

DWP Subdivision
Located In:
Southeast Quarter of Section 8,
Township 37 South, Range 1 West,
Willamette Meridian
in the City of Medford, Jackson County, Oregon

RECEIVED
DATE 10/13/20 BY [Signature]
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

Owner:
Delta Waters Properties, LLC
P.O. Box 430
Medford, Oregon 97501

Survey For:
Delta Waters Properties
P.O. Box 430
Medford, Oregon 97501

Survey By:
Pariani Land Surveying
17 S. Platt Street, Suite A
Eagle Point, Oregon 97524

RECORDER'S CERTIFICATE:

Filed for record this 15 day of October, 2020 at 10:30 A.M., and
recorded in Volume 46 of Plats on page 21 of the Records of Jackson County, Oregon
By: Christine D Walker County Clerk, Heather Simpson Deputy

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that Delta Waters Properties, LLC, an Oregon limited liability company is the owner of the lands hereon described and has caused the same to be subdivided into lots as shown on Sheet 2 of this Plat and the number and size of the lots and course and lengths of all lines are plainly set forth and this map is a correct representation of the subdivision. There are no easement dedications declared on this subdivision.

I hereby designate said subdivision as DWP Subdivision.

In witness whereof, I have set our hand and seal this 22 day of September, 2020.

[Signature of James E. Root]
James E. Root, President
Delta Waters Properties, LLC

ACKNOWLEDGEMENT:

State of Oregon )
)S.S.
County of Jackson)

This certifies that on this 22nd day of September, 2020, that before me, a Notary Public, personally appeared James Root and acknowledged the foregoing instrument to be his voluntary act and deed.

[Signature of Karen Darby]
Notary Signature
Karen Darby
Notary Public - Oregon

942834
Commission No.
August 15, 2023
My Commission Expires

TITLE REPORT

The following encumbrances noted in Amerititle Subdivision Guarantee Title Report, Report, File Number 381680AM and dated September 21, 2020, either does not affect the subject property or is ambiguous in nature as to accurately draft on this plat.

- Item 3: City liens, if any, of the City of Medford.
Item 4: City liens, if any, of the City of Medford Utility Department.
Item 5: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Medford Irrigation District.
Item 6: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Rogue River Valley Irrigation District.
Item 7: PacificCorp Easement does not affect the subject property. (Bk 257, Pg 458)
Item 8: PacificCorp Easement does not affect the subject property. (Bk 510, Pg 80 and Bk 510, Pg 88)
Item 9: Restrictive Covenants (Instrument No. 2014-024351 & 2014-024352)
Item 10: Public Storm Water Easement, Blanket Coverage (Partition Plat No. P-26-2014)
Item 11: Utility/Electrical Easement (2017-041423) shown on plat
Item 12: Verizon Wireless 5 year Lease (2017-041424 & 2019-038573) shown on plat
Item 13: Storm Drain Easement (2019-002768) shown on plat
Item 14: Temporary Access Easement (2019-002769) shown on plat
Item 15: PacificCorp Easement (2019-023601) shown on plat
Item 16: Declarations of Extinguishable Easements (2020-033490) shown on plat

SURVEYOR'S CERTIFICATE:

I, John R. Pariani, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and marked with the proper monuments as provided by law.

The parcel of land is shown on Sheet 2 of this plat, of which is a correct representation of the same and the following is an accurate description of the parent parcel, as set forth hereon:

That property described in instrument number 2019-034572, Jackson County Records and shown as the Adjusted Parcel 3 per filed survey 22947 Jackson County Surveyors Records and further described thus:

Located in the southeast quarter Section 8, Township 37 South, Range 1 West, Willamette Meridian, in the City of Medford, Jackson County, Oregon. That property described in instrument number 2019-034572, Jackson County Records and shown as the Adjusted Parcel 3 per filed survey 22947 Jackson County Surveyors Records and more particularly described as follows:

Commencing at the northwest corner of Parcel 2, P-24-2018 and filed as survey 22598, Jackson County Surveyor's office; thence along the northerly line thereof South 89°54'58" East, 709.36 feet to the True Point of Beginning; thence leaving said northerly line South 00°04'24" East, 173.50 feet; thence South 06°09'16" West, 55.30 feet; thence South 00°04'24" East, 95.00 feet; thence North 89°50'00" West, 10.00 feet; thence South 00°04'24" East, 253.00 feet; thence North 89°50'00" West, 496.00 feet; thence North 00°04'24" West, 10.00 feet; thence North 89°50'00" West, 147.00 feet; thence South 00°04'24" East, 28.83 feet; thence North 89°50'00" West, 62.13 feet, to the southeast corner of Lot 127, Delta Estates Phase 4 and 5 per filed survey 22709, Jackson County Surveyors office; thence continuing along the south line of said Phase 4 and 5, South 89°59'48" West, 280.00 feet; thence South 00°00'50" West, 467.35 feet; thence South 71°15'28" West, 29.89 feet (deed=30.08 feet), said point also being on the southerly line of Parcel 2, per filed survey 22598 Jackson County Surveyor's office; thence continuing along the said southerly line, South 33°39'27" East, 175.26 feet; thence North 85°08'56" East, 280.34 feet; thence North 00°13'37" East, 127.77 feet; thence South 89°50'00" East, 224.18 feet to the southeast corner of said Parcel 2, said point also being the southwest corner of Parcel 3 of said filed survey number 22598; thence South 89°50'00" East, 840.75 feet to the southeast corner of said Parcel 3; thence North 00°15'02" West, along the easterly line of said Parcel 3, 1067.11 feet to the northeast corner thereof, said point also being the quarter corner common to section 8 and section 9; thence North 89°54'58" West, along the north line of said Parcel 3, 408.45 feet to the point of beginning.

[Signature of John R. Pariani]
John R. Pariani, PLS

SURVEY NARRATIVE: to comply with ORS 209.250 & ORS 92

Purpose:
The purpose of this plat is to survey and monument a subdivision of that tract of land described in instrument number 2019-034572 and create lots that align with the proposed phasing of Delta Estates Phases 7a, 7b, 8b, 9a and 9b and a parcel around the existing cell tower as shown on sheet 2 of this plat.

Procedure:
Utilizing the property boundary corners set and/or shown for the Adjusted Parcel 3 per filed survey 22947 Jackson County Surveyor's Records, monuments were set at the new lot corners as depicted on sheet 2 of this plat. Since tying the property corners set by Boyden per filed survey 12834, (3) three of those Boyden pins have been destroyed. Those destroyed pins were reset on this survey in the as-tied/record positions as depicted on the plat map for this subdivision.

The basis of bearing for this project is the north line of filed survey 22947, as shown hereon.

Surveying equipment used: Trimble S6, fully robotic, total station.

Monuments were set August, 2020.

I hereby certify that this is an exact duplicate of the original plat.
[Signature of John R. Pariani]
Surveyor

APPROVALS:

All taxes, fees, assessments or other charges as required by ORS 92.095 have been paid in full as of the 12th day of October, 2020.

[Signature of Tax Collector] Deputy, 10/12/2020
Date

Examined and approved as required by ORS 92.100 this 12 day of October, 2020.

[Signature of Assessor]
Assessor, Department of Assessment

Examined and approved this 12th day of October, 2020.

[Signature of County Commissioner/Administrator]
County Commissioner/Administrator

Examined and approved this 2nd day of October, 2020.

[Signature of Medford Planning Department]
Medford Planning Department

Examined and recommended for approval this 27 day of September, 2020.

[Signature of City Engineer]
City Engineer

Examined and recommended for approval this 24 day of September, 2020.

[Signature of City Surveyor]
City Surveyor

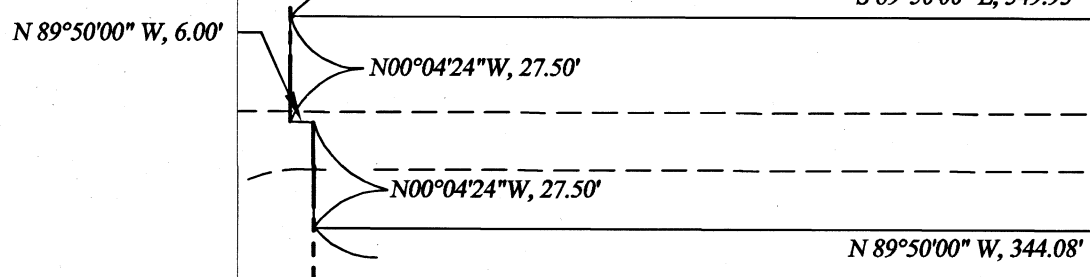
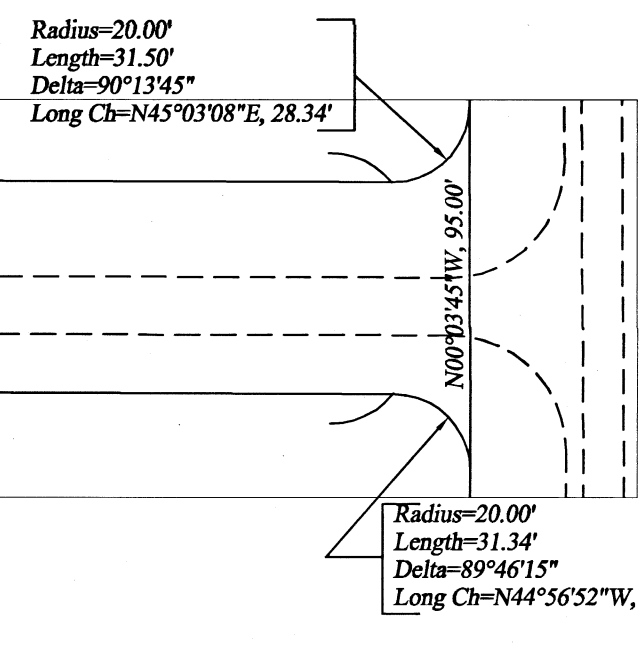
REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature of John R. Pariani]
OREGON
JOHN R. PARIANI
#2382
Renews December 31, 2020

Pariani Land Surveying

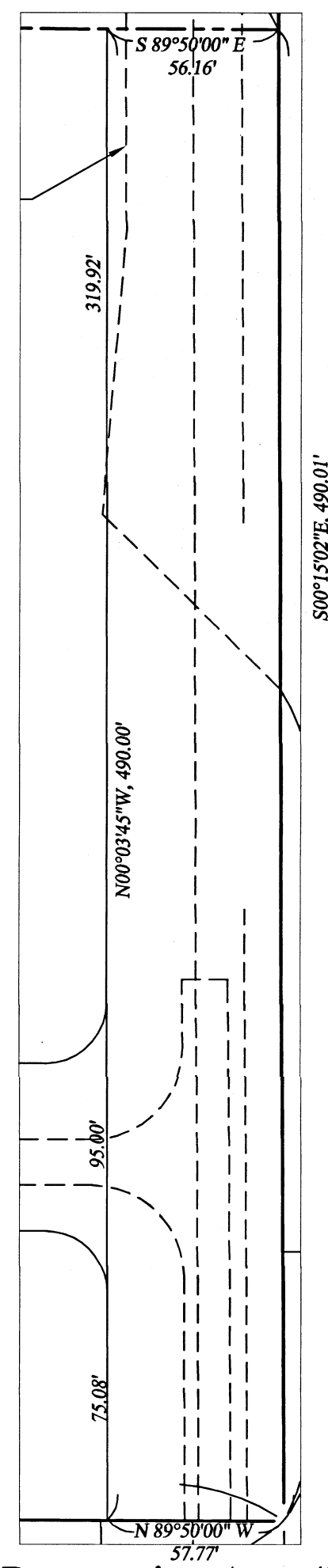
17 S. Platt Street, Suite A
Eagle Point, Oregon 97524
541-890-1131

Table with 4 columns: Date, Scale, Job No., Sheet. Values: Sept. 17, 2020, None, 2015-261, 1 of 2

RECEIVED  
DATE 10/19/20 BY RB  
This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR



**Reservation Area #2**  
per Inst. No. 2020-033490  
SCALE: 1" = 50'



**Reservation Area #1**  
per Inst. No. 2020-033490  
SCALE: 1" = 50'

### DWP Subdivision

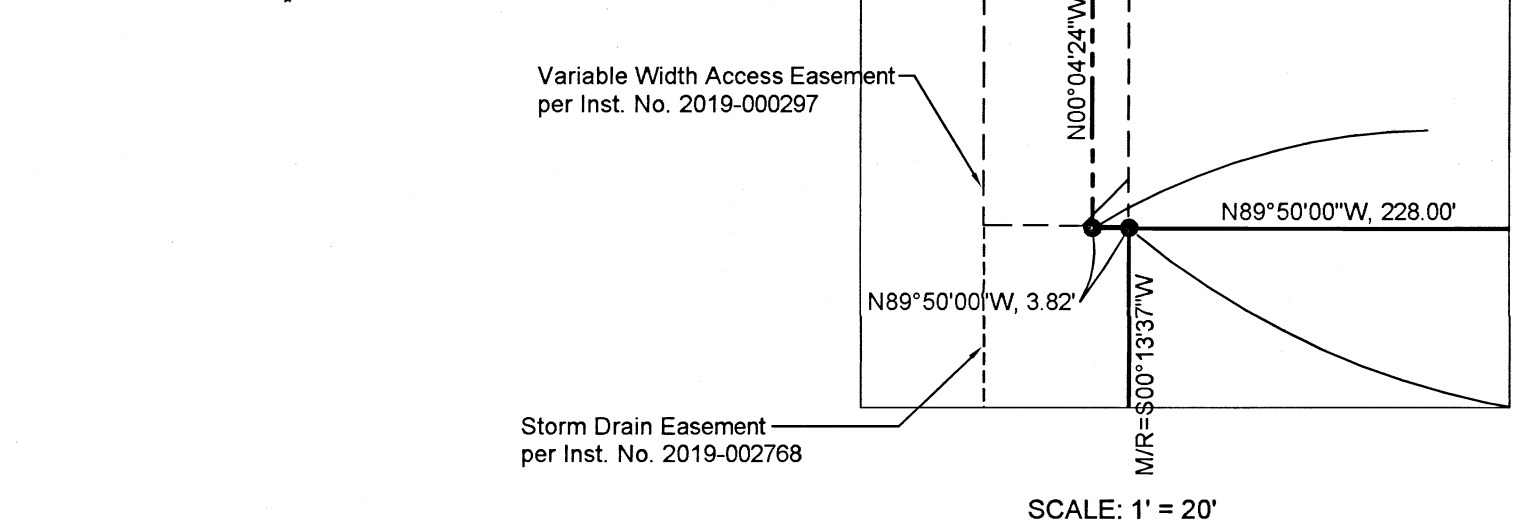
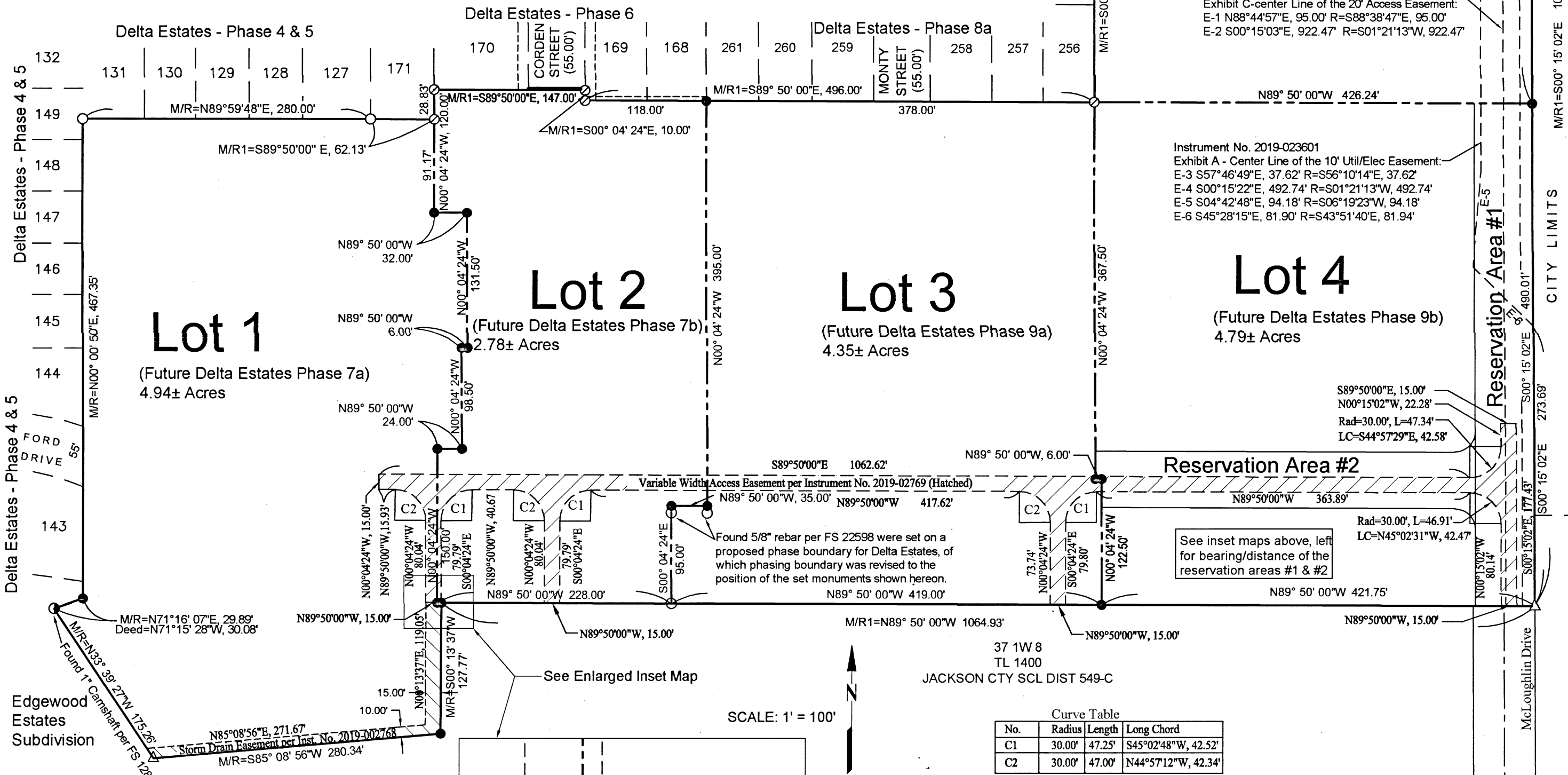
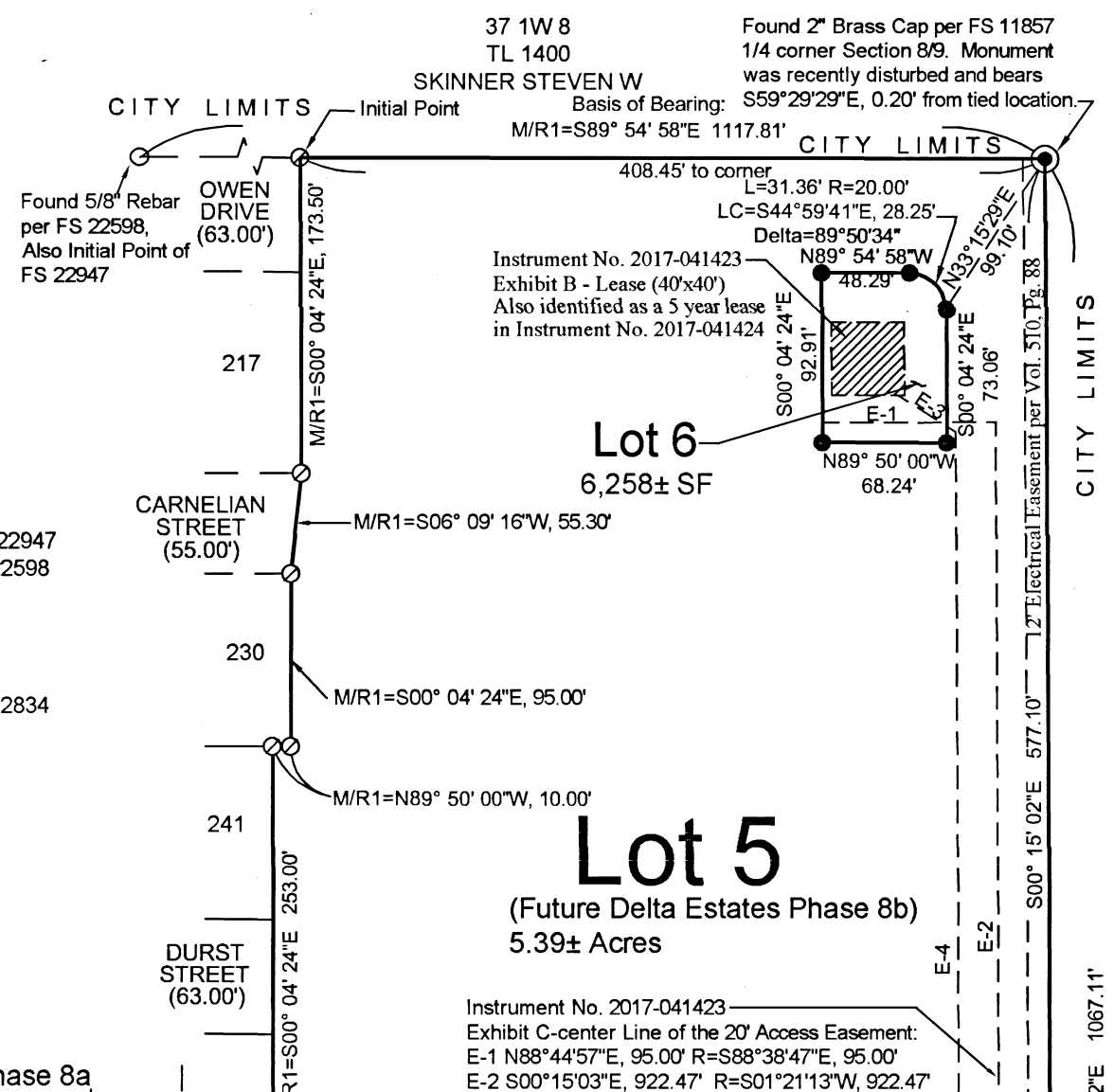
Located In:  
Southeast Quarter of Section 8,  
Township 37 South, Range 1 West,  
Willamette Meridian,  
in the City of Medford, Jackson County, Oregon

**Owner:**  
Delta Waters Properties, LLC  
P.O. Box 430  
Medford, Oregon 97501

**Survey For:**  
Delta Waters Properties, LLC  
P.O. Box 430  
Medford, Oregon 97501

**Survey By:**  
Pariani Land Surveying  
17 S. Platt Street, Suite A  
Eagle Point, Oregon 97524

- LEGEND:**
- FS Filed Survey
  - M/R= Measured & Record Data per FS 22598
  - M/R1= Measured & Record Data per FS 22947
  - Found 5/8" rebar w/Cap Marked "PARIANI LS 51382" per FS 22947
  - Found 5/8" rebar w/Cap Marked "MINNECI LS 2349" per FS 22598
  - Set 5/8" x 30" Rebar Marked "PARIANI LS 51382"
  - Boundary Line
  - - - Adjoining Property Line
  - - - Easement Lines
  - △ Found 5/8" Rebar w/Cap Marked "BOYDEN RLS 281" per FS 12834



SCALE: 1" = 100'

Curve Table

No.	Radius	Length	Long Chord
C1	30.00'	47.25'	S45°02'48"W, 42.52'
C2	30.00'	47.00'	N44°57'12"W, 42.34'

I hereby certify that this is an exact duplicate of the original plat.  
*John R. Pariani*  
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

*John R. Pariani*  
OREGON  
July 9, 1989  
JOHN R. PARIANI  
451392  
Renews December 31, 2020

**Pariani Land Surveying**

17 S. Platt Street, Suite A  
Eagle Point, Oregon 97524  
541-890-1131

Date:	Scale:	Job No.:	Sheet:
Sept. 17, 2020	As Noted	2015-261	2 of 2

