

Approvals:

Jackson County Development Services  
Approval: [Signature] Date: 09/17/2020  
Jackson County Planning Director  
Planning Action No. 439-19-00073-SUB

Jackson County Surveyor:  
Examined and Approved this 2nd day of July, 2020.

Jackson County Surveyor File No. 23148

Recording:

Filed for record this 24th day of September, 2020 at 10:02 o'clock A.m and recorded as  
Partition Plat No. P-26-2020 of the Records of Partition Plats in Jackson County, Oregon,  
Index Volume 31, Page 26.

[Signature] County Clerk  
[Signature] Deputy

Tax Statement Approval:

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid  
as of September 24th, 2020.

[Signature] Deputy  
Tax Collector Date 9-24-2020

[Signature] agent  
Assessor Date 9/24/2020

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that, ML, LLC an Oregon Domestic Limited Liability Company 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. ML,  
LLC also hereby creates an exclusive access easement for ingress and egress over and across Parcel 1 serving  
Parcel 2 as shown hereon.

[Signature]  
Daniel J. Boyden, Registered Agent of the ML, LLC an Oregon Domestic Limited Liability Company

State of Oregon )  
County of Jackson ss )

Personally appeared the above named Daniel J. Boyden, Registered Agent of the ML, LLC who acknowledged the foregoing to  
be his voluntary act and deed.

Before me: [Signature] Date: June 29, 2020

Jeannette M. Center, NOTARY PUBLIC-OREGON  
Commission No. 469047  
My Commission expires: November 21, 2021

**\*\*RECEIVED\*\***  
Date 9/24/20 By [Signature]  
This Survey Consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
[Signature]  
OREGON  
JULY 30, 1976  
HAROLD L. CENTER  
1071

**SURVEYOR**  
HAROLD L. CENTER  
2604 David Lane  
Medford, OR 97504  
Phone 541-535-6108  
Oregon Certificate No. 1071

I hereby certify that this plat  
is an exact copy of the original  
[Signature] P.L.S.  
Surveyor

PARTITION SURVEY  
PARTITION PLAT NO. P-26-2020  
JACKSON COUNTY OREGON

LOCATED IN  
EAST 1/2 SECTION 11 AND THE NORTHWEST 1/4 SECTION 12  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
JACKSON COUNTY, OREGON

FOR  
ML, LLC OREGON DOMESTIC LIMITED LIABILITY COMPANY  
DANIEL BOYDEN, REGISTERED AGENT  
3500 WESTCLIFF DRIVE  
HOOD RIVER, OREGON 97031  
DATE: JUNE 29, 2020

SURVEYOR'S CERTIFICATE

I, Harold L. Center, duly Registered Professional Land Surveyor of the State of Oregon, do hereby  
certify that this map correctly represents a survey made by me 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:

SET FORTH HEREON:

That Tract of land described in Document No. 2018-009590 of the Official Records of Jackson County,  
Oregon, situated within the East Half of Section 11 and the Northwest Quarter of Section 12, Township  
39 South, Range 1 East of the Willamette Meridian, Jackson County, Oregon being more particularly  
described and bounded as follows:

Beginning at the Northeast Corner of Donation Land Claim No. 48, Township 39 South, Range 1 East,  
Willamette Meridian, Jackson County, Oregon; thence South 0°01'29" East along the East line of said  
D.L.C. Claim Line 726.12 feet (record South 0°00'50" East 724.90 feet) to a one inch diameter gal-  
vanized iron pipe; thence South 0°00'50" East 810.53 feet to a 5/8 inch diameter iron pin; thence  
leaving said D.L.C. Claim line, North 82°07'02" East 401.82 feet to a 5/8 inch diameter iron pin;  
thence South 71°44'12" East 300.00 feet to a 5/8 inch diameter iron pin; thence South 18°37'55"  
West 545.32 feet to a 5/8 inch diameter iron pin (Witness Corner); thence continue South 18°37'56"  
West 69.74 feet to intersect the center of Emigrant Creek (as determined on December 10, 2012)  
thence along the centerline of Emigrant Creek North 66°12'43" West 23.94 feet; thence North 63°27'19"  
West 60.43 feet; thence North 62°37'17" West 59.53 feet; thence North 66°22'19" West 26.01 feet;  
thence North 70°00'09" West 56.21 feet; thence South 85°01'58" West 74.07 feet; thence South 82°12'  
26" West 78.76 feet; thence South 79°51'09" East 74.00 feet; thence North 85°54'26" West 51.93 feet  
more or less to intersect the southwesterly boundary of the land described in Volume 575, Pages 455-  
459 Deed Records of Jackson County, Oregon; thence leaving the Emigrant Creek centerline South 39°27'  
57" East (record South 39°32'00" East) 49.75 feet to a 5/8 inch diameter iron pin; thence continue  
South 39°27'57" East 225.69 feet (record South 39°32'00" East 225.90 feet) to a 1 inch diameter iron  
pipe; thence North 80°08'03" East 346.28 feet (record North 80°08'40" East 346.16 feet) to a 1 inch  
diameter iron pipe; thence North 18°37'55" East (record North 18°37'00" East) 65.17 feet to the  
centerline of Emigrant Creek; thence North 18°37'55" East (record North 18°37'00" East) 75.17 feet  
to a 1 inch diameter iron pipe; thence North 18°37'55" East 927.21 feet (record North 18°37'00" East  
927.00 feet) to a 1 inch diameter iron pipe; thence North 85°34'36" East 227.50 feet (record North 85°  
33'00" East 227.50 feet) to a 1 inch diameter iron pipe; thence North 12°01'39" West 108.52 feet to  
intersect the Westerly right of way line of Majestic Lane (a Private Road, referenced filed surveys 20809  
and 21431), at engineers station PC 21+10.64, 25.00 feet westerly from the centerline of said road;  
thence along the southerly and westerly right of way line along an arc of a 215.00 foot radius curve to  
the right a distance of 55.99 feet (the long cord bears North 32°58'26" West 55.83 feet); thence North  
25°38'53" West 161.49 feet; thence along the arc of a 485.00 foot radius curve to the right a distance of  
464.05 feet (the long cord bears North 01°09'51" East 446.55 feet); thence North 27°58'34" East 154.74  
feet; thence along the arc of a 430.00 foot radius curve to the left a distance of 296.13 feet (the long  
cord bears North 07°46'05" East 290.32 feet); thence North 12°33'32" West 24.37 feet; thence along the  
arc of a 825.00 foot radius curve to the left 174.43 feet to a 5/8 inch diameter iron pin marking the most  
easterly corner point of Parcel No. 2, Partition Plat P-9-2014, filed survey No. 21431; thence leaving said  
Majestic Lane right of way line along said South boundary of said Parcel No. 2, South 56°02'56" West  
173.62 feet to a 5/8 inch diameter iron pin; thence South 76°33'03" West 93.07 feet to a 5/8 inch dia-  
meter iron pin, thence North 67°52'50" West 298.39 feet to a 5/8 inch diameter iron pin; thence North  
61°39'15" West 166.53 feet to a 5/8 inch diameter iron pin, said iron pin marking the southwest corner  
of Parcel No. 2 and the southeast corner of Parcel No.1, Partition Plat P-9-2014, filed survey No. 21431  
and 21932, thence along the southerly boundary of said Parcel No. 1 North 61°39'15" West 420.88 feet to  
a 5/8 inch diameter iron pin marking the southwest corner of Parcel No. 1; thence South 0°12'52" East  
415.60 feet to the point of beginning.

[Signature] P.L.S. June 29, 2020  
HAROLD L. CENTER, P.L.S. Date

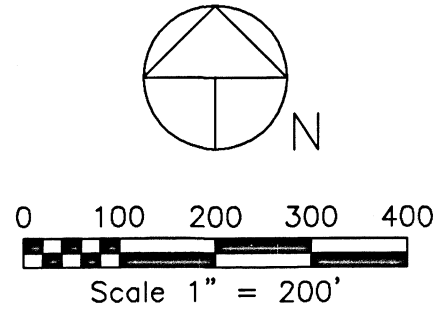
Survey Narrative To Comply With Paragraph 209.250  
Oregon Revised Statutes

Purpose: To survey and monument the boundary of the land situated south of the centerline of  
Emigrant Creek as described within deed document 2018-009590 according to clients direction and  
approved planning action by the Jackson County Development Services No. 439-19-00073-Sub.

Procedure: Recovered monuments previously established reference filed surveys No. 4016, 4339,  
21196 and 21431.  
Established new corner monuments as shown.

Equipment utilized this survey: Nikon DTM 520 Electronic Total Station and related equipment.

PARTITION SURVEY  
 PARTITION PLAT NO. P-26-2020  
 JACKSON COUNTY OREGON  
 LOCATED IN  
 EAST 1/2 SECTION 11 AND THE NORTHWEST 1/4 SECTION 12  
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
 JACKSON COUNTY, OREGON  
 FOR  
 ML, LLC OREGON DOMESTIC LIMITED LIABILITY COMPANY  
 DANIEL BOYDEN, REGISTERED AGENT  
 3500 WESTCLIFF DRIVE  
 HOOD RIVER, OREGON 97031  
 DATE: JUNE 28, 2020



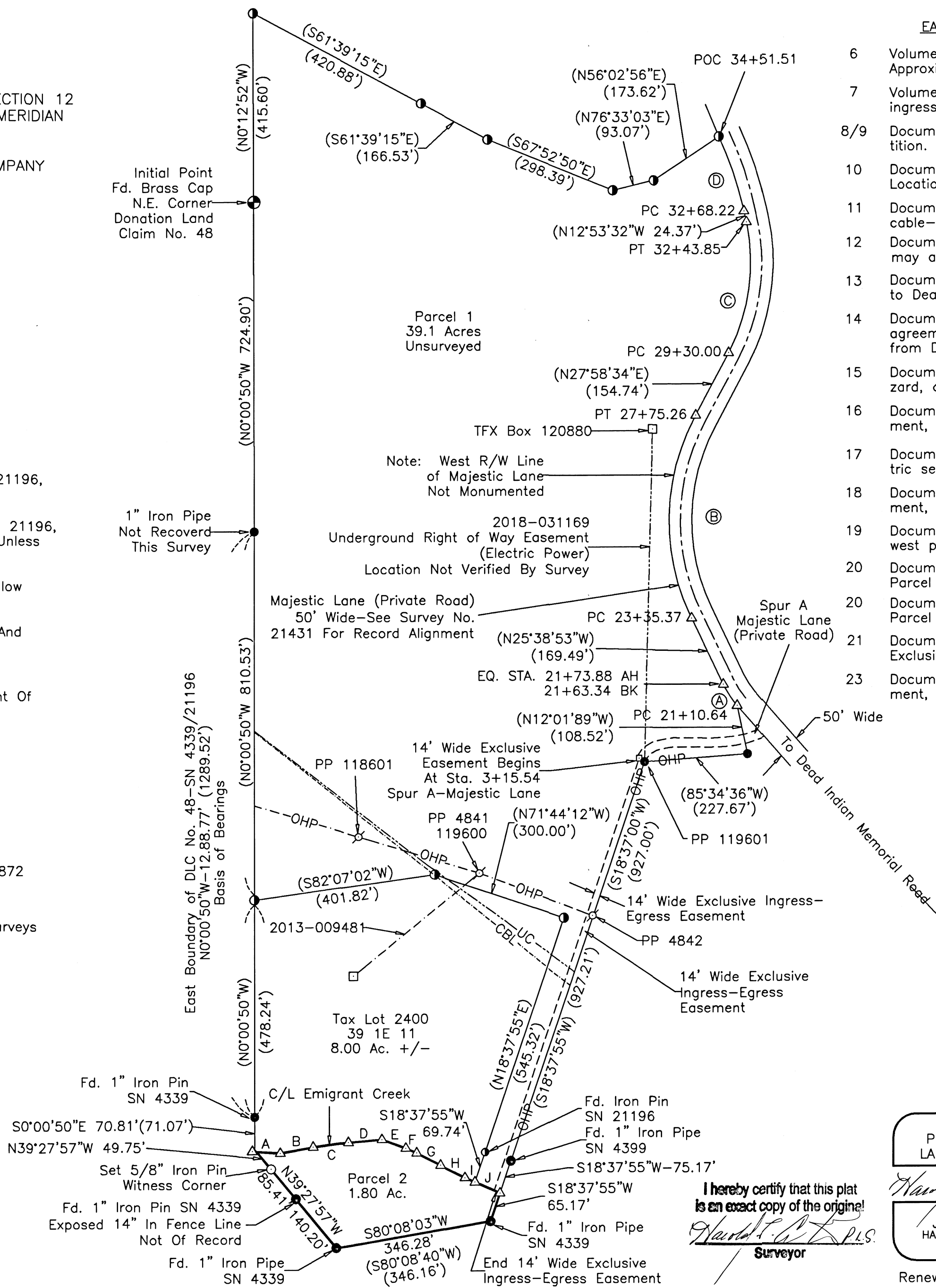
LEGEND

- Found 1" Iron Pipe Surveys 4339, 20809, 21196, 21431, 21684
- 5/8" Dia. x 24" Long Iron Pin-Per Surveys 21196, 21431, 21684, Not Recovered This Survey Unless Noted As Recovered
- Set 5/8" Dia. x 24" Long Iron Pin With Yellow Plastic Cap Marked: "CENTER + LS 1071"
- Found Jackson County Surveyor Monument And References-Northeast Corner DLC No. 48
- △ Computed Point-No Monument Set Centerline Emigrant Creek And Westerly Right Of Way Majestic Lane (Pvt. Rd.)
- ⊕ Denotes Utility Power Pole
- OHP— Denotes Overhead Power Line 80-23094
- UC— Denotes Underground Conduit V 280-P 38 Location Approximate
- CBL— Denotes M&T Cable Line 88-17147, 90-08872 Location-Projected Alignment
- ( ) Denotes Record Bearing And or Distance Surveys 4399, 20809, 21196, 21431, 21684

C/L EMIGRANT CREEK TRAVERSE TABLE

A	S85°54'26"E	51.93'
B	N79°51'09"E	74.00'
C	N82°12'26"E	78.76'
D	N85°01'58"E	74.07'
E	S70°00'09"E	56.21'
F	S66°22'19"E	26.01'
G	S62°37'17"E	59.53'
H	S63°27'19"E	60.43'
I	S66°12'43"E	23.94'
J	S66°12'36"E	60.30'

Note: The North boundary Parcel 2 is the centerline of Emigrant Creek.



EASEMENTS LISTED WITHIN CURRENT TITLE REPORT

- 6 Volume 280 page 38, Pacific Telephone and Telegraph Co. Approximate location shown-not verified by locate
- 7 Volume 575, page 453, easement for road puposes ingress-egress. No affect on either Parcel 1 or 2.
- 8/9 Document No. 70-09443, situated to east of current partition. No affect on either Parcel 1 or 2.
- 10 Document No 80-23094, easement Pacific Power & Light Location as shown affects Parcel 1 and 2.
- 11 Document No. 88-17147 and 90-08872, easement buried cable-location shown affects Parcel 1.
- 12 Document No. 2010-011687, Non-exclusive Access Easement, may affect Parcels 1 and 2.
- 13 Document 2010-011687, ingress-egress over Parcel 1 to Dead Indian Memorial Road.
- 14 Document 2010-020790, easement and private road agreement, affects first 1605' of Majestic Lane westerly from Dead Indian Memorial Road.
- 15 Document 2012-033273, Easement for Avigation, Noise and Hazard, affects southerly portion of Parcel 1 and all of Parcel 2.
- 16 Document 2012-033274, Restrictive Covenant, not an Easement, affects Parcel 1.
- 17 Document 2013-009481, easement for underground electric service, affects Parcel 1.
- 18 Document 2014-004921, easements and road use agreement, affects Parcel 1.
- 19 Document 2015-028349, Fuel Break Easement, affects south-west portion of Parcel 1.
- 20 Document 2018-003730, ingress-egress easement, affects Parcel 1.
- 20 Document 2018-003730, ingress-egress easement, affects Parcel 1.
- 21 Document 2018-023531, Deed Declaration, not an Easement, Exclusive Farm Use (EFU), affects Parcel 1.
- 23 Document 2018-033853, well easement-shared use agreement, affects Parcel 1.

RECORD CURVE DATA

- Ⓐ R=215.00'  
L=55.99'  
LC=N32°58'26"W 55.83'
- Ⓑ R=485.00'  
L=464.05'  
LC=N01°09'51"E 446.55'
- Ⓒ R=430.00'  
L=296.13'  
LC=N12°33'32"W 290.32'
- Ⓓ R=825.00'  
L=174.43'  
LC=N48°29'29"W 174.11'

REGISTERED PROFESSIONAL LAND SURVEYOR  
 HAROLD L. CENTER  
 OREGON  
 JULY 30, 1976  
 HAROLD L. CENTER  
 1071

SURVEYOR

HAROLD L. CENTER  
 2604 David Lane  
 Medford, OR 97504  
 Phone 541-535-6108  
 Oregon Certificate No. 1071

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

Surveyor

Renews: 12/31/21