

PARTITION PLAT No. P-14-2020

Located in S.E.1/4 of Section 30, T.36S.,R1W.,W.M., Jackson County, Oregon

SURVEY FOR: Freel and Associates, LLC DATE: April 2, 2020
1750 Delta Waters Road Medford, OR. 97504

SURVEY BY: Kaiser Surveying
2178 Butte Falls Hwy. Eagle Point, OR. 97524

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

Bary D Kaiser
SURVEYOR

*** SURVEYOR'S CERTIFICATE ***

I, Bary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed the land represented on the attached Partition Plat, the boundaries being described as follows:

Beginning at the Southeasterly corner of Lot 6 of CRATER LAKE INDUSTRIAL PARK, located in Jackson County, Oregon, according to the Official Plat thereof, now of record, for THE INITIAL POINT OF BEGINNING; Thence along the Southerly boundary of said Lot 6 and the Westerly extension thereof, North 89° 48' 00" West, 324.52 feet to a point on the Southerly boundary of Lot 7 of said CRATER LAKE INDUSTRIAL PARK; Thence along the most Easterly boundary of Lot 8 of said CRATER LAKE INDUSTRIAL PARK, South 0° 19' 30" East, 15.55 feet to a tack with washer set in lead at the Southeasterly corner of said Lot 8; Thence along the Southerly boundary of said Lot 8, North 89° 48' 00" West, 178.36 feet to the Southwesterly corner of tract described in Instrument No. 2019-029898 of the Official Records of said County; Thence along the Westerly boundary of said tract, North 0° 12' 00" East, 39.55 feet to a 5/8" rebar with aluminum cap found set as a reference monument; Thence continuing North 0° 12' 00" East, 220.75 feet to a 5/8" rebar with aluminum cap found set for the Northwesterly corner of said tract; Thence along the Northerly boundary of said tract as follows: South 89° 48' 00" East, 271.59 feet to a 5/8" rebar with aluminum cap found set at an angle point; Thence North 41° 30' 32" East, 63.10 feet to a 5/8" rebar with aluminum cap found set at an angle point; Thence South 89° 48' 00" East, 140.00 feet to a 5/8" rebar with plastic cap found set at an angle point; Thence South 44° 48' 00" East, 70.00 feet to a 5/8" rebar with plastic cap found set for the most Easterly Northeast corner of said tract, also on the Easterly boundary of before said Lot 6; Thence along the Easterly boundary of said tract, South 0° 12' 00" West, 217.65 feet to a 5/8" rebar with aluminum cap found set as a reference monument; Thence continuing South 0° 12' 00" West, 25.00 feet to THE INITIAL POINT OF BEGINNING.

Bary D Kaiser
SURVEYOR

*** DECLARATION ***

Known all men by these presents that, FREEL AND ASSOCIATES LLC, an Oregon Limited Liability Company, is the owner of the lands represented on this Partition Plat and more particularly described in Surveyor's Certificate, hereafter referred to as Declarant, has caused the same to be partitioned into parcels as shown on the Partition Plat as shown on sheet 2. Declarant does hereby create that 10-foot wide private sewer easement across Parcel Nos. 2 and 3 benefiting Parcel No. 3 and tract described in Instrument No. 2019-023927 of the Official Records of Jackson County, Oregon and that 10-foot wide private sewer easement across Parcel Nos. 1 and 2 benefiting Parcel No. 1 and Lot 9 of Crater Lake Industrial Subdivision as shown on sheet 2.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 23 DAY OF APRIL, 2020.

C. David Freel
C. DAVID FREEL
(Managing Member, Freel and Associates LLC, an Oregon Limited Liability Company)

STATE OF OREGON)
COUNTY OF JACKSON)ss

Personally appeared the above named C. DAVID FREEL acting as Managing Member of Freel and Associates LLC, an Oregon Limited Liability Company, acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of Freel and Associates LLC, an Oregon Limited Liability Company.

Subscribed and sworn to before me this 23rd day of APRIL, 2020.



(SIGN) Janet Susan Spindler
NOTARY PUBLIC - OREGON
(PRINT) Janet Susan Spindler
COMMISSION NO. 952548
MY COMMISSION EXPIRES JULY 21, 2020



Bary D Kaiser
OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-21

I, C. DAVID FREEL, Managing Member of Freel and Associates LLC, an Oregon Limited Liability Company, is the owner the lands described and represented in Instrument No. 2019-023927 of the Official Records of Jackson County, Oregon, appurtenant to the private sewer easement mention hereon, do hereby accept the benefit of said easement in accordance with O.R.S 93., is hereby accepted for other consideration.

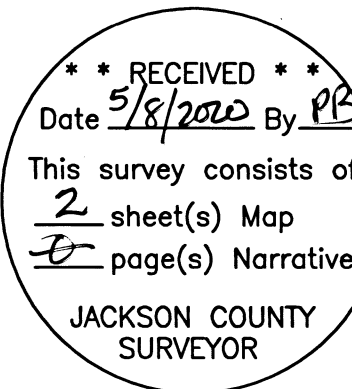
C. David Freel
C. DAVID FREEL
(Managing Member, Freel and Associates LLC, an Oregon Limited Liability Company)

Personally appeared the above named C. DAVID FREEL acting as Managing Member of Freel and Associates LLC, an Oregon Limited Liability Company, acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of Freel and Associates LLC, an Oregon Limited Liability Company.

Subscribed and sworn to before me this 23rd day of APRIL, 2020.



(SIGN) Janet Susan Spindler
NOTARY PUBLIC - OREGON
(PRINT) Janet Susan Spindler
COMMISSION NO. 952548
MY COMMISSION EXPIRES JULY 21, 2020



*** APPROVALS ***

Examined and approved by Jackson County Development Services (439-19-00075 SUB).
the 27th day of April, 2020.

Tracy Hill
JACKSON COUNTY PLANNING DIRECTOR

Examined and approved this 27th day of April, 2020.

Scott
JACKSON COUNTY SURVEYOR

Examined and approved as required by O.R.S. 92.100 this 5th day of May, 2020.

Chad, AGENT 5/5/2020
ASSESSOR DATE

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 5th day of May, 2020.

CPGL, deputy 5/5/2020
TAX COLLECTOR DATE

Approved by Rogue Valley Sewer Service.

Carl T...
DISTRICT ENGINEER

*** RECORDER'S CERTIFICATE ***

Filed for record, this 5th day of May, 2020, at 9:23 o'clock A m, and recorded as Partition Plat No. P-14-2020 of the Records of Partition Plats in Jackson County, Oregon.

Index Volume 31 Page 14.

BY: Christine D Walker Heather Simpson
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 23071

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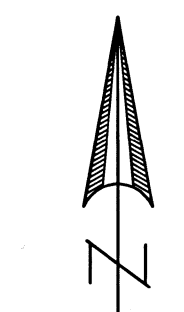
SURVEY FOR: Freeland Associates, LLC
1750 Delta Waters Road
Medford, OR. 97504

DATE: April 2, 2020

SURVEY BY: Kaiser Surveying
2178 Butte Falls Hwy.
Eagle Point, OR. 97524

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Bary D. Kaiser
SURVEYOR



SCALE: 1" = 50'

EASEMENTS SHOWN ON CURRENT TITLE REPORT

- Power line easements indicated on a current title report not shown on the annexed map are as follows: Vol. 187, Page 332 D.R., Vol. 411, Page 282 D.R., and Vol. 510, Page 93 D.R. are all described to be overhead lines lying in the Southeast 1/4 of Section 30 but are not locatable from the document but could be for the overhead power lines near the Westerly right-of-way line of Crater Lake Highway. Also 10' wide easements for underground electrical facilities described in Instrument Nos. 80-22897 O.R., 82-01884 O.R. and 89-21901 O.R. appear to be for the electrical facilities along the Northerly side of the roadway shown hereon as Clip Way. These easement runs from Crater Lake Highway to the Westerly boundary of Lot 9 of Crater Lake Industrial Park. Also 10' wide easement for electrical facilities described in Instrument Nos. 98-08454 O.R. and 2000-20879 O.R. affecting the subject property could not be located from the documents. Also 20' wide easement for electrical facilities described in Instrument No. 99-16064 O.R. could not be located from the document but appear to affect Lots 2, 3 and 6 of Crater Lake Industrial Park.
- Documents recorded in Vol. 591, Page 12 D.R., Instrument Nos. 79-24070 O.R. and 79-24071 O.R. are documents recorded to permit access points off of Crater Lake Highway.
- Avigation, Noise and Hazard Easements recorded in Instrument Nos. 99-18854 O.R. and 2002-18336 O.R. affect the subject property and benefit Jackson County, a political subdivision of the State of Oregon.
- Property is subject to cross access easement created on the plat of Crater Lake Industrial Park.
- Documents recorded in Instrument No. 2019-023135 O.R. pertains to a nonexclusive easement area for underground and above ground utilities, including, but not limited to water tanks, the subject property is benefited by said easement but easement area is not located on the subject property.

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

PURPOSE:

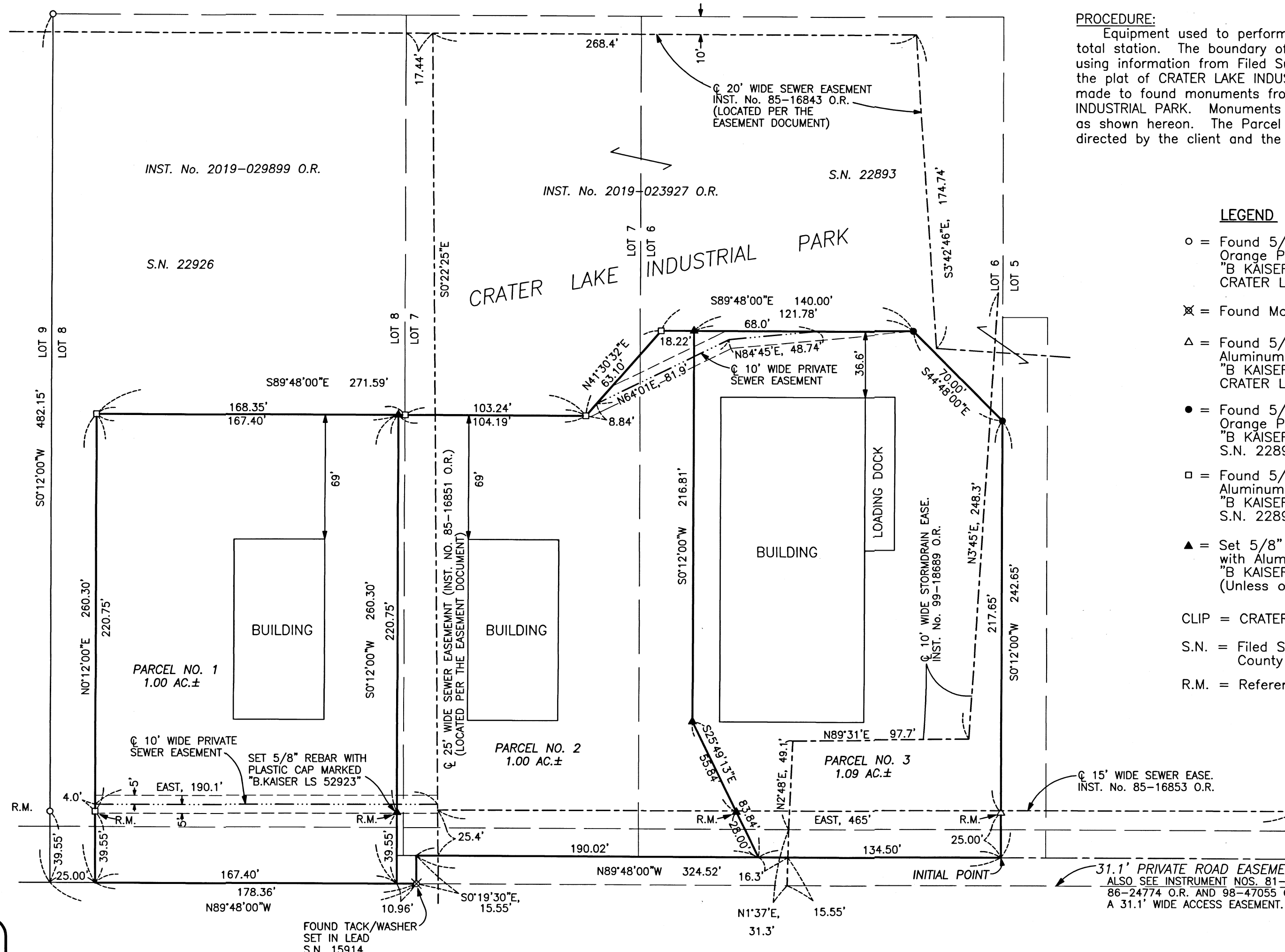
Partition survey of tract described in Instrument No. 2019-029898 O.R., being a portion of Lots 6, 7 and 8 of CRATER LAKE INDUSTRIAL PARK.

PROCEDURE:

Equipment used to perform survey was a Nikon DTM 522 total station. The boundary of subject property was determined using information from Filed Survey Nos. 22893 and 22926 and the plat of CRATER LAKE INDUSTRIAL PARK. Survey ties were made to found monuments from mentioned CRATER LAKE INDUSTRIAL PARK. Monuments were set at the Parcel corners as shown hereon. The Parcel boundaries were surveyed as directed by the client and the County Approval.

LEGEND

- = Found 5/8" Rebar with Orange Plastic Cap marked "B KAISER LS 52923" CRATER LAKE INDUSTRIAL PARK
- ⊗ = Found Monument as Indicated
- △ = Found 5/8" Rebar with Aluminum Cap marked "B KAISER LS 52923" CRATER LAKE INDUSTRIAL PARK
- = Found 5/8" Rebar with Orange Plastic Cap marked "B KAISER LS 52923" S.N. 22893 or S.N. 22926
- = Found 5/8" Rebar with Aluminum Cap marked "B KAISER LS 52923" S.N. 22893 or S.N. 22926
- ▲ = Set 5/8" x 24" Rebar with Aluminum Cap marked "B KAISER LS 52923" (Unless otherwise noted)
- CLIP = CRATER LAKE INDUSTRIAL PARK
- S.N. = Filed Survey Number County Surveyors Office
- R.M. = Reference Monument



**** RECEIVED ****
Date 5/8/2020 By PB
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Bary D. Kaiser
OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-21