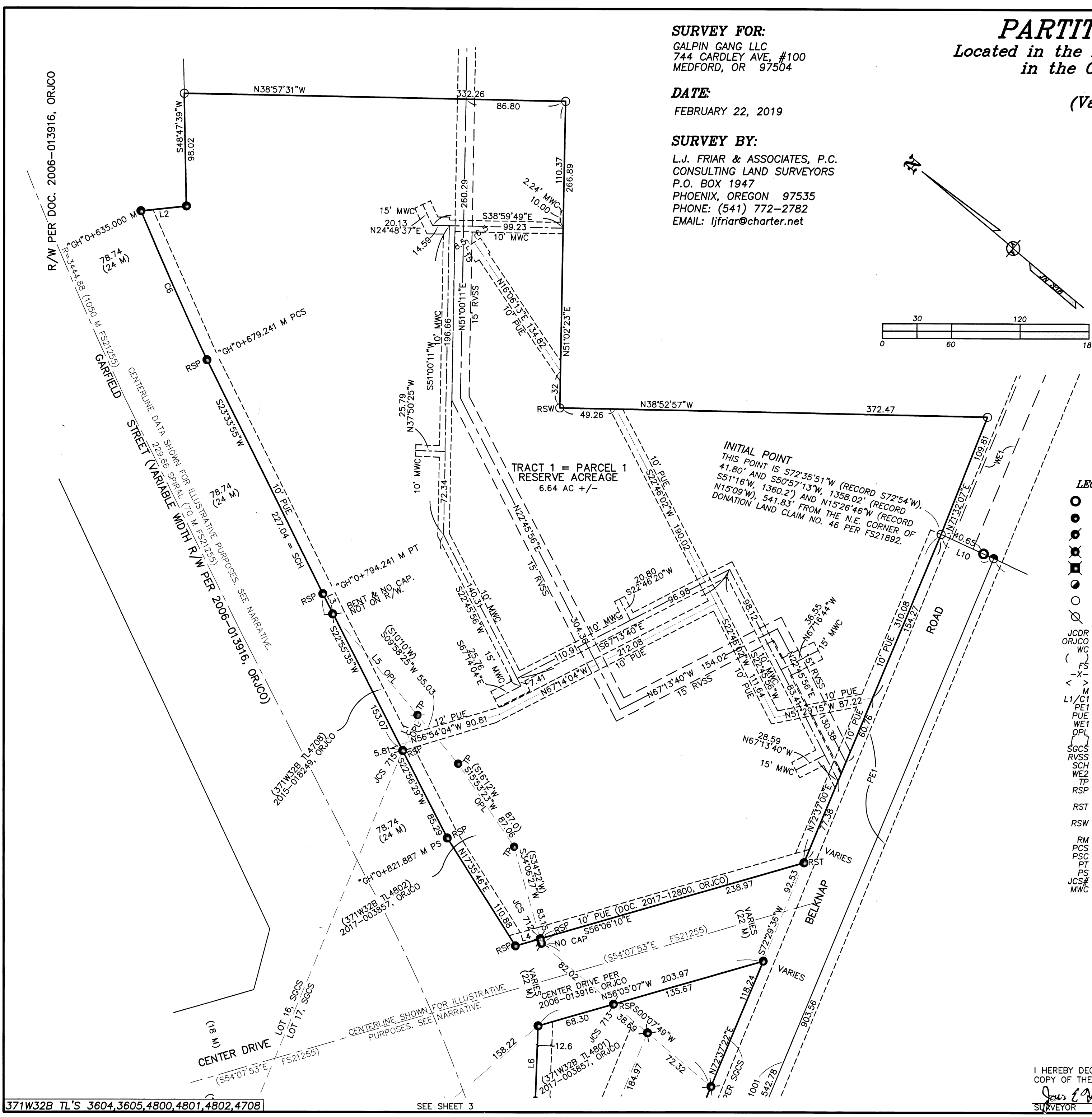
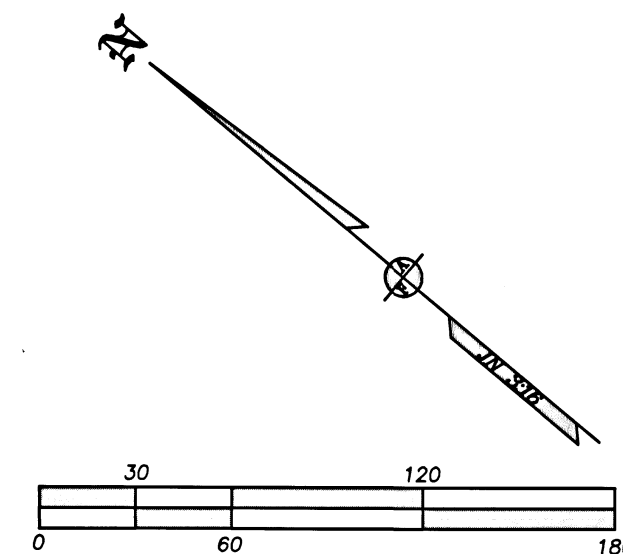
SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OREGON 97535
PHONE: (541) 772-2782
EMAIL: ljfriar@charter.net

PARTITION PLAT NO. P-17-2019

Located in the N.W. 1/4 & S.W. 1/4 of Sec. 32, T.37S, R.1W., W.M.
in the City of Medford, Jackson County, Oregon
(File No. LDP-17-131)
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COURSE DATA TABLE		
NUM	BEARING	DISTANCE
L1	S72°40'24"W	33.39
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L3	S23°59'20"W	19.52
L4	N55°57'23"W	22.50
L5	S09°55'52"W	114.92
L6	N52°09'05"E	65.17
L8	N34°08'51"W	25.94
L9	N56°06'10"W	46.06
L10	N15°26'46"W	50.30
L11	N72°08'59"E	45.00
L12	N72°38'34"E	40.58
L13	N17°21'26"W	35.10

COURSE DATA TABLE				
NUM	DELTA	ARC	RADIUS	CHORD
C1	27°19'30"	363.32	761.81	N45°55'39"E 359.88
C2	11°56'25"	158.76	761.81	N46°52'42"E 158.47
C3	06°44'30"	89.64	761.81	N56°13'09"E 89.59
C4	08°38'35"	114.92	761.81	N36°35'12"E 114.81
C5	30°10'04"	335.99	638.12	N47°21'05"E 332.12
C6	02°24'50"	141.82	3366.14	S26°02'34"W 141.81
C7	20°35'00"	273.68	761.81	N42°33'24"E 272.21



- LEGEND:**
- = FD. 1" IRON PIN PER FS705.
 - = FD. 5/8" IRON PIN & ALUM CAP MKD. ODOT RIGHT OF WAY PER FS21255 OR AS NOTED.
 - ⊙ = FD. 5/8" IRON PIN & ALUM. CAP MKD. AS NOTED PER FS21477.
 - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HARDEY LS1990 PER FS12761 OR 13449.
 - ⊕ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HUCK LS2023 PER FS21419.
 - ⊖ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAISER LS803 PER FS11001.
 - ⊘ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS21892.
 - ⊙ = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - JCDR = JACKSON COUNTY DEED RECORDS.
 - ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
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 - PE1 = 50' WIDE POWER EASEMENT PER V.345, P.306, JCDR.
 - PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT (UNLESS NOTED).
 - WE1 = APPROX LOCATION OF 20' WIDE WATER LINE EASEMENT PER V.531, P.42, JCDR.
 - OPL = OLD PROPERTY LINE BEING ELIMINATED.
 - [] = RECORD DATA PER V.201, P.502, JCDR.
 - SGCS = SOUTH GATEWAY CENTER SUBDIVISION (FS13449).
 - RVSS = SEWER EASEMENT PER DOC. 2018-026332, ORJCO.
 - SCH = SPIRAL CHORD.
 - WE2 = WATER MAIN & FACILITIES EASEMENT PER DOC. 2016-032877, ORJCO.
 - TP = MONUMENT TIED DURING FS21892 DESTROYED BY CONSTRUCTION. NOT RESET.
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REGISTERED
PROFESSIONAL
LAND SURVEYOR

Jos E. Hibbs

OREGON
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SURVEYOR

371W32B TL'S 3604,3605,4800,4801,4802,4708

SEE SHEET 3

SHEET 2 OF 3 1521791

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744 CARDLEY AVE, #100
MEDFORD, OR 97504

DATE:
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SURVEY BY:
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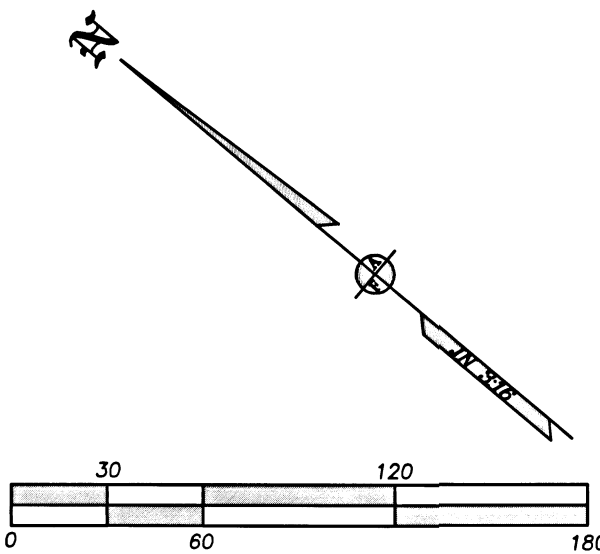
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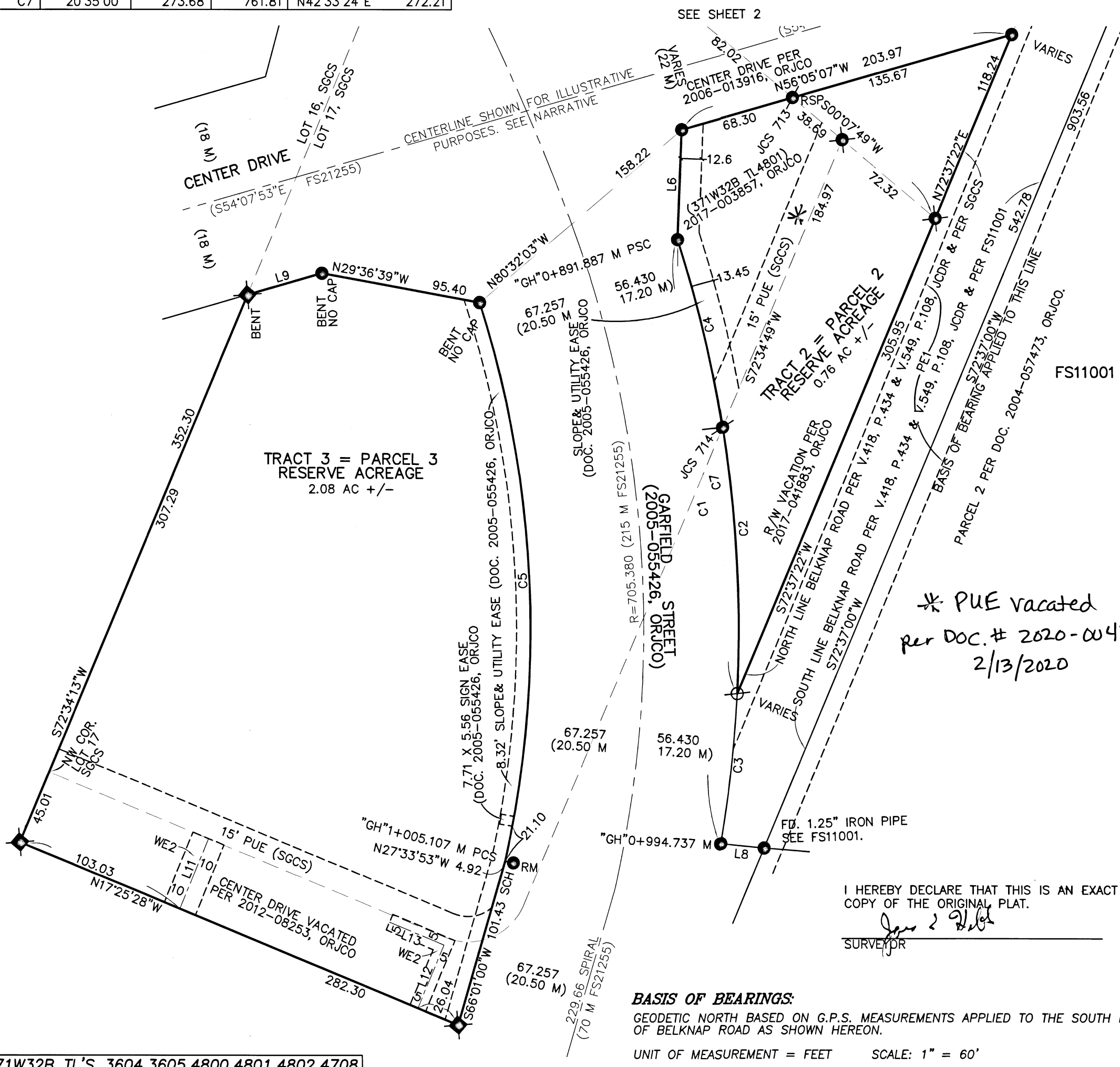
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SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF THREE PARCELS CREATED THROUGH A LAND PARTITION. SEE CITY OF MEDFORD FILES LDP-17-131. THIS PLAT WILL ALSO SERVE TO VALIDATE THESE PARCELS UNDER O.R.S. 92.176. THE INTENT OF FS21982 & DOCUMENT NO. 2016-015304, ORJCO WAS TO FOLLOW THE EXISTING R/W OF GARFIELD STREET AS SET FORTH IN DOCUMENT NO. 2006-013916, ORJCO. HOWEVER CURVE DATA ALONG THE GARFIELD STREET RIGHT OF WAY WAS INADVERTENTLY LEFT OFF FS21982 AND DOCUMENT NO. 2016-015304, ORJCO ALTHOUGH THE INTENT REMAINS CLEAR TO FOLLOW THE R/W PER DOCUMENT NO. 2006-013916, ORJCO. THIS PLAT WILL SERVE TO CORRECT THIS CURVE INFORMATION INADVERTENTLY LEFT OFF THE ABOVE MENTIONED TWO ITEMS.

PROCEDURE: FROM CONTROL ESTABLISHED BY THIS OFFICE DURING FS21982 MADE TIES TO ADDITIONAL MONUMENTS AS SHOWN ON SHEET 2 & 3 TO CONTROL THE EXTERIOR OF THE SUBJECT TRACTS. COMPUTED THE SWLY CORNER OF THE VACATED BELKNAP ROAD (DOC. 2017-041883, ORJCO) AND SET MONUMENT AS SHOWN ON SHEET 3. THE CENTERLINE OF GARFIELD STREET & CENTER DRIVE AS SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES AS THIS SURVEY HELD THE EXISTING RIGHT OF WAY MONUMENTS PER FS21255 IN THEIR FOUND POSITION AS THE BEST EVIDENCE OF THE RIGHT OF WAYS OBTAINED BY THE STATE OF OREGON. BELKNAP ROAD WAS HELD AS MONUMENTED ON THE SOUTH PER FS11001 AND ON THE NORTH BY MONUMENTS PER SGCS & FS21255. THIS RESULTS IN THE NORTH & SOUTH LINE NOT BEING PARALLEL TO EACH OTHER AND VARYING R/W WIDTHS. THIS IS ALSO THE CASE FOR THE SECTION OF CENTER DRIVE BETWEEN PARCELS 1 & 2. AS STATED ABOVE, I FEEL THE MONUMENTS TO BE THE BEST AVAILABLE EVIDENCE AS TO THE LOCATION OF BELKNAP ROAD. NUMEROUS MONUMENTS FOUND OR SET DURING FS21982 HAVE BEEN DESTROYED BY RECENT CONSTRUCTION. MONUMENTS WERE RESET IN THE POSITIONS AS TIED DURING FS21982. THE POSITIONS OF THOSE THAT LIE UNDERNEATH NEW BUILDINGS ARE SHOWN IN THEIR TIED LOCATIONS.



EASEMENTS PER FIRST AMERICAN PRELIM. TITLE REPORT 7169-2886470 DATED 6-28-2018

- EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER VOL 266, PG 593 & VOL 290, PG 84, JCDR. (SPECIFIC LOCATION NOT GIVEN)
- EASEMENTS, COVENANTS, CONDITIONS, LIENS AND CHARGES AS SET FORTH IN THE DECLARATION OF CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT PER DOC 93-10811, DOC 93-44290, DOC 94-27332, DOC 95-09665, DOC 96-34946, DOC 99-22558, DOC 00-00250, DOC 2005-037480 & DOC 2008-039496, ORJCO. (BLANKET OVER LOTS 16 & 17 SGCS (BEING PARCEL 3 OF THIS PLAT, TL4801, TL4802 & TL4708.))
- RESTRICTIVE COVENANTS PER DOC 98-32832, ORJCO. (BLANKET OVER LOTS 16 & 17 SGCS (BEING PARCEL 3 OF THIS PLAT, TL4801, TL4802 & TL4708.))
- ABUTTER'S EASEMENTS OF ACCESS TO RELOCATED GARFIELD STREET & CENTER DRIVE RELINQUISHED BY DOC. 2005-055426, ORJCO. AFFECTE PARCELS 2 & 3 OF THIS PLAT.
- SLOPE & UTILITY EASEMENT PER DOC 2005-055426, ORJCO. (SHOWN)
- PUBLIC UTILITY EASEMENT PER SGCS. (SHOWN)
- WATER MAIN & FACILITIES EASEMENT PER DOC 2016-032877, ORJCO. (SHOWN)
- PUBLIC UTILITY EASEMENT PER DOC 2017-028000, ORJCO. (SHOWN)
- EASEMENT FOR ELECTRIC TRANSMISSION PER VOL 149, PG 143, JCDR. (SPECIFIC LOCATION NOT GIVEN)
- EASEMENT FOR ELECTRIC TRANSMISSION PER VOL 152, PG 557, JCDR. (SPECIFIC LOCATION NOT GIVEN)
- EASEMENT FOR ELECTRIC TRANSMISSION PER VOL 174, PG 453 JCDR. (SPECIFIC LOCATION NOT GIVEN)
- EASEMENT FOR ELECTRIC TRANSMISSION PER VOL 243, PG 82, JCDR. (SPECIFIC LOCATION NOT GIVEN)
- EASEMENT FOR ELECTRIC TRANSMISSION PER VOL 261, PG 51, JCDR. (SPECIFIC LOCATION NOT GIVEN)
- EASEMENT FOR ELECTRIC TRANSMISSION PER VOL 345, PG 306, JCDR. (NOT ON SUBJECT PROPERTY BUT SHOWN)
- EASEMENT FOR ELECTRIC TRANSMISSION PER VOL 376, PG 345, JCDR. (SPECIFIC LOCATION NOT GIVEN)
- SANITARY SEWER EASEMENT PER VOL 424, PG 198, JCDR. (NOT ON SUBJECT PROPERTY)
- EASEMENT FOR ELECTRIC TRANSMISSION PER VOL 438, PG 169, JCDR. (SPECIFIC LOCATION NOT GIVEN)
- EASEMENT FOR ELECTRIC TRANSMISSION PER VOL 477, PG 175, JCDR. (SPECIFIC LOCATION NOT GIVEN)
- CHANNEL CHANGE EASEMENT PER VOL 501, PG 420, JCDR. (NOT ON SUBJECT PROPERTY)
- LIMITED ACCESS PROVISIONS TO STATE HIGHWAY PER VOL 502, P194, JCDR. (NOT ON SUBJECT PROPERTY)
- PIPELINE EASEMENT PER VOL 531, PG 42, JCDR. (NOT ON SUBJECT PROPERTY BUT SHOWN)
- EASEMENT FOR ELECTRIC TRANSMISSION PER VOL 550, PG 439 & VOL 556, PG 168, JCDR. (SPECIFIC LOCATION NOT GIVEN)
- RIGHT OF ENTRY EASEMENT PER DOC 75-02642, ORJCO. (NOT ON SUBJECT PROPERTY)
- SANITARY SEWER EASEMENT PER DOC 75-03418 & 77-04534, ORJCO. (NOT ON SUBJECT PROPERTY)
- BIKEWAY EASEMENT PER DOC 01-17201, ORJCO. (NOT ON SUBJECT PROPERTY)
- LIMITED ACCESS PROVISIONS TO STATE HIGHWAY PER DOC. 2006-013916, ORJCO. (AFFECT PARCELS 1 & 2 OF THIS PLAT)
- ACCESS EASEMENT TO CENTER DRIVE PER DOC 2018-012453, ORJCO. (SPECIFIC LOCATION NOT GIVEN)
- SIGN EASEMENT PER DOC 2018-012453, ORJCO. (SPECIFIC LOCATION NOT GIVEN)
- LIMITED ACCESS PROVISIONS TO STATE HIGHWAY PER DOC 2005-053916, ORJCO. (AFFECTS TL4708)
- SLOPE & UTILITY EASEMENT PER DOC 2005-053916, ORJCO. (NOT ON SUBJECT PROPERTY)
- SEWER EASEMENT PER DOC. 2018-026332, ORJCO. SHOWN.
- WATER FACILITIES EASEMENT PER DOC. 2018-034001, ORJCO. SHOWN.

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

BASIS OF BEARINGS:
 GEODETIC NORTH BASED ON G.P.S. MEASUREMENTS APPLIED TO THE SOUTH LINE OF BELKNAP ROAD AS SHOWN HEREON.
 UNIT OF MEASUREMENT = FEET SCALE: 1" = 60'

REGISTERED PROFESSIONAL LAND SURVEYOR
 James E. Hibbs
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-19

FILED
 Date 4/29/19 By RB
 This Survey Consists Of:
 3 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

SHEET 3 OF 3 15217FM