

*** APPROVALS ***

MEDFORD CITY PLANNING:
(FILE NO. LDP-18-023)

EXAMINED AND APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT THIS 12TH DAY OF AUGUST, 2020.

[Signature]
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 11 DAY OF AUGUST, 2020.

[Signature]
CITY ENGINEER

EXAMINED AND APPROVED THIS 10 DAY OF AUGUST, 2020.

[Signature]
CITY SURVEYOR

LAND PARTITION SURVEY

PARTITION PLAT No. P-23-2020

Located in:

the S.W. 1/4 of Section 27 & S.E. 1/4 of Section 28
Township 37S., R1W., W.M.,
in the City of Medford,
Jackson County, Oregon
Sec. 28DD, TL 900
Sec. 27CC, TL 4000

For:

JOSEPH OFFICE PARK, LLC
1060 Crater Lake Avenue, Suite C
Medford, Oregon, 97504

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF PROPERTY DESCRIBED IN DOCUMENT NO. 2006-039346 AND 2018-029481. (CITY OF MEDFORD PLANNING FILE NO. LDP-20-027).

PROCEDURE: THESE AND THE ADJOINING PROPERTIES HAVE BEEN SURVEYED EXTENSIVELY BY THIS OFFICE OVER THE YEARS. I RECOVERED CONTROL AND RETIED VARIOUS MONUMENTS SET PREVIOUSLY ON SURVEYS NO. 18130, 19825 AND 22638. SEVERAL MONUMENTS HAVE BEEN DESTROYED BY CONSTRUCTION. I HELD MOST RETIED MONUMENTS AS FOUND AND RESET THE ONES THAT WERE MISSING AT RECORD POSITION. THE PARCEL CORNERS WERE SET AT THE DIRECTION OF MY CLIENT.

EQUIPMENT USED: TRIMBLE S6 ROBOTIC INSTRUMENT & TRIMBLE R8 GNSS.

SURVEYORS CERTIFICATE:

I DAVID M. MINNECI, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

BEGINNING AT THE SOUTHWEST CORNER OF MICHAEL PARK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN JACKSON COUNTY, OREGON; THENCE, ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION, NORTH 89°57'50" EAST (PLAT NORTH 89°56'43" EAST) 378.79 FEET TO THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2006-039346, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG THE BOUNDARY OF SAID TRACT AS FOLLOWS: SOUTH 00°03'58" EAST 271.81 FEET (RECORD 272.05 FEET) TO THE SOUTH-EAST CORNER THEREOF BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BARNETT ROAD; THENCE NORTH 89°56'33" WEST 39.00 FEET; THENCE, LEAVING SAID NORTHERLY LINE AND CONTINUING ALONG SAID TRACT BOUNDARY, NORTH 00°03'58" WEST 126.45 FEET; THENCE NORTH 89°56'33" WEST 52.45 FEET; THENCE NORTH 00°03'58" WEST 12.25 FEET; THENCE NORTH 89°56'33" WEST 100.29 FEET (RECORD 100.55 FEET) TO THE MOST WESTERLY, SOUTHWEST CORNER THEREOF; THENCE LEAVING SAID TRACT BOUNDARY, SOUTH 00°03'58" EAST 134.70 FEET TO THE AFORE- SAID NORTHERLY RIGHT-OF-WAY LINE OF BARNETT ROAD; THENCE, ALONG SAID NORTHERLY LINE, NORTH 89°56'33" WEST 187.26 FEET TO THE WESTERLY LINE OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2018-029481, SAID OFFICIAL RECORDS; THENCE, ALONG SAID WESTERLY LINE, NORTH 00°01'20" WEST 267.19 FEET TO THE POINT OF BEGINNING.

David M. Minneci
SURVEYOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT JOP II, LLC, AN OREGON LIMITED LIABILITY COMPANY AND JOSEPH OFFICE PARK, LLC, A LIMITED LIABILITY COMPANY ARE THE OWNERS OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THAT AREA OF BARNETT ROAD DESIGNATED FOR STREET RIGHT-OF-WAY PURPOSES TOGETHER WITH THAT EASEMENT LABELED AS A PUBLIC UTILITY EASEMENT (PUE) SHOWN HEREON. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THERE HEIRS AND ASSIGNS OF TAX LOTS 3900 AND 4100 AND PARCELS 1 AND 3, A 10-FOOT PRIVATE STORM DRAIN EASEMENT OVER AND ACROSS TAX LOT 4100 AND PARCELS 1, 2 AND 3. WE HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THERE HEIRS AND ASSIGNS OF PARCEL 2, A 5-FOOT PRIVATE SANITARY SEWER EASEMENT OVER AND ACROSS PARCEL1.

JOP II, LLC, AN OREGON LIMITED LIABILITY COMPANY

DATED THIS 6th DAY OF AUGUST, 2020.

BY Frank J. Decker
TITLE: MEMBER

STATE OF Oregon }
COUNTY OF Jackson } SS.

ON THIS 6th DAY OF August, 2020, PERSONALLY APPEARED Frank J. Decker III KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF JOP II, LLC, AN OREGON LIMITED LIABILITY COMPANY.

Angela Bradford
NOTARY

NOTARY PUBLIC FOR Oregon

MY COMMISSION EXPIRES: 12-12-2022

JOSEPH OFFICE PARK, LLC, AN OREGON LIMITED LIABILITY COMPANY

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BY Frank J. Decker
TITLE: MEMBER

STATE OF Oregon }
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Angela Bradford
NOTARY

NOTARY PUBLIC FOR Oregon

MY COMMISSION EXPIRES: 12-12-2022

NOTES:

- 1.) THESE PROPERTIES ARE SITUATED IN THE MEDFORD IRRIGATION DISTRICT AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
NOTE: BY RESOLUTION RECORDED SEPTEMBER 22, 1992 AS DOC. NO. 92-28662 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, THE SUBJECT PROPERTY WAS EXEMPTED FROM PAYMENT OF ANY FUTURE ASSESSMENTS OF SAID DISTRICT COMMENCING WITH 1992 ASSESSMENT YEAR.
NOTE: BY RESOLUTION RECORDED NOVEMBER 10, 1993 AS DOC. NO. 93-38581 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, THE SUBJECT PROPERTY WAS EXEMPTED FROM PAYMENT OF ANY FUTURE ASSESSMENTS OF SAID DISTRICT COMMENCING WITH 1994 ASSESSMENT YEAR.
- 2.) THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.
- 3.) EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, INSTALLATION OF ONE ANCHOR AND CUY, AND OTHER PURPOSES IN FAVOR OF CALIFORNIA OREGON POWER COMPANY PER VOL. 409, PG. 252. (SPECIFIC LOCATION NOT GIVEN)
- 4.) DECLARATION OF RESTRICTIVE COVENANT RESTRICTING THE USE OF THE REAL PROPERTY PER DOC. NO. 02-15035.
- 5.) RECIPROCAL EASEMENT FOR INGRESS AND EGRESS AND STORM DRAIN EASEMENT PER DOC. NO. 2004-003031. (PORTION OF INGRESS/EGRESS EASEMENT SHOWN)
- 6.) DEDICATION OF STREET RIGHT-OF-WAY (BARNETT ROAD) PER DOC. NO. 2004-003035. (NO LONGER EFFECTS SUBJECT PROPERTY)
- 7.) COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C) OF THE UNITED STATES CODES PER DOC. NO. 2018-034298.
- 8.) EASEMENT FOR PUBLIC UTILITY AND DEDICATION OF STREET RIGHT-OF-WAY IN FAVOR OF THE CITY OF MEDFORD, A MUNICIPAL CORPORATION OF THE STATE OF OREGON RECORDED AS DOCUMENT NO. 2018-036921. (PUBLIC UTILITY SHOWN)
- 9.) EASEMENT FOR INSTALLATION AND MAINTENANCE OF WATER MAINS AND WATER FACILITIES IN FAVOR OF THE CITY OF MEDFORD, BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS PER DOC. NO. 2019-031752. (SHOWN)
- 10.) COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C) OF THE UNITED STATES CODES PER DOC. NO. 2006-031689.
- 11.) BUILDING SITE IMPROVEMENT AGREEMENT PER DOC. NO. 2006-031690.
- 12.) EASEMENT FOR PUBLIC UTILITY IN FAVOR OF THE PUBLIC OF THE CITY OF MEDFORD PER DOC. NO. 2006-048124. (DOES NOT AFFECT SUBJECT PROPERTY)
- 13.) EASEMENT FOR INSTALLATION AND MAINTENANCE OF WATER MAINS AND WATER FACILITIES IN FAVOR OF THE CITY OF MEDFORD, BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS PER DOC. NO. 2006-048124. (SHOWN)
- 14.) CROSS-EASEMENT AND USE RESTRICTION DECLARATION PER DOC. NO. 2008-044089. (SPECIFIC LOCATION NOT GIVEN)
- 15.) EASEMENT FOR INSTALLATION AND MAINTENANCE OF WATER MAINS AND WATER FACILITIES IN FAVOR OF THE CITY OF MEDFORD, BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS PER DOC. NO. 2019-031752. (SHOWN)

RECORDING

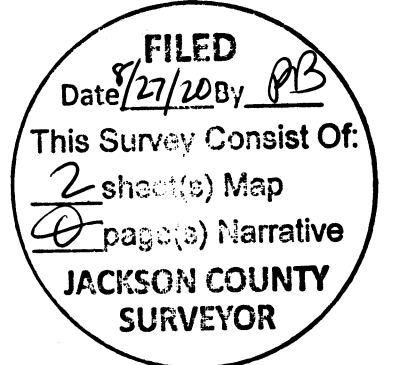
FILED FOR RECORD THIS THE 27th DAY OF August, 2020 AT 2:45 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-23-2020 IN "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. INDEX VOLUME 31, PAGE 23

Christine D Walker COUNTY CLERK
Heather Simpson DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 23139

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 AND AND O.R.S. 92.100 HAVE BEEN PAID AS OF August 25, 2020.

[Signature] ASSESSOR
[Signature] TAX COLLECTOR
8/25/2020 DATE
08-25-20 DATE



AFFIDAVIT OF CONSENT:

FOR AFFIDAVIT OF CONSENT OF EVERGREEN FEDERAL SAVINGS AND LOAN, BENEFICIARIES OF A TRUST DEED RECORDED JANUARY 3, 2012 AS DOC. NO. 2012-000093 AND MODIFIED AND/OR AMMENDED PER DOCS. NO. 2014-031400, 2017-005394 AND 2017-005395, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, SEE DOC. NO. 2020-030883.

FOR AFFIDAVIT OF CONSENT OF EVERGREEN FEDERAL BANK, BENEFICIARIES OF A TRUST DEED RECORDED MARCH 14, 2019 AS DOC. NO. 2019-006714, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, SEE DOC. NO. 2020-030884.

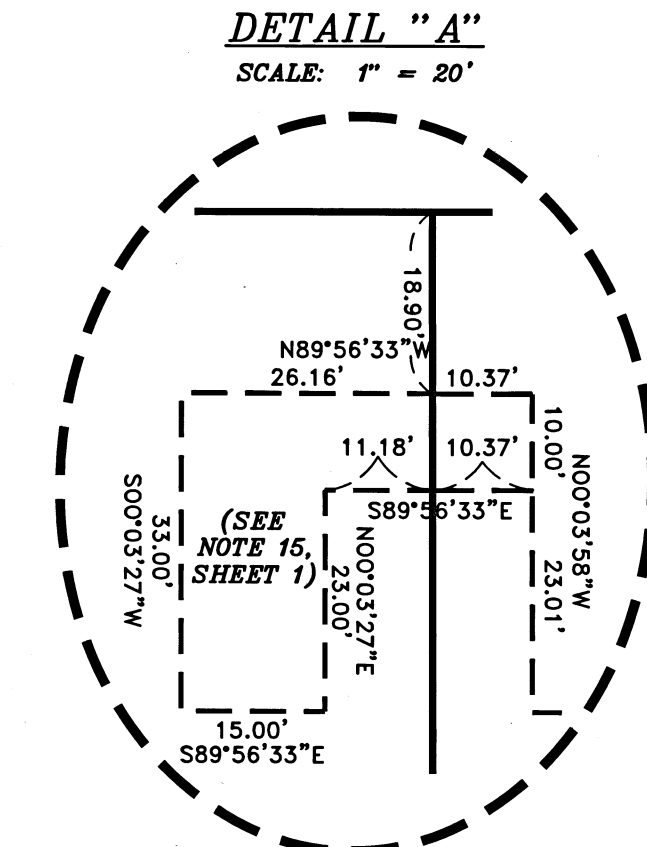
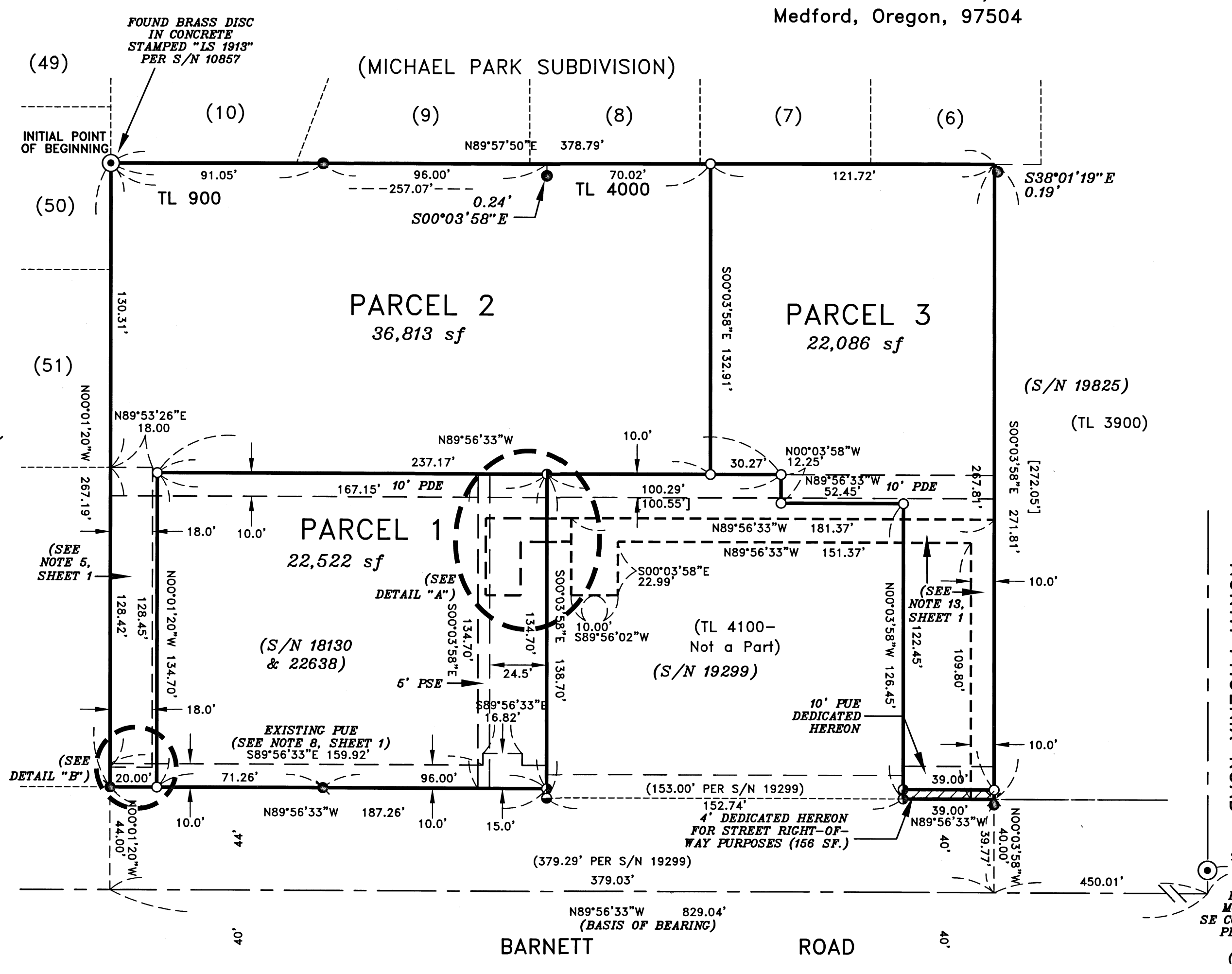


I certify this plat to be an exact copy of the original
David M. Minneci
SURVEYOR

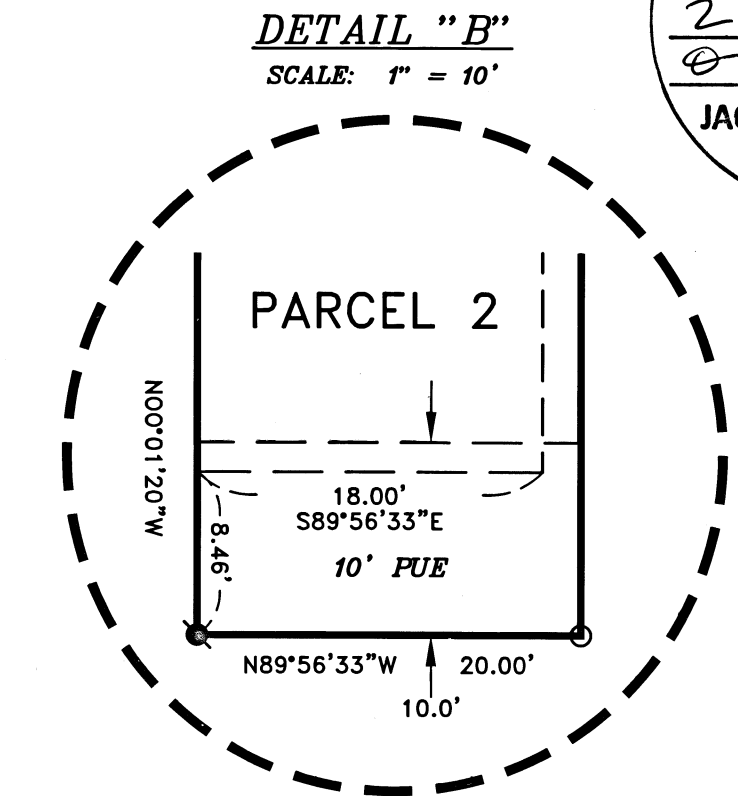
LAND PARTITION SURVEY

PARTITION PLAT No. P-23-2020

Located In:
 the S.W. 1/4 of Section 27 & S.E. 1/4 of Section 28
 Township 37S., R1W., W.M.,
 in the City of Medford,
 Jackson County, Oregon
 Sec. 28DD, TL 900
 Sec. 27CC, TL 4000
 For:
JOSEPH OFFICE PARK, LLC
 1060 Crater Lake Avenue, Suite C
 Medford, Oregon, 97504



FILED
 Date: 8/27/2020
 This Survey Consist Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR



- HOFFBUHR & ASSOCIATES, INC.
 880 GOLF VIEW DR. STE. 201, MEDFORD, OREGON
 (541) 779-4641
- BY: DAVID M. MINNECI RPLS NO. 2349
 SCALE: 1 INCH = 40' JUNE 8, 2020
 BASIS OF BEARING: SURVEY NO. 19299
 (CENTER LINE OF BARNETT ROAD)
- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
 - = SET LEAD PLUG WITH TACK & METAL WASHER STAMPED "LS 2349" IN CONCRETE.
 - ⊙ = FOUND 5/8" PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349" PER S/N 22638.
 - ⊙ = FOUND 5/8" PIN WITH PLASTIC CAP STAMPED "D. MCMAHAN LS 1913" PER S/N 18130.
 - ⊙ = FOUND 5/8" PIN WITH PLASTIC CAP STAMPED "HOFFBUHR & ASSOC., INC." PER S/N 19825.
 - ⊙ = FOUND LEAD PLUG WITH TACK AND METAL WASHER STAMPED LS 2349 IN CONCRETE SIDEWALK PER S/N 22638
 - ⊙ = FOUND BRASS DISC AS NOTED.
 - S/N = SURVEY NUMBER
 - [] = RECORD PER SURVEY NO. 19299 AND DOC. NO. 2006-039346, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
 - PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, TELEPHONE, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE
 - PDE = EASEMENT FOR PRIVATE STORM DRAINAGE
 - PSE = EASEMENT FOR PRIVATE SANITARY SEWER

I certify this plat to be an exact copy of the original
David M. Minnecci
 SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minnecci
 OREGON
 JULY 28, 1988
 DAVID M. MINNECI
 2349
 EXPIRES 12/31/20

37 1W 28DD TL 900
 37 1W 27CC TL 4000