



Partition Plat

Located at
SE 1/4, SW 1/4 Section 28,
Township 37 South, Range 1 West, Willamette Meridian,
in the City of Medford, Jackson County, Oregon
(File no.:LDP-19-081)

SURVEYOR'S CERTIFICATE:

I, John R. Pariani, Professional Land Surveyor Number 51382, do hereby certify that I have accurately surveyed and marked with proper monuments the land represented on this Partition Plat.

Those parcels of land described in instrument number 86-17265 and 92-40689 Jackson County Official Records and the exterior boundary is more particularly described thus:

Commencing at the southwest corner of Donation Land Claim No. 59 in Township 37 South, Range 1 West, of the Willamette Meridian, Jackson County, Oregon; thence North 64°12'45" East, 1256.82 feet to the northwest corner of that property described in instrument 86-17265 Jackson County Official Records and the True Point of Beginning; thence South 00°07'29" West, 511.75 feet to a point on the northerly line of Barnett Road; thence along the arc of a 538.22 foot radius curve to the left (the long chord of which bears South 66°38'35" West, 357.21 feet) 364.11 feet; thence South 47°13'01" West, 55.44 feet; thence along the arc of a 532.96 foot radius curve to the right (the long chord of which bears South 48°45'49" West, 28.84 feet) 28.84 feet to the southwesterly corner of that property described in Tract A of said instrument; thence North 00°02'52" West along said westerly line of said Tract A, 163.98 feet to the northwesterly corner thereof, said point also being the southwesterly corner of Tract C of said instrument; thence North 00°02'52" West, along the westerly line of said Tract C, 248.13 feet; thence North 89°44'14" West, 8.06 feet to a westerly corner of said Tract C, said point also being the southeast corner of Lot 6 of Doctors Park, filed as survey number 2664 Jackson County Surveyor's Records; thence South 89°56'10" West, along the south line of said Lot 6 and the extension thereof, 166.46 feet to a point on the south line of Lot 7 of said Doctors Park, said point also being the southwesterly corner of that property described in instrument no. 92-40689 Jackson County Official Records; thence North 00°03'26" West, along the west line of said instrument number 92-40689, 136.93 feet to a point on the south line of Doctors Park Drive; thence along the arc of a 50.00 foot radius curve to the left (the long chord of which bears North 22°01'33" East, 99.94 feet) 153.53 feet to the southwest corner of Lot 5 of said Doctors Park; thence North 00°03'26" West, along the west line of said Lot 5, 94.37 feet to the northwesterly corner thereof; thence North 89°56'34" East, along the north line of said Lot 5, 130.00 feet to the northeast corner thereof; thence South 00°08'12" West, along the east line of said Lot 5, 26.32 feet, to the northwest corner of said Tract C; thence North 89°57'15" East, 399.11 feet to the northwest corner thereof and the point of beginning.

John R. Pariani, PLS

SURVEY BY:

Pariani Land Surveying
P.O. Box 551
Shady Cove, Oregon 97539

SURVEY FOR:

Asante
2650 Siskiyou Boulevard
Medford, OR 97504

NARRATIVE:

PURPOSE:

To affectively generate one parcel of land under Asante's ownership.

The intent of this partition plat is to legalize the apparently illegally created tax lot 371128dc 500. With an ultimate goal of consolidating all of Asante's properties described hereon into Parcel 1 of this partition plat.

PROCEDURE

For the boundary of those properties (tax lot 400, 500 & 600) described in instrument number 86-17265, Jackson County Records, I held the found monuments that were set per filed survey 21409. The found monuments along the northerly right of way of Barnett Road that were set per filed survey 21409 were compared to the calculated positions of filed survey 4299 and fit well, so their positions were held.

The boundary for that property described in instrument number 92-40689 Jackson County Records (tax lot 1000) was determined by generating the record geometry of the Doctors Park plat and placing that geometry at the center line intersection of Murphy Road and Doctors Park Drive and rotating around that center line intersection to the found rebar along the south line of Doctors Park Drive. Then checked the fit with the southeast corner of said plat that was set per filed survey 21409, of which fit satisfactorily.

The 4' wide right of way dedication strip shown hereon is to be in compliance with the City of Medford staffing report and is a parallel offset to the north from the resolved right of way line of Barnett Road, where as the dedication terminates at the boundaries of the subject boundaries of this plat. Monuments were set along this dedicated line.

Basis of bearings: The east line of filed survey 21409 and referenced to Oregon State Plane, South Zone, 3602,

Monuments were set as described and depicted hereon utilizing a Trimble S6, fully robotic total station.

Date of Survey: March, 2020.

Easement of Record:

Title Report: Tigor Title Order No. 470319060891, effective date of June 2, 2020.
Exhibit D Items:

- No. 6: 40' wide Irrigation Easement per Vol. 130, Pg. 116 (Ambiguous Location/not shown)
- No. 7: Irrigation Easement per Vol. 237, Pg. 296 (Ambiguous Location/not shown)
- No. 8: Electrical Easement per Vol. 392, Pg. 297 (Ambiguous Location/not shown)
- No. 9: Sanitary Sewer Easement per Vol. 428, Pg. 367 (Does not affect this property)
- No. 11: Sanitary Sewer Easement per Instrument no. 02-38538 (Does not affect this property)
- No. 12: 15' Wide Electrical Easement per Instrument no. 96-11232 (shown on plat)
- No. 13: Existing Storm Drain (Facilities are shown on plat)
- No. 15: PUE's/Irrigation easements per filed survey 2664 (shown on plat)
- No. 17: Access Easement per Instrument no. 68-02171 (shown on plat)
- No. 18: PUE's per filed survey 2664, no parking encroachments found (shown on plat)

I hereby certify that this is an exact duplicate of the original plat

Surveyor

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that Asante is the owners of the land hereon described in the Surveyor's Certificate. We have caused the same to be surveyed and adjusted into the parcel as shown on the annexed map. Declarant hereby dedicates to the public for right of way purposes a 4 foot wide strip of land along the north line of Barnett Road, together with that 10 foot wide public utility easement (PUE) as shown on sheet 2 of this plat in two locations.

Keith Russell, Director of Real Estate
Asante

9-9-2020
Date

ACKNOWLEDGEMENT:

State of Oregon }
County of Jackson } S.S.

This certifies that on this 9TH day of JUNE, 2020, that before me, a Notary Public, personally appeared KEITH O. RUSSELL and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public Signature

Notary Public - Oregon
Commission Number 988013
My Commission Expires MAY 30, 2023

APPROVALS:

Medford City Planning: File no. LDP-19-081

Examined and approved by the City of Medford Planning Department this 18TH day of JUNE, 2020.

Planning Director

Examined and approved this 16 day of JUNE, 2020.

City Engineer

Examined and approved this 15 day of JUNE, 2020.

City Surveyor

All taxes, fees, assessments or other charges as provided by O.R.S. 92.095 and O.R.S. 92.100 have been paid as of July 14, 2020.

Assessor

Tax Collector

7/14/2020
Date
7/14/2020
Date

Filed for record this 27th day of JULY, 2020, at 9:01 O'clock A.M. and recorded as Partition Plat No. 21-2020 in "Record of Partition Plats" in Jackson County, Oregon. Index Volume 31, Page 21.

Christine D. Walker
Jackson County Clerk

Sonja S. Morgan
Deputy

Jackson County Filed Survey No.: 23119

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
July 13, 1999
JOHN R. PARIANI
#51382
Renews: December 31, 2020

Pariani Land Surveying

P.O. Box 551
Shady Cove, OR 97539
541-890-1131

Date: June 8, 2020	Scale: None	Job No.: 2018-423	Sheet: 1 of 2
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**** RECEIVED ****
 DATE 7/27/20 BY sf
 This survey consists of:
2 sheet(s) Map
8 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

Partition Plat

Located at
 SE 1/4, SW 1/4 Section 28,
 Township 37 South, Range 1 West, Willamette Meridian,
 in the City of Medford, Jackson County, Oregon
 (File no.: LDP-19-081)

SURVEY BY:

Pariani Land Surveying
 P.O. Box 551
 Shady Cove, Oregon 97539

SURVEY FOR:

Asante
 2650 Siskiyou Boulevard
 Medford, OR 97504

Curve #	Length	Radius	Delta	Long Chord
C1	153.53'	50.00'	175°55'57"	N22°01'33"E, 99.94'
R2/R3	153.40'	50.00'	---	---
C2	28.84'	532.96'	03°06'02"	S48°45'49"W, 28.84'
R=	28.82'	532.96'	03°05'53"	S48°47'18"W, 28.82'
C3	364.11'	538.22'	38°45'40"	S66°38'35"W, 357.21'
R=	364.20'	538.22'	38°46'14"	---
C4	25.30'	528.96'	02°44'25"	S48°35'01"W, 25.30'
C5	367.10'	542.22'	38°47'29"	S66°39'30"W, 360.13'
C6 R3=	21.26'	50.00'	24°21'57"	N57°49'29"W, 21.10'
C7 R2=	15.50'	20.00'	44°24'55"	N67°50'39"W, 15.12'
C8	204.94'	538.22'	21°49'02"	S58°10'16"W, 203.71'
R=	204.99'	538.22'	21°49'21"	S58°09'01"W, 203.76'
C9	159.17'	538.22'	16°56'38"	S77°33'06"W, 158.59'
R=	159.21'	538.22'	16°56'53"	S77°32'09"W, 158.63'

I hereby certify that this is an exact duplicate of the original plat

John R. Pariani
 Surveyor

LEGEND:

- Existing Property Lines
- Adjoining Tax Lot Lines
- Dedicated Lines of Partition Plat
- FS Filed Survey
- Found 5/8" Rebar per FS 21409
- ⊗ Found 5/8" Rebar per FS 2664
- Found Monument as Noted
- Set 5/8" x 30" Rebar w/Plastic Cap Stamped "PARIANI PLS 51382"
- R= Record Data per Filed Survey 21409
- R2= Record Data per Filed Survey 2664
- R3= Record Data per Filed Survey 3987



REGISTERED PROFESSIONAL LAND SURVEYOR
John R. Pariani
OREGON
 July 13, 1999
JOHN R. PARIANI
 #51382
 Renews: December 31, 2020

Pariani Land Surveying

P.O. Box 551
 Shady Cove, OR 97539
 541-890-1131

Date: March 24, 2020 Scale: 1"=80' / 1"=40' Job No.: 2018-423 Sheet: 2 of 2

