

**PARTITION PLAT NO. P-41-2020**  
**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

SHEET INDEX  
 SHEET 2 PARCELS, NOTES  
 AND LINE TABLES  
 SHEET 3 STORM DRAIN EASEMENT &  
 EASEMENT LINE TABLE

**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 2 AND 3 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 Northwest corner of Parcel 2 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 north line of said Parcel 2, North 57°56'23" East 126.35 feet to an angle point; thence continue along said north line, North 73°11'28" East 213.98 feet to an angle point; thence continue along said north line, North 85°22'13" East 191.14 feet; thence South 55°03'45" East 28.79 feet to the easterly line of said Parcel 2; ~~thence along said easterly line, South 01°39'32" East 346.68 feet to the northeast corner of Parcel 1 of the aforesaid land partition No. P-11-2009;~~ thence along the easterly line of said Parcel 1, South 01°39'32" East 349.71 feet to an angle point; thence continue along said easterly line, South 21°59'30" East 215.27 feet to an angle point; thence continue along said easterly line, South 30°07'42" East 154.02 feet to an angle point; thence continue along said easterly line, South 35°08'50" East 20.50 feet; thence leaving said easterly line, South 54°51'31" West 248.41 feet to the westerly line of the aforesaid Parcel 1; thence along said westerly line and continue along the westerly line of the aforesaid Parcel 2, North 35°08'29" West 873.43 feet to the point of beginning.

**BLACKSILVER, LLC**

STATE OF OREGON )  
 COUNTY OF JACKSON ) SS

BY: [Signature]  
 JOHN BATZER, MEMBER

ON THIS THE 1<sup>st</sup> DAY OF DECEMBER, 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

[Signature]  
 SURVEYOR

**APPROVALS:**

**MEDFORD CITY PLANNING: (LDP-20-183)**

[Signature] December 11, 2020  
 Acnia Director Date

Examined and approved this 4<sup>th</sup> day of DEC, 2020.  
[Signature]  
 City Surveyor

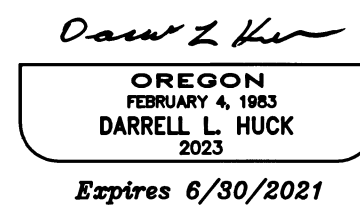
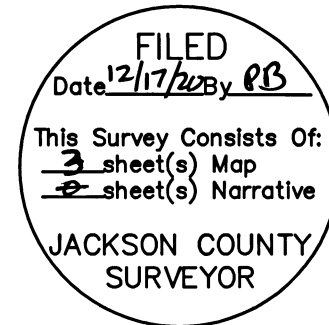
FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 23235

**RECORDER'S CERTIFICATE:**

FILED FOR RECORD THIS 17<sup>th</sup> DAY OF December, 2020, AT 1:38 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-41-2020 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 31 PAGE 41.)

[Signature]  
 County Clerk

[Signature]  
 Deputy



All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid. As of 12/15/20

[Signature] 12/15/20  
 Assessor Date

[Signature] 12/15/20  
 Tax Collector Date

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

PARTITION PLAT NO. P-41-2020

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

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. 2020-025723 OF THE  
OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AND AS  
APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT  
(FILE NO. LDP-20-183)

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

- NOTES:
- REGULATIONS, LEVIES, LIENS ASSESSMENTS, RIGHTS OF WAY AND EASEMENTS FOR DITCHES AND CANALS OF THE ROGUE RIVER VALLEY IRRIGATION DISTRICT MAY AFFECT THIS PROPERTY.
  - 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.
  - AN EASEMENT FOR ELECTRICAL LINES CREATED BY INSTRUMENT RECORDED AUGUST 23, 1904 AS VOLUME 50, PAGE 282 IN FAVOR OF CONDOR WATER AND POWER COMPANY MAY AFFECT THIS PROPERTY. NOT LOCATABLE.
  - 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.
  - AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND OTHER PURPOSES RECORDED APRIL 14, 1948 AS VOLUME 295, PAGE 397 IN FAVOR OF PACIFICORP MAY AFFECT THIS PROPERTY. NOT LOCATABLE.
  - 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.
  - 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 AND RECORDED DECEMBER 18, 2001 AS DOCUMENT NO. 01-60641, O.R. AFFECTS THIS PROPERTY.

- A 10' WIDE EASEMENT DISCLOSED BY INSTRUMENT RECORDED APRIL 27, 2007 AS INSTRUMENT NO. 2007-020194 O.R., IN FAVOR OF THE CITY OF MEDFORD, BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS FOR MUNICIPAL WATER SYSTEM AFFECTS THIS PROPERTY.
- A 15' PUBLIC UTILITY EASEMENT RESERVED PER INSTRUMENT NO. 03-07958, O.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."

10. PROPERTY IS SUBJECT TO A UTILITY EASEMENT AS SET FORTH BY COURT ORDER (CASE NO. 8:00-ey-06201-AA) RECORDED AS INSTRUMENT NO. 2014-001035 O.R.. LOCATION IS NOT SPECIFIED.

11. EASEMENT FOR SHARED INGRESS AND EGRESS PER PARTITION PLAT NO. P-11-2009.

12. CENTERLINE OF 10' PRIVATE STORM DRAIN EASEMENT BEING CREATED AS PART OF THIS PARTITION

13. EASEMENT PER INSTRUMENT NO. 01-60641, O.R. (PERMANENT EASEMENT FOR: SLOPES, WATER, GAS, ELECTRIC & COMMUNICATION SERVICE LINES, FIXTURES AND FACILITIES.)

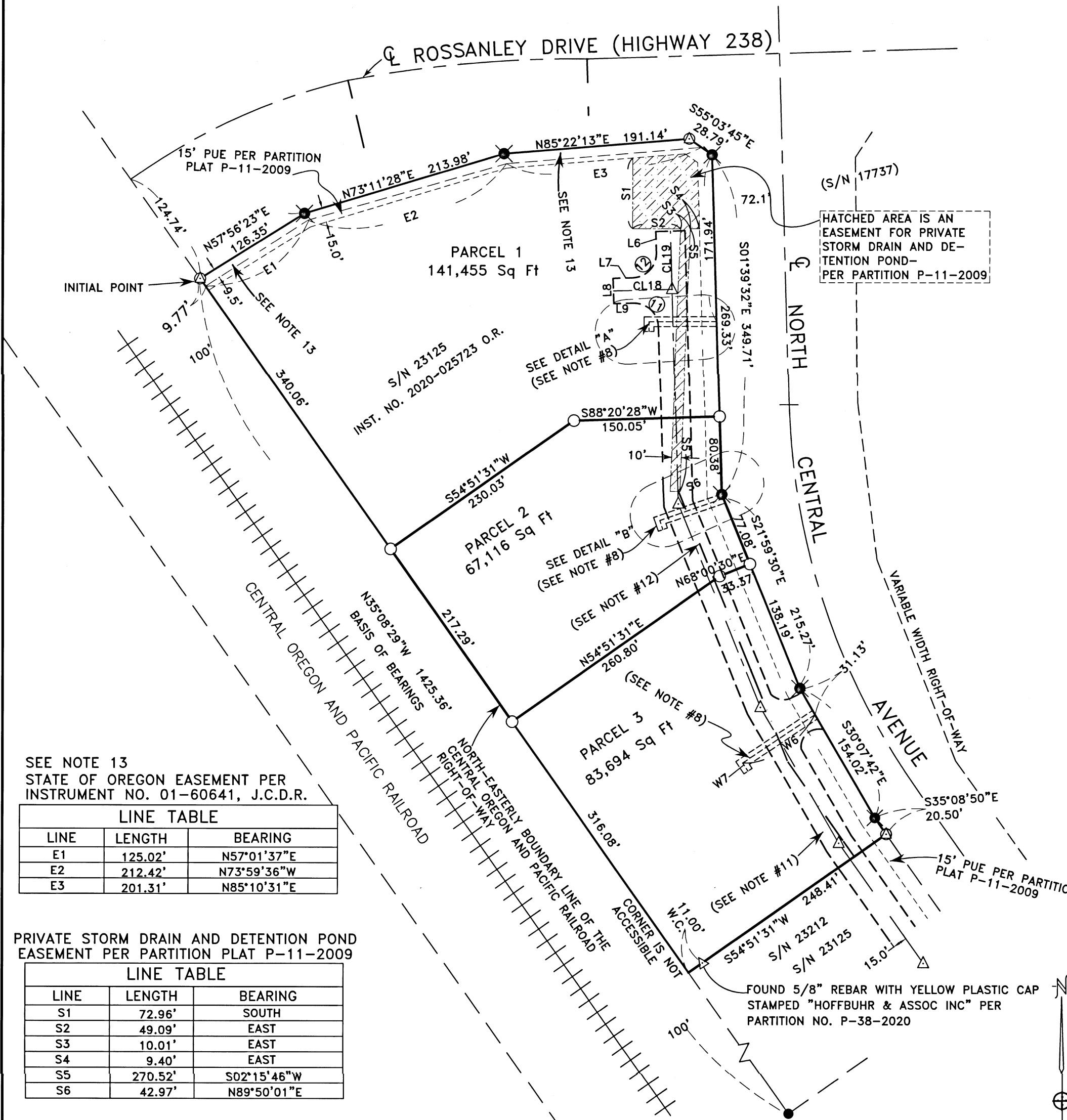
14. PROPERTY MAY BE SUBJECT TO DISCLOSURE AS SET FORTH IN INSTRUMENT RECORDED APRIL 20, 1999 AS DOCUMENT NO. 99-21525 O.R.

15. PROPERTY IS SUBJECT TO DECLARATION OF CONDITIONS, RESTRICTIONS AND JOINT MAINTENANCE AGREEMENT RECORDED AS DOCUMENT NO. 2020-042946 O.R.

16. PROPERTY IS SUBJECT TO COVENANTS FOR THE OPERATION AND MAINTENANCE OF STORMWATER FACILITIES RECORDED AS DOCUMENT NO. 2020-028682 O.R.

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: AUGUST 31, 2020  
BASIS OF BEARING: FILED SURVEY NO. 23125

- = SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- △ = FOUND 5/8" REBAR WITH 1 1/2" METAL CAP STAMPED "HOFFBUHR & ASSOC INC" PER S/N 20345 UNLESS NOTED OTHERWISE
- ⊙ = FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOFFBUHR & ASSOC INC" PER S/N 20345 OR S/N 23125
- = FOUND 5/8" IRON PIN WITH 2 1/2" METAL CAP STAMPED "L.S. 1086" PER S/N 13733
- ⊙ = 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
- O.R. = OFFICIAL RECORDS JACKSON COUNTY, OREGON
- W.C. = WITNESS CORNER



SEE NOTE 13  
STATE OF OREGON EASEMENT PER  
INSTRUMENT NO. 01-60641, J.C.D.R.

LINE	LENGTH	BEARING
E1	125.02'	N57°01'37"E
E2	212.42'	N73°59'36"W
E3	201.31'	N85°10'31"E

PRIVATE STORM DRAIN AND DETENTION POND  
EASEMENT PER PARTITION PLAT P-11-2009

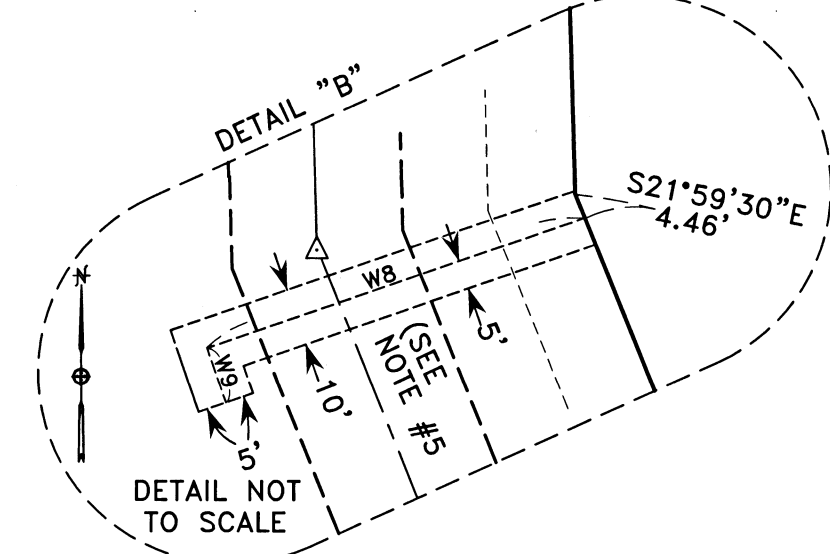
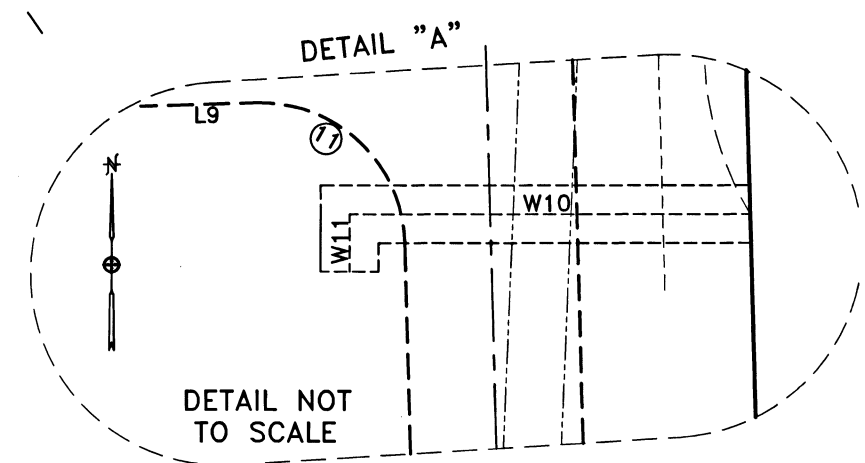
LINE	LENGTH	BEARING
S1	72.96'	SOUTH
S2	49.09'	EAST
S3	10.01'	EAST
S4	9.40'	EAST
S5	270.52'	S02°15'46"W
S6	42.97'	N89°50'01"E

CENTERLINE OF A 10' WIDE  
CITY OF MEDFORD WATERTLINE 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
W6	88.63'	S56°10'08"W
W7	10.00'	S33°49'52"E
W8	68.00'	S70°55'23"W
W9	10.00'	S19°04'37"E
W10	68.00'	S89°51'00"W
W11	10.00'	S00°09'00"E

LINE	LENGTH	BEARING
L1	159.25'	N35°09'47"W
L2	103.05'	N30°07'42"W
L3	215.17'	N21°59'30"W
L4	277.79'	N01°39'32"W
L5	30.00'	S88°20'28"W
L6	22.00'	S01°39'32"E
L7	20.00'	S88°20'28"W
L8	26.00'	S01°39'32"E
L9	20.00'	N88°20'28"E
L10	185.64'	S01°42'46"E
L11	229.79'	S21°59'30"E
L12	163.29'	S30°07'42"E
L13	151.11'	S35°09'47"E
CL14	150.45'	N35°09'47"W
CL15	161.56'	N30°07'42"W
CL16	226.54'	N21°59'30"W
CL17	220.47'	N01°39'32"W
CL18	160.00'	S88°20'28"W
CL19	60.00'	N01°39'32"W

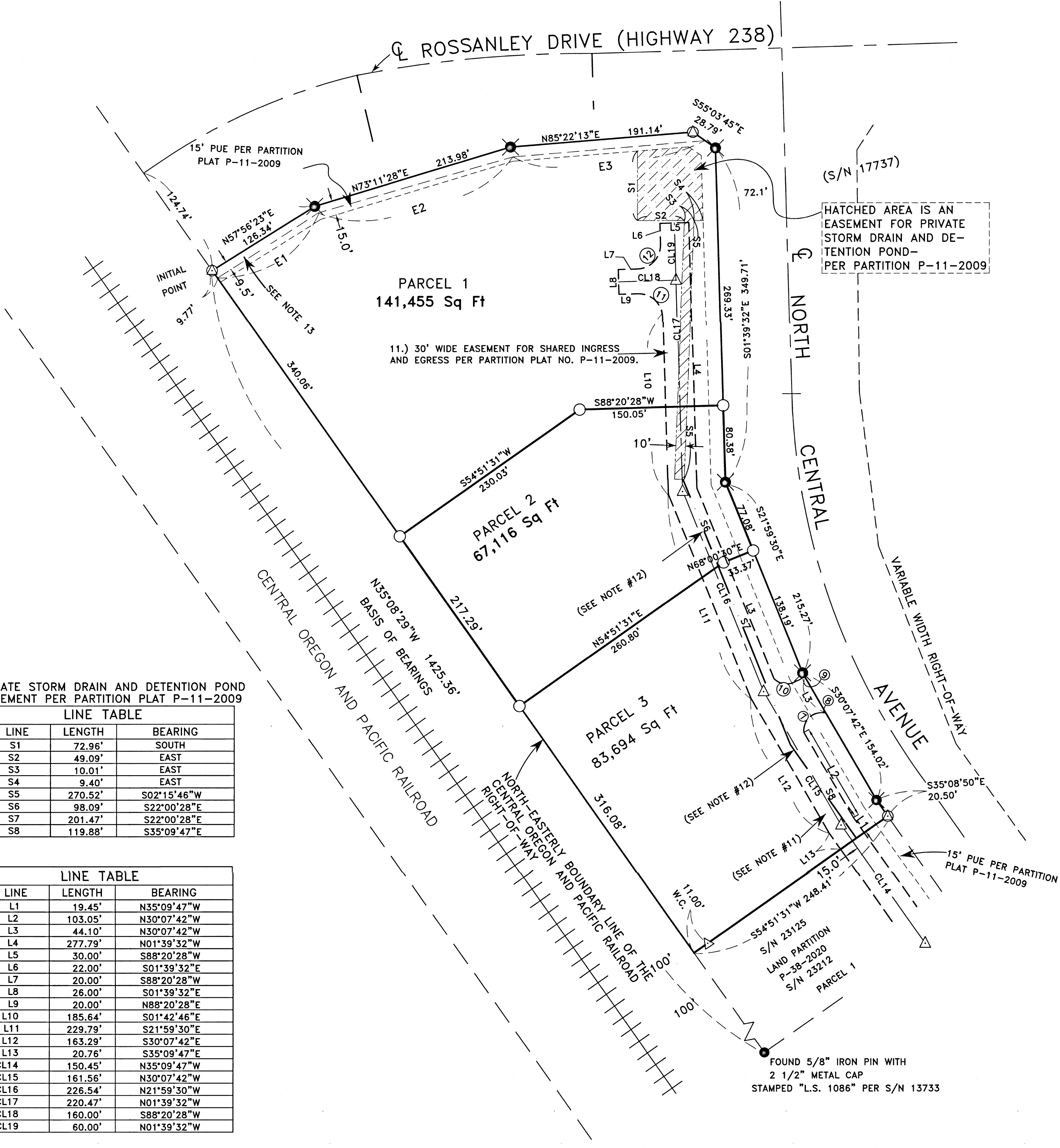
**FILED**  
Date 12/17/20 By RB  
This Survey Consist Of:  
3 sheet(s) Map  
8 page(s) Narrative  
**JACKSON COUNTY  
SURVEYOR**



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	13°19'20"	32.00'	7.44'	7.42'	S64°32'57"W
5	142°28'54"	139.00'	345.66'	263.23'	S50°52'16"E
6	51°49'23"	43.00'	38.89'	37.58'	N05°32'30"W
7	97°18'05"	18.50'	31.42'	27.78'	S41°49'41"W
8	5°04'01"	48.50'	4.29'	4.29'	N86°59'16"W
9	17°55'37"	33.50'	10.48'	10.44'	N60°42'21"E
10	77°10'14"	18.50'	24.92'	23.08'	S83°21'24"E
11	90°00'00"	25.00'	39.27'	35.36'	N46°39'32"W
12	90°00'00"	25.00'	39.27'	35.36'	N43°20'28"E
13	33°31'34"	721.738'	422.35'	416.35'	N18°24'03"W
14	145°31'58"	124.00'	314.96'	236.87'	N52°23'48"W
15	51°49'23"	58.00'	52.46'	50.69'	N05°32'30"W

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**  
*Darrell L. Huck*  
**OREGON**  
FEBRUARY 4, 1985  
DARRELL L. HUCK  
2023  
Expires 6/30/2021  
I CERTIFY THIS PLAT TO BE AN  
EXACT COPY OF THE ORIGINAL  
*Darrell L. Huck*  
SURVEYOR

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 LOCATED IN:  
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HATCHED AREA IS AN  
 EASEMENT FOR PRIVATE  
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 TENTION POND-  
 PER PARTITION P-11-2009

PRIVATE STORM DRAIN AND DETENTION POND  
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 BY: DARRELL L. HUCK LS NO. 2023  
 SCALE: 1" = 80' DATE: AUGUST 31, 2020  
 BASIS OF BEARING: FILED SURVEY NO. 23125

FILED  
 Date 12/17/20 By PB  
 This Survey Consist Of:  
3 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR

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  
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*Darrell L. Huck*  
 SURVEYOR