

PARTITION PLAT NO. P-33-2019
(LAND PARTITION LDP-19-057)

MEDFORD CITY PLANNING:
(FILE NO. LDP-19-057)

*** APPROVALS ***

EXAMINED AND APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT THIS

15th DAY OF AUGUST, 2019.

[Signature]
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 14th DAY OF August, 2019.

[Signature]
Acting CITY SURVEYOR

Located in:
Lots 4, 5 & 7 OF NORTHWEST MEDFORD
LIGHT INDUSTRIAL PARK UNIT NO. 2
In the West 1/2 of Section 24,
Township 37 South, Range 2 West, W.M.
In the City of Medford, Jackson County, Oregon
Tax lots 2300, 2400 & 2401 (37 2W 24CB)
Tax lots 2600, 2601 & 2700 (37 2W 24CB)
For:
BUNTIN CONSTRUCTION LLC
572 Parsons Drive
Medford, Oregon 97504

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF PROPERTIES DESCRIBED IN DOCUMENTS NO. 2005-056791, 2007-026263, 2007-026264, 2008-41485 & 2013-036097. (CITY OF MEDFORD PLANNING FILE NO. LDP-19-057).

PROCEDURE: THIS PROPERTY WAS ORIGINALLY SUBDIVIDED INTO LOTS AS NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK, UNIT NO. 2. A SUBSEQUENT PARTITION OF LOT 5 CREATED TWO NEW PARCELS AND A PROPERTY LINE ADJUSTMENT FURTHER ALTERED THE ORIGINAL LOT CONFIGURATION. A REPLAT OF LOTS 4 AND 7 IN 2008 NEVER CAME TO FRUITION AND A SURVEY OF THAT ATTEMPT WAS RECENTLY FILED FOR RECORD. UTILIZING FOUND MONUMENTS AND RECORD DATA FROM THESE SURVEYS, I RE-ESTABLISHED LOTS 4, 5 AND 7 AND SET NEW MONUMENTS ACCORDINGLY.

EQUIPMENT USED: TRIMBLE S6 ROBOTIC INSTRUMENT.

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 AND COMPLIES WITH REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:
[Signature]
SURVEYOR

LOTS 4, 5 AND 7 OF BLOCK 1, NORTHWEST MEDFORD LIGHT INDUSTRIAL PARK, UNIT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON.

RECORDING

FILED FOR RECORD THIS 19th DAY OF August, 2019 AT 11:14 O'CLOCK, A.M. AND RECORDED AS PARTITION PLAT NO. P-33-2019 IN "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. INDEX VOLUME 30, PAGE 33.

[Signature] COUNTY CLERK
[Signature] DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 22892.

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 19th, 2019.

[Signature] ASSESSOR agent
[Signature] TAX COLLECTOR DEPUTY
8/19/2019 DATE
8/19/19 DATE

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT BUNTIN-NICCOLLS PROPERTIES, LLC, USDA PROPERTIES, LLC, AN OREGON LIMITED LIABILITY COMPANY, REGINALD P. BREEZE AND ANNETTE C. BREEZE, HUSBAND AND WIFE, AS TO 82.45% INTEREST AND REGINALD P. BREEZE, AS TO 17.55% INTEREST, ARE THE OWNERS 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 AS SHOWN HEREON. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF PARCEL 2, A 5-FOOT PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS PARCEL 3.

TITLE EXCEPTION NOTES:

- 1.) RIGHT OF WAY, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN PER VOL. 50, PAGE 282 IN FAVOR OF CONDOR WATER AND POWER COMPANY FOR FOR POWER LINE AND OTHER PURPOSES. (NO SPECIFIC LOCATION GIVEN)
- 2.) EASEMENTS FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED THE CALIFORNIA OREGON POWER COMPANY PER VOL. 226, PAGE 411, VOL. 233 PAGE 183, VOL. 287, PAGE 199, VOL. 366, PAGE 186 AND VOL. 482, PAGE 457. (SPECIFIC LOCATION NOT GIVEN.)
- 3.) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY IN FAVOR OF PACIFIC POWER AND LIGHT PER DOC. NO. 74-13246. (AFFECTS PARCEL 3-NO SPECIFIC WIDTH OR LOCATION GIVEN)
- 4.) EASEMENT FOR PUBLIC UTILITIES AS SHOWN ON RECORDED PLAT/PARTITION (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 CODES. (RECORDED AS DOCUMENT NO. 91-14222; MODIFICATION AND/OR AMENDMENT RECORDED AS DOCUMENT NO. 95-13903)
- 6.) 10-FOOT EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN FOR STORM DRAIN IN FAVOR OF THE CITY OF MEDFORD PER DOC. NO. 92-22863. (SHOWN)
- 7.) DEED OF EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, GRANTED JOHN P. DAY, MATTHEW BOSTWICK, VICTORIA BOSTWICK AND PARSONS INDUSTRIAL PARK OWNERS ASSOCIATION FOR INGRESS/EGRESS PER DOC. NO. 2007-018764. (SHOWN)
- 8.) EASEMENT FOR CROSS ACCESS AS SHOWN ON RECORDED PLAT/PARTITION. (SHOWN)

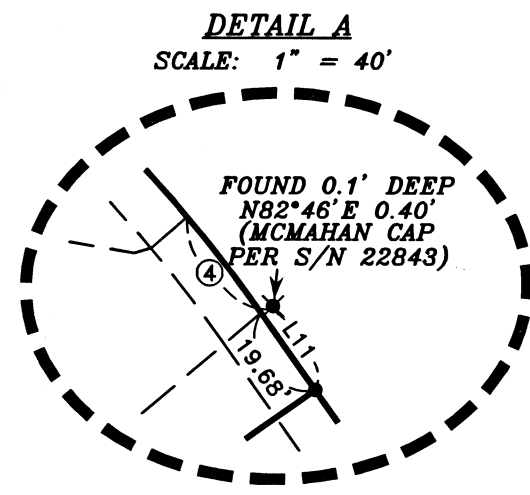
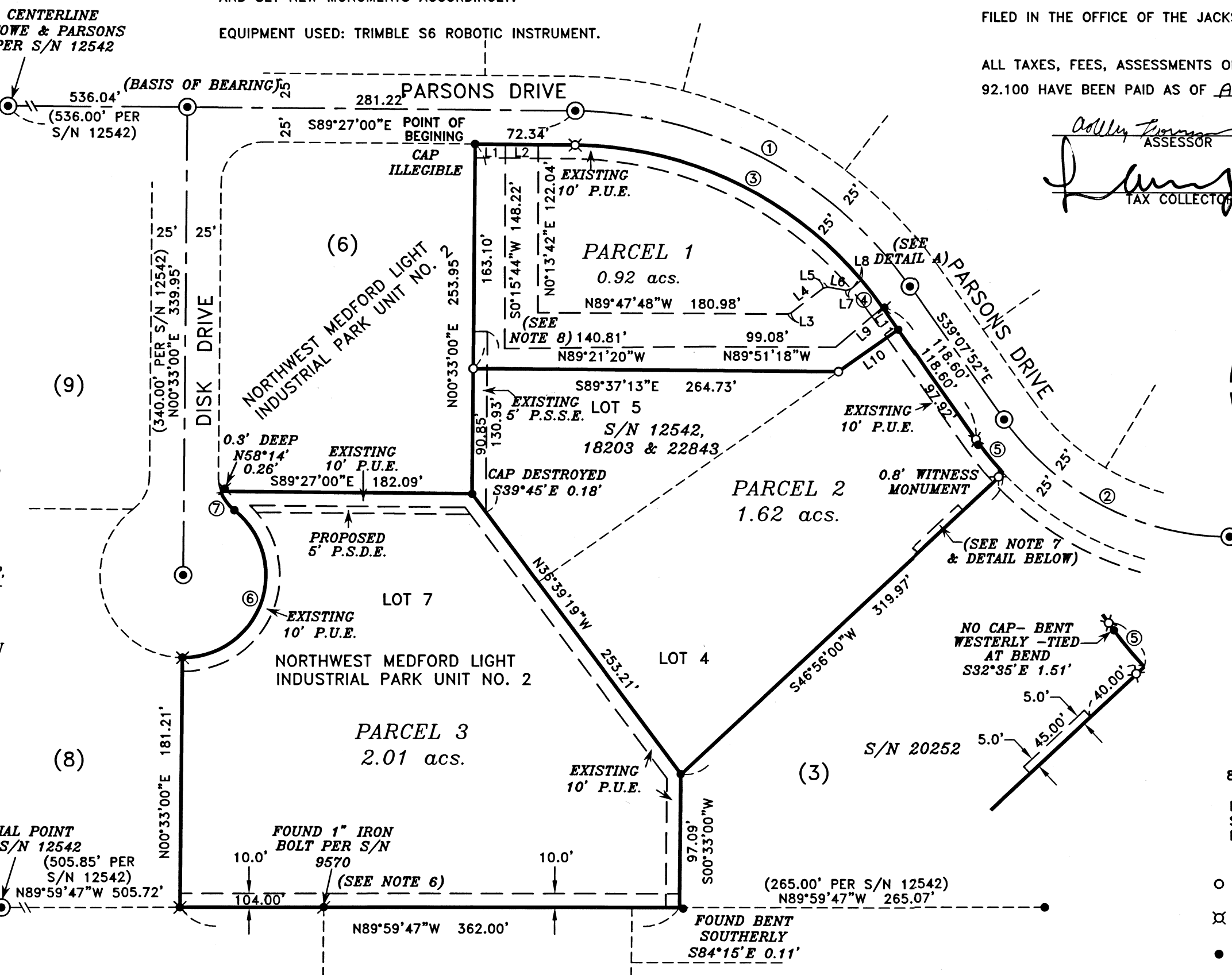
CONSENTS

AFFIDAVIT OF CONSENT FOR SUBDIVISION FROM BUNTIN-NICCOLLS PROPERTIES, LLC RECORDED AS DOCUMENT NO. 2019-24005, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT FOR SUBDIVISION FROM USDA PROPERTIES, LLC, AN OREGON LIMITED LIABILITY COMPANY, RECORDED AS DOCUMENT NO. 2019-24006, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT FOR SUBDIVISION FROM REGINALD P. BREEZE AND ANNETTE C. BREEZE, RECORDED AS DOCUMENT NO. 2019-24007, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT FOR SUBDIVISION FROM REGINALD P. BREEZE RECORDED AS DOCUMENT NO. 2019-24007, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	54°19'08"	300.00'	284.41'	273.88'	S62°17'26"E
2	54°52'08"	200.00'	191.53'	184.29'	S62°33'56"E
3	54°19'08"	275.00'	260.71'	251.06'	S62°17'26"E
4	18°08'18"	275.00'	24.18'	24.11'	S37°38'38"E
5	07°56'05"	225.00'	31.16'	31.13'	S39°05'55"E
6	142°19'48"	60.00'	149.05'	113.58'	N19°23'05"E
7	32°28'40"	30.00'	17.01'	16.78'	N35°32'28"W

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' JUNE 6, 2019
BASIS OF BEARING: SURVEY NUMBER 12542
(CENTERLINE OF PARSONS DRIVE)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MCMAHAN LS 1913" PER S/N 12542.
- ✕ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "LJ FRIAR & ASSOC." LS 1913" PER S/N 22843.
- ⊙ = FOUND MONUMENT AS NOTED
- ⊙ = FOUND BRASS CAP PER S/N 12542 OR AS NOTED.
- S/N = SURVEY NUMBER
- P.S.S.E = PRIVATE SANITARY SEWER EASEMENT
- P.S.D.E = PRIVATE STORM DRAIN EASEMENT
- P.U.E = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, TELEPHONE, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
JULY 28, 1988
DAVID M. MINNECI
2349
EXPIRES 12/31/20

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°27'00"E	21.82'
L2	S89°27'00"E	24.00'
L3	S71°32'33"E	2.62'
L4	S52°26'35"E	29.55'
L5	S76°08'33"E	3.22'
L6	S80°09'30"E	13.59'
L7	S73°54'42"E	3.75'
L8	N49°07'58"E	9.93'
L9	S49°48'51"W	44.71'
L10	S54°52'08"W	53.00'
L11	S35°07'52"E	20.68'

RECEIVED
Date 8/19/19 By PB
This survey consists of:
1 sheet(s) Map
0 pages(s) Narrative
JACKSON COUNTY SURVEYOR

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