

APPROVALS:

Janelle Clark 03/23/2020 JACKSON COUNTY DEVELOPMENT SERVICES FILE NO. 439-14-00078-SUB DATE

EXAMINED AND APPROVED THIS 4TH DAY OF MARCH, 2020

David Tourzan JACKSON COUNTY SURVEYOR (DEPUTY)

PARTITION PLAT NO. P-11-2020

LYING SITUATE WITHIN

S.W. QUARTER OF SECTION 29 & S.E. QUARTER OF SECTION 30 TOWNSHIP 38 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN JACKSON COUNTY, OREGON

FOR Quail Run Holdings, LLC 395 Granite Street Ashland, Oregon 97520

RECORDING:

FILED FOR RECORD THIS 25 DAY OF March, 2020 AT 1:37 O'CLOCK PM AND RECORDED AS PARTITION PLAT NO. P-11-2020 OF THE RECORDS OF PARTITION PLATS IN JACKSON COUNTY, OREGON, INDEX VOLUME 31, PAGE 11

Christine D Walker Heather Simpson COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 23052

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 3/25, 2020.

CRS Deputy 3/25/2020 TAX COLLECTOR DATE

Adly Thompson 3/25/2020 ASSESSOR DATE

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, DULY REGISTERED PROFESSIONAL LAND 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 HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2020-002261 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, LYING SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 29 AND THE SOUTHEAST QUARTER OF SECTION 30 IN TOWNSHIP 38 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

BEGINNING AT A 2.5 INCH BRASS CAPPED IRON PIPE AT THE SOUTHEAST CORNER OF SECTION 30 IN TOWNSHIP 38 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, IN JACKSON COUNTY, OREGON: THENCE NORTH 89°24'07" WEST, ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 1102.34 FEET [DEED RECORD NORTH 89°24'16" WEST, 1102.34 FEET] TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED WITH DOCUMENT NO. 2020-002261 OF THE OFFICIAL RECORDS IN SAID COUNTY, FROM WHICH A 5/8 INCH IRON PIN BEARS SOUTH 00°32'36" EAST, 0.26 FEET THEREFROM; THENCE ALONG THE WESTERLY LINE OF SAID DESCRIBED TRACT THE FOLLOWING COURSES: NORTH 00°32'36" WEST, 451.89 FEET [DEED RECORD NORTH 00°32'45" WEST, 451.89 FEET]; THENCE NORTH 64°29'01" WEST, 127.54 FEET [DEED RECORD NORTH 64°29'10" WEST, 127.54 FEET]; THENCE NORTH 17°44'39" EAST, 78.06 FEET [DEED RECORD NORTH 17°44'30" EAST, 78.06 FEET]; THENCE NORTH 31°12'36" WEST, 179.20 FEET [DEED RECORD NORTH 31°12'45" WEST, 179.195 FEET]; THENCE NORTH 33°13'06" WEST, 100.00 FEET TO A 5/8 INCH IRON PIN ON THE SOUTH BANK OF THE APPLIGATE RIVER; THENCE CONTINUING NORTH 33°13'06" WEST, 176.92 FEET, MORE OR LESS, [DEED RECORD NORTH 33°13'15" WEST] TO THE CENTERLINE OF SAID APPLIGATE RIVER; THENCE NORTHEASTERLY, ALONG SAID DESCRIBED CENTERLINE, THE FOLLOWING COURSES: NORTH 78°02'21" EAST, 933.89 FEET; THENCE NORTH 79°42'35" EAST, 214.11 FEET; THENCE NORTH 69°29'41" EAST, 229.05 FEET; THENCE NORTH 65°45'23" EAST, 192.29 FEET; THENCE NORTH 65°03'05" EAST, 173.39 FEET; THENCE NORTH 73°02'42" EAST, 422.33 FEET; THENCE NORTH 68°43'31" EAST, 22.00 FEET TO THE EAST LINE OF DONATION LAND CLAIM NO. 39 IN TOWNSHIP 38 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN; THENCE LEAVING SAID CENTERLINE OF THE APPLIGATE RIVER, SOUTH 00°24'50" EAST [DEED RECORD SOUTH], ALONG THE EAST LINE OF SAID CLAIM, 255.99 FEET, MORE OR LESS, TO A 2 INCH BRASS CAPPED IRON PIN ON THE NORTH LINE OF LOT 3, IN SECTION 29, TOWNSHIP 38 SOUTH, RANGE 3 WEST, FROM WHICH A 5/8 INCH IRON PIN ON THE SOUTH BANK OF SAID RIVER BEARS NORTH 00°24'50" WEST, 121.00 FEET THEREFROM; THENCE SOUTH 89°26'30" EAST [DEED RECORD EAST], ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 683.36 FEET TO A 2 INCH ALUMINUM CAPPED IRON PIN AT THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°11'23" EAST [DEED RECORD SOUTH], ALONG THE EAST LINE OF SAID LOT 3, 1325.79 FEET, TO A 3 INCH BRONZE CAPPED ONE-SIXTEENTH SECTION CORNER AT THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°20'10" WEST [DEED RECORD WEST], ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 1343.05 FEET [DEED RECORD 1343.66 FEET] TO THE INITIAL POINT OF BEGINNING.

CONTAINING 74.93 ACRES, MORE OR LESS.

REGISTERED PROFESSIONAL LAND SURVEYOR

Shawn Kampmann OREGON JULY 14, 1998 SHAWN KAMPMANN 2883 LS

RENEWAL DATE: 6/30/2021

SURVEYED BY: POLARIS LAND SURVEYING LLC P.O. BOX 459 ASHLAND, OREGON 97520 (541) 482-5009

DATE: JANUARY 31, 2020 PROJECT NO. 975-15

FILE: SURVEYS\975-15\TOURZAN PARTITION PLAT.DWG SHEET 1 of 2

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT QUAIL RUN HOLDINGS LLC, AN OREGON LIMITED LIABILITY CORPORATION, IS THE OWNER OF THE LANDS HEREON DESCRIBED, AND HAS PARTITIONED THE SAME INTO PARCELS SHOWN HEREON, AND THAT THE SIZE OF THE PARCELS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION. WE HEREBY CREATE THE 25 FOOT WIDE PRIVATE ROAD AND UTILITY EASEMENT FOR THE MUTUAL BENEFIT OF PARCEL 1, PARCEL 2 & PARCEL 3, AS SHOWN HEREON. WE ALSO HEREBY CREATE A FIRE APPARATUS AND EMERGENCY VEHICLE ACCESS AND TURN-AROUND EASEMENT OVER PARCEL 1, PARCEL 2 AND PARCEL 3 AS SHOWN HEREON.

David Tourzan (MEMBER)

ACKNOWLEDGEMENT

STATE OF OREGON) JACKSON COUNTY) SS

PERSONALLY APPEARED THE ABOVE NAMED DAVID TOURZAN, ON AUTHORITY OF QUAIL RUN HOLDINGS, LLC, ON THIS 4 DAY OF March, 2020 AND ACKNOWLEDGED THE FORGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE Laurie A. Miller

NOTARY PUBLIC - OREGON Laurie A. Miller

COMMISSION NO. 989058

MY COMMISSION EXPIRES July 02, 2023

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN TICOR TITLE REPORT NO. 470320065707, WITH AN EFFECTIVE DATE OF JANUARY 28, 2020, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

- REGULATIONS, INCLUDING LEVIES, LIENS, ASSESSMENTS, RIGHTS OF WAY AND EASEMENTS OF APPLIGATE VALLEY IRRIGATION DISTRICT, DISCLOSED BY DOCUMENTS RECORDED NOVEMBER 19, 1913 IN VOLUME 103, PAGES 154, 156, & 158 OF THE REAL PROPERTY RECORDS OF JACKSON COUNTY, OREGON.
CONDITIONS AND RESTRICTIONS AS DESCRIBED IN DOCUMENTS RECORDED JUNE 15, 1989 AS INSTRUMENT NOS. 89-12627, 89-12628 AND 89-12629 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON.
EASEMENT TO PACIFICORP FOR DISTRIBUTION OF POWER LINES AND APPURTENANCES AND ACCESS, DESCRIBED IN DOCUMENT NO. 2012-008349 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
RIPARIAN LAND LEASE, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED JUNE 28, 2013 AS INSTRUMENT NO 2013-022435 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
VEHICULAR TURNOUT EASEMENT DESCRIBED IN INSTRUMENT NO. 2016-014979 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.

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

Shawn Kampmann SURVEYOR

** RECEIVED ** Date 3/25/2020 By RB This survey consists of 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

PARTITION PLAT NO. P-11-2020

LYING SITUATE WITHIN
S.W. QUARTER OF SECTION 29 & S.E. QUARTER OF SECTION 30
TOWNSHIP 38 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR
Quail Run Holdings, LLC

395 Granite Street
Ashland, Oregon 97520

LEGEND

- ⊕ 2 1/2" BRASS CAP SECTION CORNER MONUMENT PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- ⊕ 2 1/2" BRASS CAP QUARTER CORNER MONUMENT PER JACKSON COUNTY SURVEYOR RE-ESTAB. NOTES (RECOVERED)
- ⊕ 2 1/2" BRASS CAP DONATION LAND CLAIM CORNER PER COUNTY SURVEYOR RE-ESTAB. NOTES & S/N 3424 (RECOVERED)
- ⊕ 3" BRASS CAP 1/16th CORNER MONUMENT PER B.L.M. DEPENDENT RESURVEY PLAT NO. 7018 DATED SEPTEMBER 7, 2001 (RECOVERED)
- ⊕ 2" ALUMINUM CAPPED IRON PIN PER B.L.M. DEPENDENT RESURVEY PLAT NO. 7018 DATED SEPTEMBER 7, 2001 (RECOVERED)
- ⊕ 2" METAL TABLET IN CONCRETE w/ PUNCHMARK, NO OTHER MARKINGS PER S/N 3424 (RECOVERED)
- ⊕ 5/8" IRON PIN, NO TAG / MARKINGS, PER S/N 9794 (RECOVERED)
- ⊕ 5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "THOMAS LS 303" PER S/N 3424 (RECOVERED)
- ⊕ 5/8" X 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
- SUBJECT PROPERTY LINE
- - - NEW PARTITION LINE
- BOUNDARY LINE
- - - PREVIOUS DEED LINE
- - - CENTERLINE
- - - EASEMENT LINE
- S/N SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
- O.R. OFFICIAL RECORDS, JACKSON COUNTY
- D.R. DEED RECORDS, VOLUME / PAGE, JACKSON COUNTY
- D.L.C. DONATION LAND CLAIM, AS DESCRIBED
- B.L.M. U.S. DEPT. OF INTERIOR, BUREAU OF LAND MANAGEMENT
- () DEED RECORD PER O.R. 2020-002261
- [] SURVEY DATA PER B.L.M. DEPENDENT RESURVEY NO. 7018
- { } SURVEY RECORD DATA PER S/N 9794 (HURST)

FLAG	BEARING	DISTANCE	DEED/SURVEY RECORD
①	N 64°29'01" W	127.54'	(11) N 67°29'43" E 243.86'
	{(N 64°29'10" W)}	{(127.54')}	(12) N 72°23'56" E 217.32'
②	N 17°44'39" E	78.06'	(13) N 21°33'11" E 48.01'
	{(N 17°44'30" E)}	{(78.06')}	(14) N 49°24'14" E 35.76'
③	N 31°12'36" W	179.20'	(15) N 49°17'30" E 85.43'
	{(N 31°12'45" W)}	{(179.20')}	(16) N 39°57'42" E 75.00'
④	N 79°42'35" E	214.11'	(17) N 20°30'43" W 72.55'
⑤	N 69°29'41" E	229.05'	(18) S 00°24'50" E 12.10' +/-
⑥	N 65°45'23" E	192.29'	(19) N 68°43'31" E 22.00'
⑦	N 65°03'05" E	173.39'	(20) N 25°24'50" W 125.00'
⑧	S 00°24'52" E	104.04'	(N 25°00'00" W) (125.00')
⑨	S 63°07'26" W	164.90'	(21) N 24°35'10" E 125.00'
⑩	N 22°38'23" W	52.48'	(N 25°00'00" E) (125.00')

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS EAST LINE OF DONATION LAND CLAIM NO. 39, HAVING A RECORD PLAT BEARING OF SOUTH 00°24'50" EAST, AS REFERENCED ON SURVEY NO. 18405, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Shawn Kampmann

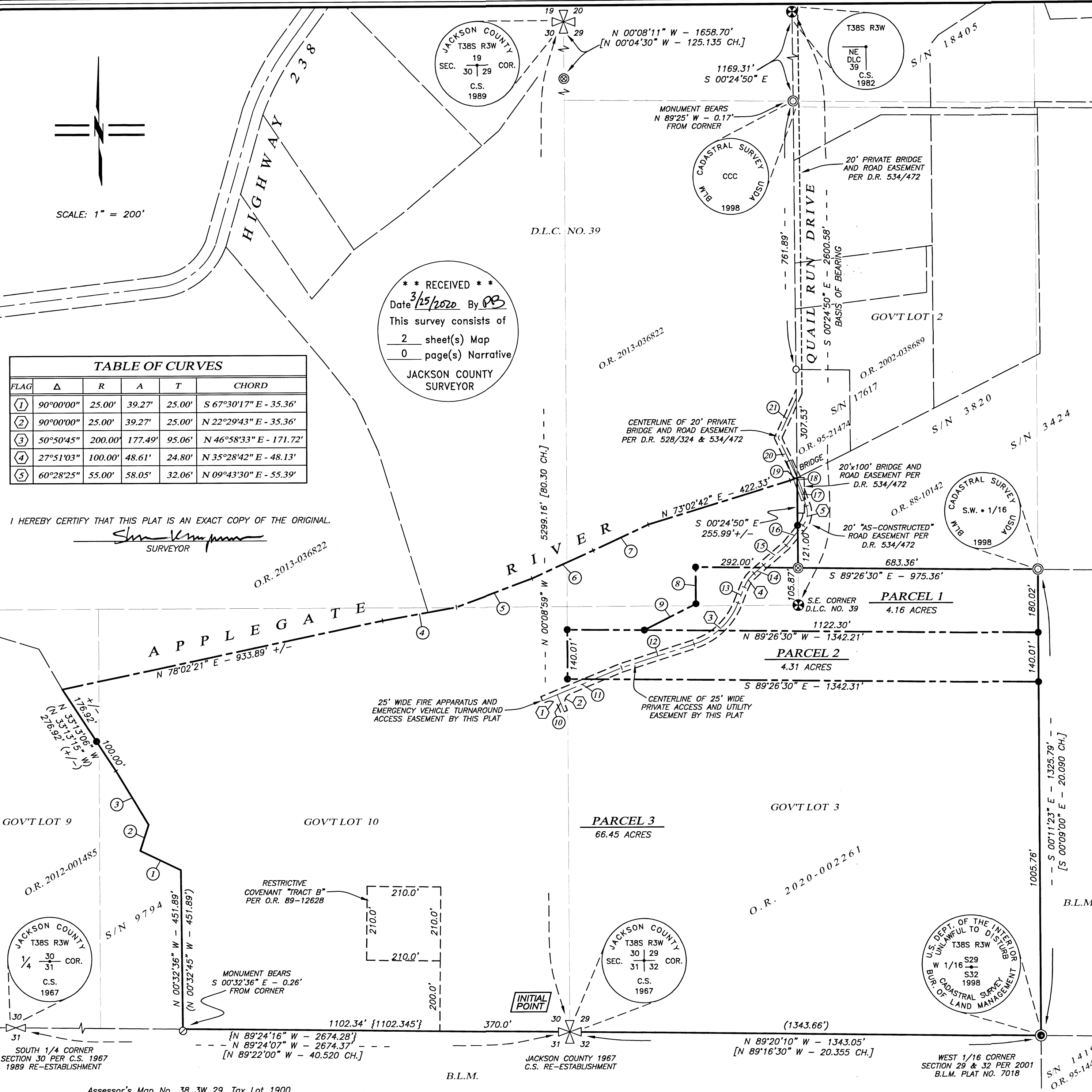
OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2021

SURVEYED BY:
POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: JANUARY 31, 2020
PROJECT NO. 975-15

FILE: SURVEYS\975-15\TOURZAN PARTITION PLAT.DWG SHEET 2 of 2



FLAG	Δ	R	A	T	CHORD
①	90°00'00"	25.00'	39.27'	25.00'	S 67°30'17" E - 35.36'
②	90°00'00"	25.00'	39.27'	25.00'	N 22°29'43" E - 35.36'
③	50°50'45"	200.00'	177.49'	95.06'	N 46°58'33" E - 171.72'
④	27°51'03"	100.00'	48.61'	24.80'	N 35°28'42" E - 48.13'
⑤	60°28'25"	55.00'	58.05'	32.06'	N 09°43'30" E - 55.39'

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This survey consists of
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0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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Shawn Kampmann
SURVEYOR