

PARTITION PLAT NO. P-08-2020

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT SOUTH SALEM, LLC, IS THE OWNER IN FEE SIMPLE OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON THE PARTITION PLAT. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. WE HEREBY CREATE AN INGRESS AND EGRESS EASEMENT, OVER AND ACROSS PARCEL 1 AND PARCEL 2 FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCEL 1 AND PARCEL 2 AND ALSO FOR THE OWNERS, THEIR HEIRS, AND ASSIGNS OF THE ADJOINING PROPERTY TO WEST, MORE PARTICULARLY DESCRIBED AS TRACT B OF DOCUMENT NO. 2015-041455, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

Located in:
in the Southwest 1/4 of Section 1,
Township 37 South, Range 2 West, W.M.,
City of Central Point, Jackson County, Oregon
Tax Lot 800
For:
SOUTH SALEM, LLC
P.O. BOX 4460
MEDFORD, OR. 97501

APPROVALS:

CITY OF CENTRAL POINT PLANNING:
(FILE PAR-19002)
[Signature] 2-20-2020
DIRECTOR DATE

EXAMINED AND APPROVED THIS 20th DAY OF February, 2019.
[Signature]
COUNTY SURVEYOR

SOUTH SALEM, LLC

IN WITNESS WHEREOF, SIGNED THIS 20th DAY OF DECEMBER, 2019.

BY: [Signature]
TITLE: Member

STATE OF OREGON)
COUNTY OF JACKSON) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE THIS 20th DAY OF DECEMBER, 2019 BY JOHN PATZER, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SOUTH SALEM, LLC.

DATED THIS DAY OF DECEMBER 20 2019,

[Signature]
J. TRUBE NOTARY PUBLIC - OREGON

Commission No. 953913
My Commission Expires 8-28-20

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

SURVEY FOR: SOUTH SALEM LLC
P.O. BOX 4460
MEDFORD, OR. 97501

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT PROPERTY DESCRIBED IN INSTRUMENT NO. 98-29959 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND AS APPROVED BY THE CITY OF CENTRAL POINT PLANNING DEPARTMENT (FILE NO. PAR-19002)

PROCEDURE: THE WEST BOUNDARY, BEING THE EAST LINE OF DONATION LAND CLAIM NO. 56, HAS BEEN PREVIOUSLY SURVEYED PER FILED SURVEYS NO. 18058 AND 16429. THE SOUTH BOUNDARY HAS BEEN SURVEYED PER SURVEY NO. 16429. THE EAST LINE, BEING THE WEST RIGHT-OF-WAY OF TABLE ROCK ROAD, AS DESCRIBED IN INSTRUMENT NO. 2017-01498, WAS MONUMENTED PER SURVEY NO. 22744 AND THE NORTH BOUNDARY, BEING THE SOUTH RIGHT-OF-WAY OF BIDDLE ROAD, HAS BEEN PREVIOUSLY MONUMENTED PER SURVEY NO. 7434. MONUMENTS AS FOUND PER THE ABOVE SURVEYS WERE HELD FOR CONTROL FOR THIS SURVEY. THE LOCATION OF THE PARCEL 1 AND PARCEL 2 BOUNDARY WAS COMPUTED ACCORDING TO CLIENT'S DIRECTION AND MONUMENTS WERE SET AS SHOWN.

BASIS OF BEARING: EQUIPMENT USED: TRIMBLE S6 ROBOTIC INSTRUMENT.
THE EAST LINE OF D.L.C. 56 PER SURVEY NO. 16429.

DATE: JULY 29, 2019

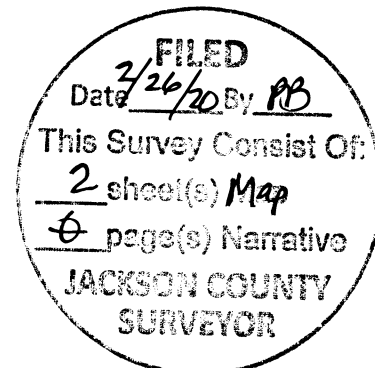
REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

Expires 6/30/2021

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



RECORDER'S CERTIFICATE:
FILED FOR RECORD THIS 26th DAY OF February 2019 AT 1:53 O'CLOCK, P.M.
AND RECORDED AS PARTITION PLAT NO. P-08-2020 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 31 PAGE 08.)

Christine D. Walker COUNTY CLERK
Wainhi Poote DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 23028

SURVEYOR'S CERTIFICATE

I, DARRELL L. HUCK, 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:

Commencing at the Northeast corner of Donation Land Claim (D.L.C.) No. 56 in Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence along the east line of said D.L.C. No. 56, South 00°01'30" West 162.43 feet to the southerly right-of-way line of Biddle Road for the Initial Point of Beginning; thence continue along the east line of said D.L.C. No. 56, South 00°01'30" West 725.44 feet to the southwest corner of tract described in Instrument No. 98-29959, Official Records, Jackson County, Oregon; thence along the south line of said tract, North 89°59'28" East (Record South 89°59'20" East) 568.58 feet to the westerly right-of-way of Table Rock Road, as said right-of-way is described in Instrument No. 2017-014918 of the Official Records of Jackson County, Oregon; thence along said right-of-way, North 00°01'21" East 521.18 feet to an angle point; thence continue along said right-of-way, North 03°05'46" West 51.14 feet to an angle point; thence continue along said right-of-way, North 30°02'19" West 109.65 feet to the southerly right-of-way of Biddle Road; thence along said southerly right-of-way, North 80°06'58" West 154.71 feet to an angle point; thence continue along said right-of-way, North 84°52'31" West 328.45 feet to an angle point; thence North 85°47'59" West 31.34 feet to the initial point of beginning.

[Signature]
SURVEYOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 20th DAY OF February, 2019.

[Signature] AGENT
ASSESSOR
[Signature] TAX COLLECTOR

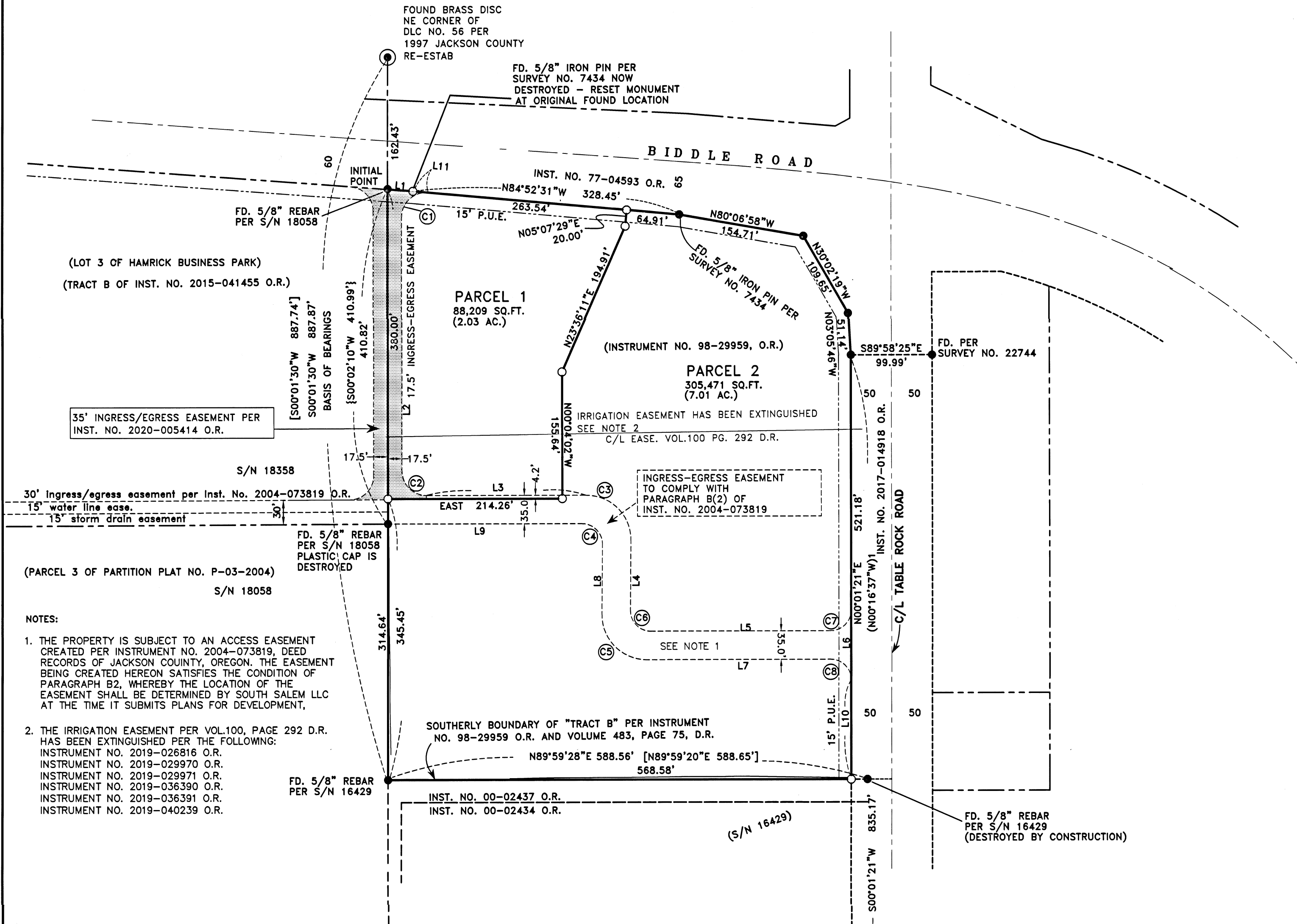
2/26/2020 DATE
2/26/2020 DATE

FILED
Date 2/24/20 By PB
This Survey Consist Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

PARTITION PLAT NO. P-08-2020

LOCATED IN:
IN THE SW 1/4 OF SECTION 1, T37S, R2W, WM,
CITY OF CENTRAL POINT, JACKSON COUNTY, OR.

FOR:
SOUTH SALEM, L.L.C.
P.O. BOX 4460
MEDFORD, OR. 97501



- NOTES:**
1. THE PROPERTY IS SUBJECT TO AN ACCESS EASEMENT CREATED PER INSTRUMENT NO. 2004-073819, DEED RECORDS OF JACKSON COUNTY, OREGON. THE EASEMENT BEING CREATED HEREON SATISFIES THE CONDITION OF PARAGRAPH B2, WHEREBY THE LOCATION OF THE EASEMENT SHALL BE DETERMINED BY SOUTH SALEM LLC AT THE TIME IT SUBMITS PLANS FOR DEVELOPMENT.
 2. THE IRRIGATION EASEMENT PER VOL.100, PAGE 292 D.R. HAS BEEN EXTINGUISHED PER THE FOLLOWING:
INSTRUMENT NO. 2019-026816 O.R.
INSTRUMENT NO. 2019-029970 O.R.
INSTRUMENT NO. 2019-029971 O.R.
INSTRUMENT NO. 2019-036390 O.R.
INSTRUMENT NO. 2019-036391 O.R.
INSTRUMENT NO. 2019-040239 O.R.

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

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 100' JULY 29, 2019
BASIS OF BEARING: SURVEY NO. 16429

- = Set 5/8"x24" iron reinforcing pin with plastic cap stamped "D. Huck LS 2023".
- = Found 5/8" iron rebar per Survey No. 22744 unless noted otherwise
- ⊙ = Found brass cap monument

- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance
- O.R. = Official Records, Jackson County, Or.
D.R. = Deed Records, Jackson County, Or.
S/N = Survey Number
- [-] = Record per Survey No. 16429
{ - } = Record per Survey No. 18058
(-)1 = Record per Survey No. 22744 & 21974
(-)2 = Record per Survey No. 18358

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	30.00'	95°05'59"	49.79'	N47°34'30"E	44.27'
C2	30.00'	90°01'30"	47.14'	S44°59'15"W	42.44'
C3	55.00'	90°26'22"	86.82'	N44°46'49"W	78.08'
C4	25.00'	90°26'22"	39.46'	S44°46'49"E	35.49'
C5	55.00'	90°29'14"	86.86'	S44°48'15"E	78.11'
C6	25.00'	90°29'14"	39.48'	N44°48'15"W	35.51'
C7	25.00'	89°55'47"	39.24'	S44°59'14"W	35.33'
C8	25.00'	90°04'13"	39.30'	S45°00'46"E	35.38'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N85°47'58"W	31.34'
(L1)2	(N85°47'17"W)2	(31.34')2
L2	N00°01'30"E	311.95'
L3	EAST	195.77'
L4	N00°26'22"E	84.22'
L5	S89°57'08"W	220.85'
L6	N00°01'21"E	85.00'
L7	N89°57'08"E	225.79'
L8	S00°26'22"W	86.72'
L9	WEST	238.35'
L10	N00°01'21"E	122.44'
L11	S84°52'31"E	18.99'

I certify this plat to be an exact copy of the original
Darrell L. Huck
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
Expires 6/30/2021
(18082pt sh2r1.dwg)
SHEET 2 OF 2