

PARTITION PLAT NO. P-38-2020.
LAND PARTITION
LOCATED IN:
THE N.W. 1/4 OF SECTION 24, T. 37S., R. 2W, W.M.
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR:
BLACK SILVER LLC
P.O. BOX 4460
MEDFORD, OR. 97501

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT, BLACK SILVER LLC, AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER IN FEE SIMPLE OF THE PARCEL OF REAL PROPERTY SITUATED IN JACKSON COUNTY, OREGON, AND HAS CAUSED THE SAME TO BE SURVEYED, MAPPED AND PLATTED AS SHOWN HEREON AND DOES HEREBY CREATE A PRIVATE EASEMENT FOR STORMDRAINAGE PURPOSES, OVER AND ACROSS PARCELS 1 AND 2 FOR THE BENEFIT OF THE OWNERS, THIER HEIRS AND ASSIGNS OF PARCEL 1, PARCEL 2 AND PARCEL 3.

SURVEYOR'S CERTIFICATE:

I, DARRELL L. HUCK, 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 PARCEL 1 OF LAND PARTITION FILED FOR RECORD MARCH 18, 2009 AND RECORDED AS PARTITION PLAT NO. P-11-2009 OF RECORD OF PARTITION PLATS (INDEX VOLUME 20, PAGE 11) IN JACKSON COUNTY, OREGON AND IS ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 20345; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 1, NORTH 35°08'29" WEST 551.92 FEET; THENCE LEAVING SAID WESTERLY LINE, NORTH 54°51'31" EAST 248.41 FEET TO THE EASTERLY LINE OF SAID PARCEL 1; THENCE ALONG SAID EASTERLY LINE, SOUTH 35°08'50" EAST 551.78 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL 1, SOUTH 54°49'31" WEST 248.46 FEET TO THE POINT OF BEGINNING.

BLACKSILVER, LLC

STATE OF OREGON)
COUNTY OF JACKSON) SS

BY: [Signature]
JOHN BATZER, MEMBER

ON THIS THE 3RD DAY OF NOVEMBER, 2020, PERSONALLY APPEARED JOHN BATZER AND ACKNOWLEDGED THE FOREGOING INSTRUMENT AS A MEMBER ON BEHALF OF BLACK SILVER, LLC, AN OREGON LIMITED LIABILITY COMPANY.

BEFORE ME: [Signature]
NOTARY PUBLIC - OREGON

COMMISSION NO. 1001903

MY COMMISSION EXPIRES 7.23.24

[Signature]
SURVEYOR

APPROVALS:

MEDFORD CITY PLANNING: (LDP-20-103)

[Signature] 11/13/2020
Asst. Director Date

Examined and approved this 4th day of Nov., 2020.

[Signature]
City Surveyor

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 23212.

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. As of NOVEMBER 19th 2020.

[Signature] 11/19/2020
Assessor Date
[Signature] deputy
Tax Collector

11/19/2020
Date
11/23/20
Date

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 25th DAY OF November, 2020, AT 10:39 O'CLOCK, A.M. AND RECORDED AS PARTITION PLAT NO. P-38-2020 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 31 PAGE 38.)

[Signature]
County Clerk

[Signature]
Deputy

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
Expires 6/30/2021

I certify this plat to be an exact copy of the original
[Signature]
SURVEYOR

FILED
Date 11/25/20 By PB
This Survey Consists Of:
2 sheet(s) Map
0 sheet(s) Narrative
JACKSON COUNTY SURVEYOR

PARTITION PLAT NO. P-38-2020

LAND PARTITION
LOCATED IN:

THE N.W. 1/4 OF SECTION 24, T. 37S., R. 2W, W.M.
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF
PROPERTY DESCRIBED IN INSTRUMENT NO. 2020-025722 OF THE
OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND AS
APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT
(FILE NO. LDP-20-103)

PROCEDURE: THE BOUNDARY OF THE PROPERTY NOW BEING
PARTITIONED HAS BEEN SURVEYED AND MONUMENTED PER A
PROPERTY LINE ADJUSTMENT SURVEY FILED AS NO. 23125,
IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.
MONUMENTS PER THAT SURVEY WERE RECOVERED AND HELD FOR
CONTROL. THE LOCATION OF THE PARTITION PARCEL BOUNDARIES
WAS COMPUTED ACCORDING TO CLIENTS DIRECTION AND
MONUMENTS WERE SET AS SHOWN.

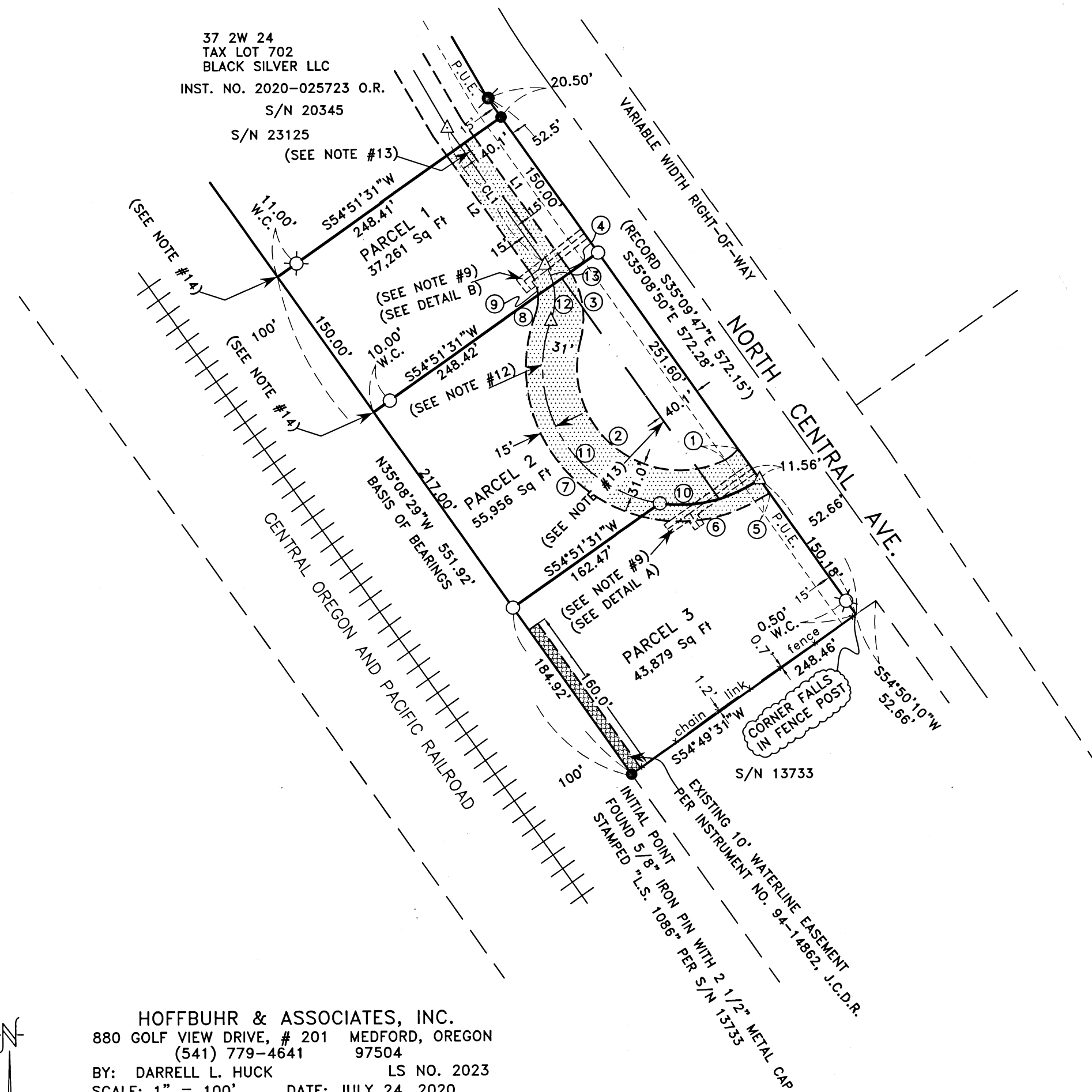
EQUIPMENT USED: TRIMBLE S6 ROBOTIC INSTRUMENT

FOR:
BLACK SILVER, LLC
P.O. BOX 4460
MEDFORD, OR. 97501
541-773-8325

FILED
Date 1/25/20 By PB
This Survey Consists Of:
2 sheet(s) Map
0 sheet(s) Narrative
JACKSON COUNTY
SURVEYOR

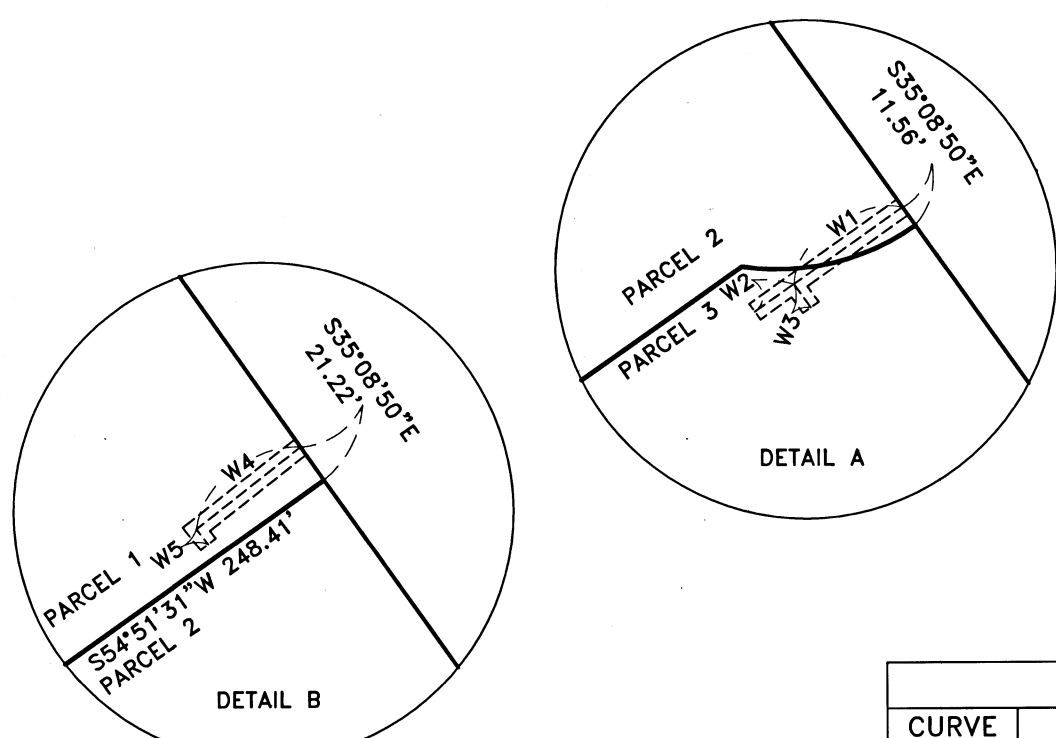
NOTES:

- 1.) REGULATIONS, LEVIES, LIENS ASSESSMENTS, RIGHTS OF WAY AND EASEMENTS FOR DITCHES AND CANALS OF THE ROGUE RIVER VALLEY IRRIGATION DISTRICT MAY AFFECT THIS PROPERTY.
- 2.) THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE LIMITS OF PACIFIC AND EASTERN RAILROAD MAY AFFECT THIS PROPERTY.
- 3.) AN EASEMENT FOR ELECTRICAL LINES CREATED BY INSTRUMENT RECORDED AUGUST 23, 1904 AS VOLUME 50, PAGE 282 J.C.D.R. IN FAVOR OF CONDOR WATER AND POWER COMPANY MAY AFFECT THIS PROPERTY. NOT LOCATABLE.
- 4.) AN EASEMENT FOR RIGHT-OF-WAY RECORDED FEBRUARY 1, 1962 AS VOLUME 66, PAGE 92 OF MISCELLANEOUS DEED RECORDS OF JACKSON COUNTY, IN FAVOR OF TIMBER PRODUCTS, MAY AFFECT THIS PROPERTY. NOT LOCATABLE.
- 5.) AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND OTHER PURPOSES RECORDED APRIL 14, 1948 AS VOLUME 295, PAGE 397 J.C.D.R. IN FAVOR OF PACIFICORP MAY AFFECT THIS PROPERTY. NOT LOCATABLE.
- 6.) LICENSE TO CONSTRUCT, RECONSTRUCT MAINTAIN AND USE A SEWER LINE RECORDED JANUARY 10, 1949 AS VOLUME 311, PAGE 440 MAY AFFECT THIS PROPERTY. NOT LOCATABLE.
- 7.) AN EASEMENT FOR WATER PIPELINE RECORDED FEBRUARY 27, 1997 AS INSTRUMENT NO. 97-06312, J.C.D.R., IN FAVOR OF SIERRAPINE, DOES NOT AFFECT THIS PROPERTY.
- 8.) LIMITED ACCESS RESTRICTIONS IMPOSED IN DEED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, WHICH PROVIDES THAT NO RIGHT OR EASEMENT OF RIGHT OF ACCESS TO FROM OR ACROSS THE STATE HIGHWAY DEPARTMENT OTHER THAN AS EXPRESSLY PROVIDED FOR THEREIN SHALL ATTACH TO THE ABUTTING PROPERTY FILED NOVEMBER 27, 2007 AS CASE NO. 99-4180-E2 IN THE JACKSON COUNTY CIRCUIT COURT FOR THE STATE OF OREGON OF AND RECORDED DECEMBER 18, 2001 AS DOCUMENT NO. 01-60641, J.C.D.R. AFFECTS THIS PROPERTY.
- 9.) A 10' WIDE EASEMENT DISCLOSED BY INSTRUMENT RECORDED APRIL 27, 2007 AS INSTRUMENT NO. 2007-020194 IN FAVOR OF THE CITY OF MEDFORD, BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS FOR MUNICIPAL WATER SYSTEM AFFECTS THIS PROPERTY.
- 10.) A 15' PUBLIC UTILITY EASEMENT RESERVED PER INSTRUMENT NO. 03-07958, J.C.D.R. WITHIN EXHIBIT "B" STATES "PROVIDED HOWEVER, THAT THIS EASEMENT SHALL TERMINATE UPON THE DEDICATION OF A 15-FOOT PUBLIC UTILITY EASEMENT TO THE CITY OF MEDFORD OVER THE SAME PROPERTY IF REQUIRED IN CONJUNCTION WITH THE SUBSEQUENT DEVELOPMENT OF THE PROPERTY."
- 11.) PROPERTY IS SUBJECT TO A UTILITY EASEMENT AS SET FORTH BY COURT ORDER (CASE NO. 6:00-ev-06201-AA) RECORDED AS INSTRUMENT NO. 2014-001035. LOCATION IS NOT SPECIFIED.
- 12.) EASEMENT FOR SHARED INGRESS AND EGRESS PER PARTITION PLAT NO. P-11-2009.
- 13.) CENTERLINE OF 10' PRIVATE STORM DRAIN EASEMENT BEING CREATED HEREON AS PART OF THIS PARTITION
- 14.) CORNER FALLS IN LARGE STOCKPILE OF RAILROAD TIES



HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, # 201 MEDFORD, OREGON
(541) 779-4641 97504
BY: DARRELL L. HUCK LS NO. 2023
SCALE: 1" = 100' DATE: JULY 24, 2020
BASIS OF BEARING: FILED SURVEY NO. 20345

- = SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊗ = SET 5/8"x30" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- △ = FD. 5/8"x24" REBAR WITH 1 1/2" METAL CAP STAMPED "HOFFBUHR & ASSOC INC" PER S/N 20345.
- = FOUND 5/8" IRON PIN WITH YELLOW PLASTIC CAP STAMPED "HOFFBUHR & ASSOC. INC" PER S/N 23125 UNLESS NOTED OTHERWISE
- ⊗ = FOUND 5/8" IRON PIN WITH 2 1/2" METAL CAP STAMPED "ODOT RIGHT OF WAY" PER S/N 17737
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- S/N = FILED SURVEY NUMBER
- J.C.D.R. = JACKSON COUNTY DEED RECORDS OR OFFICIAL RECORDS
- O.R. = OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- W.C. = WITNESS CORNER
- RECORD = INFORMATION PER INSTRUMENT NO. 03-07958, J.C.D.R.



CENTERLINE OF A 10' WIDE
CITY OF MEDFORD WATERLINE EASEMENT
PER INSTRUMENT NO. 2007-020194, J.C.D.R.

LINE	LENGTH	BEARING
W1	68.05'	S54°51'09"W
W2	24.95'	S54°51'09"W
W3	15.00'	S35°08'51"E
W4	68.00'	S52°02'25"W
W5	10.00'	S37°57'35"E

LINE	LENGTH	BEARING
L1	139.80'	N35°09'47"W
L2	130.36'	N35°09'47"W
CL1	150.45'	N35°09'47"W

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	27°59'17"	32.00'	15.63'	15.48'	N50°25'50"E
2	130°46'29"	93.00'	212.27'	169.10'	S50°11'17"E
3	53°03'54"	81.00'	75.02'	72.37'	N11°20'00"W
4	07°13'21"	81.00'	10.21'	10.20'	N34°15'16"W
5	13°19'20"	32.00'	7.44'	7.42'	S64°32'57"W
6	142°28'54"	139.00'	113.88'	110.73'	S81°21'35"W
7	95°32'18"	139.00'	231.78'	205.84'	N27°23'58"W
8	24°06'08"	43.00'	18.09'	17.96'	N08°19'07"E
9	27°43'15"	43.00'	20.80'	20.60'	N17°35'34"W
10	43°53'18"	124.00'	94.98'	92.68'	S76°46'52"W
11	101°38'40"	124.00'	219.98'	192.25'	N30°27'09"W
12	32°46'57"	58.00'	33.19'	32.73'	N03°58'42"E
13	14°32'32"	58.00'	14.72'	14.68'	N19°41'03"W

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Darrell L. Huck
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023
Expires 6/30/2021

I certify this plat to be an
exact copy of the original
Darrell L. Huck
SURVEYOR