

*** APPROVALS ***

CITY OF MEDFORD
(File No. LDP-19-055)

I certify that, pursuant to authority granted in M.L.D.C. 10.162, this plat is hereby approved.

[Signature]
Planning Director

SEPT. 26, 2019
Date

EXAMINED AND APPROVED as required by ORS 92.100 as of September 11th, 20 19.

[Signature]
Acting City Surveyor

EXAMINED AND APPROVED this 12 day of SEPTEMBER, 20 19.

[Signature]
City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of October 2nd, 20 19.

[Signature], Agent
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of October 2, 20 19.

[Signature] - Deputy
Tax Collector

*** DECLARATION ***

Know all men by these presents that SEDONA PROPERTIES LLC, is the owner in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate and beneficiary of the Trust Deed Assignment recorded as Document No. 2008-025865, Official Records of Jackson County, Oregon holder of and have partitioned the same into the Parcels as shown on Sheet 2 and (1) do hereby dedicate to the public for public use under the jurisdiction of the City of Medford, the Street Right of Way together with the Public Utility Easement (PUE1) and Storm Drainage Easement (SDE1) and (2) do hereby make and establish the non-exclusive Temporary Access Easement for Parcel 2 which will automatically extinguish when a permanent access easement is recorded.

[Signature]
SEDONA PROPERTIES LLC
By Thomas R. Becker, Manager of
of Becker Estate Properties LLC, Member
of Sedona Properties LLC

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named Thomas R. Becker and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Becker Estates Properties LLC as member of Sedona Properties LLC.

Dated this 4th day of September, 20 19.

[Signature]
Notary Public - Oregon

Commission No. 990534

My Commission Expires August 14, 2023.

PARTITION PLAT NO. P-37-2019
Located in the N.E. 1/4 of Sec. 12, T.37S., R.2W., W.M.
in the City of Medford, Jackson County, Oregon
(File No. LDP-19-055)

SURVEY FOR:
SEDONA PROPERTIES, LLC
1175 E. MAIN ST, #2B
MEDFORD, OR 97504

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

DATE OF SURVEY:
AUGUST 29, 2019

*** RECORDER'S CERTIFICATE ***

FILED FOR RECORD THIS 2nd DAY OF October, 20 19
AT 9:23 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-37-2019
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 30, PAGE 37 & DOC. # 2019-029573, ORJCO.

[Signature]
COUNTY CLERK

[Signature]
DEPUTY

COUNTY SURVEYOR FILE NO. 22921

*** 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:

Parcel 1 per Partition Plat No. P-108-1992, according to the official plat thereof, now of record, in Volume 3, Page 108 of "Record of Partition Plats" of Jackson County, Oregon filed as Survey No. 13185 in the Office of the Jackson County Surveyor.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-21

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO RESERVE ACREAGE PARCELS CREATED BY A LAND PARTITION. SEE CITY OF MEDFORD FILE NO. LDP-19-055. THE TRACT BEING PARCEL 1 PER PARTITION PLAT NO. P-108-1992.

PROCEDURE: USING TRIMBLE R8 G.P.S. RECEIVERS AND TRIMBLE S8 ROBOTIC TOTAL STATION, MADE TIES TO MONUMENTS OF RECORD AS SHOWN ON SHEET 2 TO CONTROL THE EXTERIOR OF THE SUBJECT TRACT. COMPUTED THE POSITION OF THE PARCEL AND RIGHT OF WAY CORNERS PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AS SHOWN ON SHEET 2.

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

[Signature]
SURVEYOR

FILED
Date 10/2/19 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

SURVEY FOR:
SEDONA PROPERTIES, LLC
1175 E. MAIN ST., #2B
MEDFORD, OR 97504

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

DATE:
AUGUST 29, 2019

PARTITION PLAT NO. P-37-2019

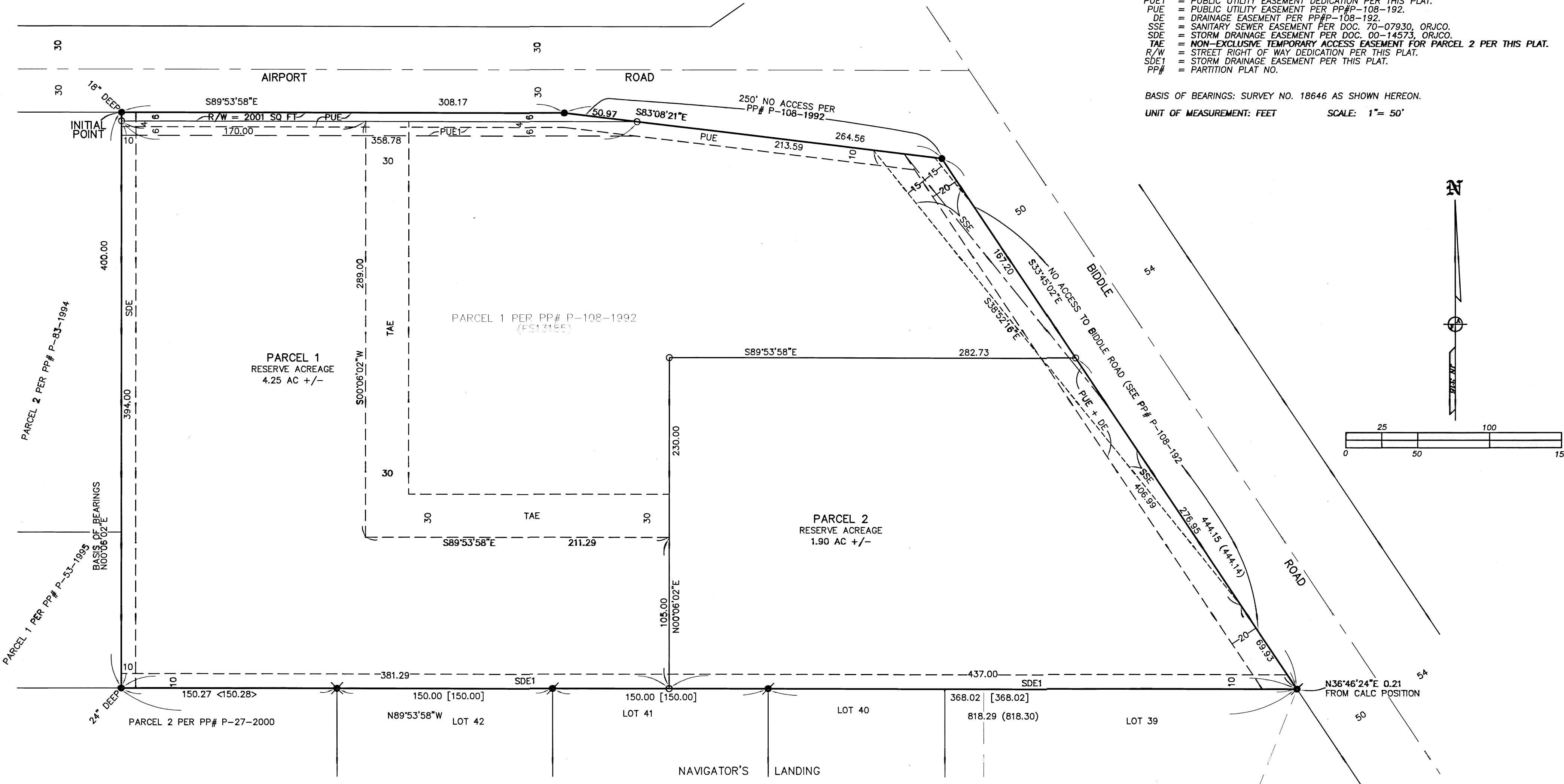
Located in the N.E. 1/4 of Sec. 12, T.37S., R.2W., W.M.
in the City of Medford, Jackson County, Oregon
(File No. LDP-19-055)

LEGEND:

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MARQUESS & ASSOC. PER FS13185.
- ⦿ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. D. MCMAHAN LS1913 PER NL.
- ✱ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. C. NEATHAMER LS56545 PER FS18646.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- () = RECORD DATA PER PP#-108-192 (FS13185).
- > = RECORD DATA PER NL.
- < = RECORD DATA PER FS16506.
- NL = NAVIGATOR'S LANDING (FS17310).
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- JCCR = JACKSON COUNTY DEED RECORDS.
- FS = FILED SURVEY #.
- X- = FENCE.
- PUE1 = PUBLIC UTILITY EASEMENT DEDICATION PER THIS PLAT.
- PUE = PUBLIC UTILITY EASEMENT PER PP#-108-192.
- DE = DRAINAGE EASEMENT PER PP#-108-192.
- SSE = SANITARY SEWER EASEMENT PER DOC. 70-07930, ORJCO.
- SDE = STORM DRAINAGE EASEMENT PER DOC. 00-14573, ORJCO.
- TAE = NON-EXCLUSIVE TEMPORARY ACCESS EASEMENT FOR PARCEL 2 PER THIS PLAT.
- R/W = STREET RIGHT OF WAY DEDICATION PER THIS PLAT.
- SDE1 = STORM DRAINAGE EASEMENT PER THIS PLAT.
- PP# = PARTITION PLAT NO.

BASIS OF BEARINGS: SURVEY NO. 18646 AS SHOWN HEREON.

UNIT OF MEASUREMENT: FEET SCALE: 1" = 50'



EASEMENTS PER PUBLIC RECORDS REPORT

1. ELECTRICAL EASEMENT PER DOC. NO. 66-06146, ORJCO. NO SPECIFIC LOCATION GIVEN.
2. EASEMENT FOR IRRIGATION SIPHON PER DOC. 70-07928, ORJCO. DOES NOT APPEAR TO BE LOCATED ON SUBJECT TRACT.
3. SANITARY SEWER EASEMENT PER DOC. 70-07930, ORJCO. SHOWN.
4. UTILITY EASEMENTS AS DELINEATED ON MINOR LAND PARTITION P-108-1992. SHOWN.
5. DRAINAGE EASEMENT AS DELINEATED ON MINOR LAND PARTITION P-108-1992. SHOWN.
6. NOTATION ON THE RECORDED PLAT THAT PARCEL NO. 1 HAS NO ACCESS ONTO BIDDLE ROAD, PARCEL NO. 1 HAS NO ACCESS ONTO AIRPORT ROAD FROM BIDDLE ROAD TO 250 FEET WEST OF BIDDLE ROAD. SHOWN.
7. STORM DRAIN EASEMENT PER DOC. 00-14573, ORJCO. SHOWN.

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

J. Friar
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
J. Friar
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-21

FILED
Date 10/2/19 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR