

PARTITION PLAT NO. P-01-2021

for
MIDDLE RIDGE RANCH, LLC

Located in:
Sections 4, 5, 6 & 7, Township 39 South, Range 2 East,
and Sections 32 & 33, Township 38 South, Range 2 East,
Willamette Meridian, Jackson County, Oregon

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT MIDDLE RIDGE RANCH, LLC, AN OREGON LIMITED LIABILITY COMPANY, HERETOFORE KNOWN AS DECLARANT, IS THE OWNER OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON THE PARTITION PLAT. DECLARANT HEREBY CREATES FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCELS 1, 2 AND 3, A 50 FOOT WIDE PRIVATE ROAD EASEMENT (SKY RANCH ROAD) FOR INGRESS AND EGRESS AND A 10 FOOT WIDE PUBLIC UTILITY EASEMENT LYING WITHIN SAID PRIVATE ROAD EASEMENT OVER AND ACROSS PARCELS 1, 2 AND 3.

TITLE EXCEPTION NOTES:

FIRST AMERICAN TITLE INSURANCE COMPANY
PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION
EFFECTIVE DATE: SEPTEMBER 24, 2020
ORDER NO. 7169-3577619

1. Taxes for the fiscal year 2020-2021 a lien due, but not yet payable. (Not plottable - blanket in nature).
5. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Walker Creek and Cove Creek. (Not plottable - blanket in nature).
6. Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of Walker Creek or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created. (Not plottable - blanket in nature).
7. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways. (Not plottable - blanket in nature).
8. Easement(s) for transmission and distribution of electricity and other purposes - Volume 377, Page 298, Volume 380, Page 228 and Volume 394, Page 15 of Deed Records of Jackson County, Oregon. (Not plottable - blanket in nature).
9. Rights to entire flow of a certain spring and pipeline - Volume 547, Page 334 of Deed Records of Jackson County, Oregon. (Not plottable - blanket in nature).
10. Restrictive Covenants - Document No. 99-16847 and 99-16848, Official Records of Jackson County, Oregon. (Not plottable - blanket in nature).
11. Deed of Trust - Document No. 2018-022440, Official Records of Jackson County, Oregon. (Not plottable - blanket in nature).

ACKNOWLEDGEMENT:

MIDDLE RIDGE RANCH, LLC, AN OREGON LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, SIGNED THIS 6th DAY OF January, 2021

BY: Anna Jensen-Haxel
ANNA JENSEN-HAXEL, AUTHORIZED AGENT
MIDDLE RIDGE RANCH, LLC,
AN OREGON LIMITED LIABILITY COMPANY

STATE OF Oregon
COUNTY OF Jackson) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED THIS 6TH DAY JANUARY, 2021 BY ANNA JENSEN-HAXEL, AUTHORIZED AGENT KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF MIDDLE RIDGE RANCH, LLC, AN OREGON LIMITED LIABILITY COMPANY.

Walter A. O'Connell
NOTARY PUBLIC - OREGON

COMMISSION NO. 993209

MY COMMISSION EXPIRES OCTOBER 30, 2023

CONSENT:

DIXIE LEE POOL AND LORI ANN HANSON ARE THE BENEFICIARIES OF A CERTAIN TRUST DEED RECORDED JULY 17, 2018 AS DOCUMENT NO. 2018-022440, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SEE AFFIDAVIT CONSENT RECORDED AS DOCUMENT NO. 2021-001480 OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES:

PURPOSE: To survey and monument a major land partition of property described in Instrument No. 2019-038837 of the Official Records of Jackson County, Oregon and as approved by Jackson County Development Services (File No. 439-19-00015-SUB)

PROCEDURE: The property now being partitioned is a portion of Parcel No. 2 of Land Partition No. P-22-1999, filed as survey No. 16098. Parcel No. 2 was recently adjusted by property line adjustment as described per Instrument No. 2019-038837. Surveyor George Burrell held monuments per surveys No. 10386 and 10506 as basis of control for the land partition No. P-22-1999. His land partition and monuments as found per survey No. 10506 were held to control this major partition survey. The interior parcel boundaries were computed according to client's direction and monuments were set as shown.

Equipment used: Trimble GPS equipment and Trimble S6 Robotic instrument.

SURVEYOR'S CERTIFICATE:

I, DARRELL L. HUCK, A DULY REGISTERED PROFESSIONAL LAND 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:

A parcel of land situated in the North One-Half and the West One-Half of Section 05, the East One-Half of Section 06 and the North One-Half of the Northeast One-Quarter of Section 07, Township 39 South, Range 2 East of the Willamette Meridian, Jackson County, Oregon, being more particularly described as follows:

Parcel Number Two (2) of Partition Plat Number P-22-1999, Jackson County, Oregon and filed in the Office of the Jackson County Surveyor, April 01, 1999, as Survey Number 16098, and Index Volume 10, Page 22.

LESS AND EXCEPTING:
The Northwest One-Quarter of the Northwest One-Quarter of Section 04, Township 39 South, Range 2 East of the Willamette Meridian, Jackson County, Oregon.

LESS AND EXCEPTING:
The North One-Half of the Northeast One-Quarter of Section 05, Township 39 South, Range 2 East of the Willamette Meridian, Jackson County, Oregon.

LESS AND EXCEPTING:
Commencing at a 5/8 inch iron rebar marking the Center-North One-Sixteenth corner of Section 05, Township 39 South Range 2 East of the Willamette Meridian, Jackson County, Oregon; thence along the North-South center-line of said Section 05, North 01°47'06" East, 343.70 feet to the TRUE POINT OF BEGINNING; thence leaving said North-South center-line, South 88°02'16" West, 264.87 feet to an angle point; thence South 43°27'40" West, 1025.15 feet to an angle point; thence North 52°35'03" West, 1394.57 feet to an angle point; thence North 28°41'46" East, 593.03 feet to an angle point; thence North 45°16'09" West, 336.49 feet to the Northwest line of Parcel Number Two (2) of Partition Plat Number P-22-1999, Jackson County, Oregon and filed in the Office of the Jackson County Surveyor, April 01, 1999, as Survey Number 16098, and Index Volume 10, Page 22; thence along said Northwest line of Parcel Two (2), North 29°10'48" East, 341.19 feet to the North line of Section 05, Township 39 South, Range 2 East of the Willamette Meridian, Jackson County, Oregon; thence along the North line of said Section 05, South 88°25'19" East, 1900.36 feet the North One-Quarter corner of said Section 05; thence along the North-South center-line of said Section 05, South 01°47'06" West, 1097.27 feet to the TRUE POINT OF BEGINNING.

Darrell L. Huck
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck

OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

Expires 6/30/2021

APPROVALS:

JACKSON COUNTY PLANNING: FILE NO. 439-19-00015-SUB

EXAMINED AND APPROVED THIS 11th DAY OF January, 2021

Tim Jell
JACKSON COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 6 DAY OF January, 2021

Scott Jell
JACKSON COUNTY SURVEYOR

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 23247

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.095 THIS 12th DAY OF

January, 2021

Adam Blakely, Agent
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 12th DAY OF January, 2021

Bub Davis, deputy
TAX COLLECTOR

RECORDER'S STATEMENT:

FILED FOR RECORD THIS 12th DAY OF January, 2021 AT 12:39

O'CLOCK P. M. AND RECORDED IN VOLUME 32 OF PLATS AT PAGE 01 OF RECORDS OF JACKSON COUNTY, OREGON.

Christine D Walker
COUNTY CLERK

Heather Simpson
DEPUTY

APPROVED FOR RECORDING:

COUNTY COMMISSIONER/ADMINISTRATOR

DATE

RECEIVED
Date 1-12-21 By JH
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

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

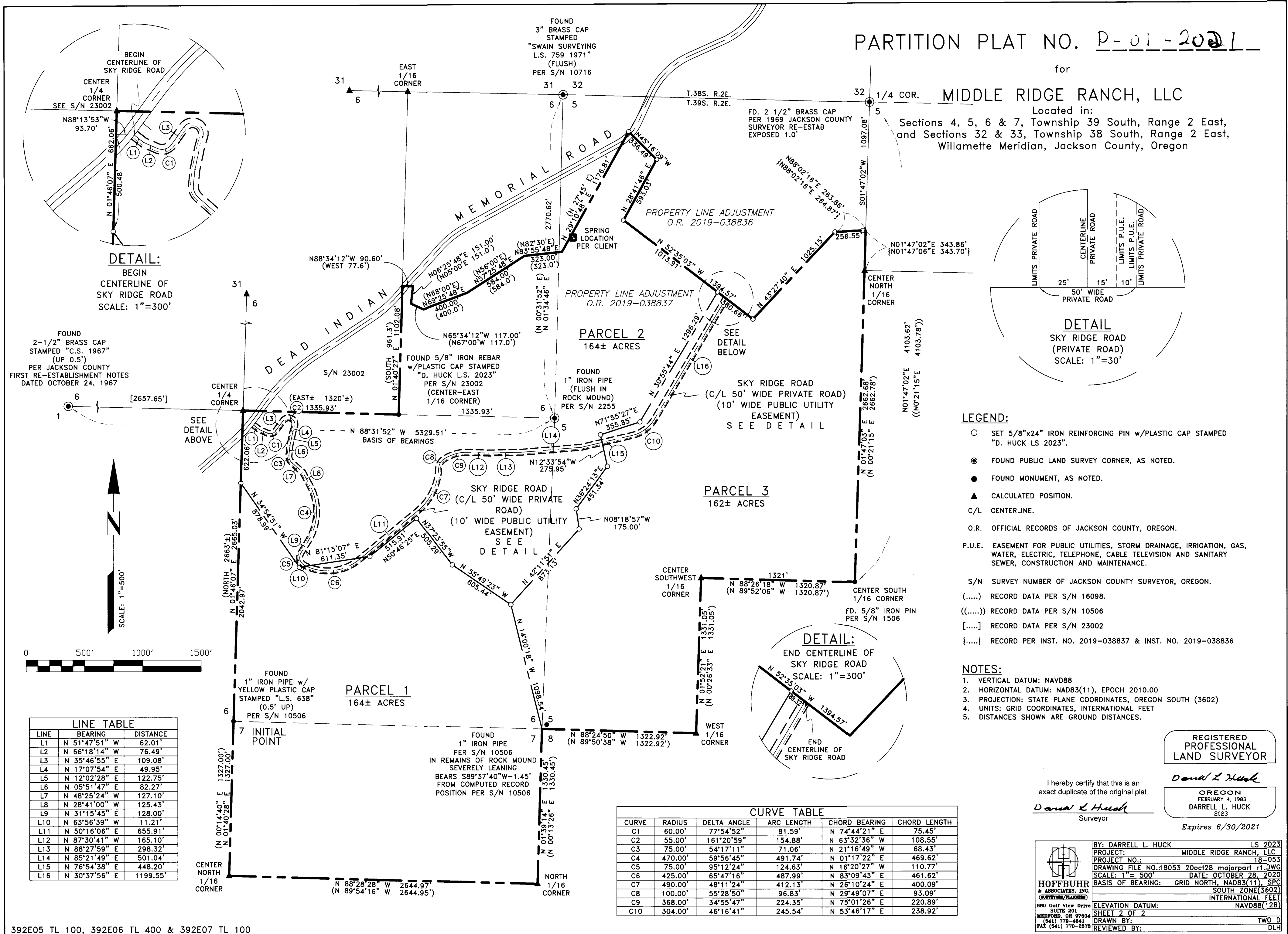
Darrell L. Huck
Surveyor

PARTITION PLAT NO. P-01-2021

for

MIDDLE RIDGE RANCH, LLC

Located in:
Sections 4, 5, 6 & 7, Township 39 South, Range 2 East,
and Sections 32 & 33, Township 38 South, Range 2 East,
Willamette Meridian, Jackson County, Oregon



DETAIL:

BEGIN CENTERLINE OF SKY RIDGE ROAD
SCALE: 1"=300'

DETAIL:

SKY RIDGE ROAD (PRIVATE ROAD)
SCALE: 1"=30'

LEGEND:

- SET 5/8"x24" IRON REINFORCING PIN w/PLASTIC CAP STAMPED "D. HUCK LS 2023".
- FOUND PUBLIC LAND SURVEY CORNER, AS NOTED.
- ▲ FOUND MONUMENT, AS NOTED.
- ▲ CALCULATED POSITION.
- C/L CENTERLINE.
- O.R. OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- P.U.E. EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, IRRIGATION, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER, CONSTRUCTION AND MAINTENANCE.
- S/N SURVEY NUMBER OF JACKSON COUNTY SURVEYOR, OREGON.
- (.....) RECORD DATA PER S/N 16098.
- ((.....)) RECORD DATA PER S/N 10506
- [.....] RECORD DATA PER S/N 23002
- {.....} RECORD PER INST. NO. 2019-038837 & INST. NO. 2019-038836

NOTES:

1. VERTICAL DATUM: NAVD88
2. HORIZONTAL DATUM: NAD83(11), EPOCH 2010.00
3. PROJECTION: STATE PLANE COORDINATES, OREGON SOUTH (3602)
4. UNITS: GRID COORDINATES, INTERNATIONAL FEET
5. DISTANCES SHOWN ARE GROUND DISTANCES.

LINE	BEARING	DISTANCE
L1	N 51°47'51" W	82.01'
L2	N 66°18'14" W	76.49'
L3	N 35°46'55" E	109.08'
L4	N 17°07'54" E	49.95'
L5	N 12°02'28" E	122.75'
L6	N 05°51'47" E	82.27'
L7	N 48°25'24" W	127.10'
L8	N 28°41'00" W	125.43'
L9	N 31°15'45" E	128.00'
L10	N 63°56'39" W	11.21'
L11	N 50°16'06" E	655.91'
L12	N 87°30'41" W	165.10'
L13	N 88°27'59" E	298.32'
L14	N 85°21'49" E	501.04'
L15	N 76°54'38" E	448.20'
L16	N 30°37'56" E	1199.55'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.00'	77°54'52"	81.59'	N 74°44'21" E	75.45'
C2	55.00'	161°20'59"	154.88'	N 63°32'36" W	108.55'
C3	75.00'	54°17'11"	71.06'	N 21°16'49" W	68.43'
C4	470.00'	59°56'45"	491.74'	N 01°17'22" E	469.62'
C5	75.00'	95°12'24"	124.63'	N 16°20'27" W	110.77'
C6	425.00'	65°47'16"	487.99'	N 83°09'43" E	461.62'
C7	490.00'	48°11'24"	412.13'	N 26°10'24" E	400.09'
C8	100.00'	55°28'50"	96.83'	N 29°49'07" E	93.09'
C9	368.00'	34°55'47"	224.35'	N 75°01'26" E	220.89'
C10	304.00'	46°16'41"	245.54'	N 53°46'17" E	238.92'

REGISTERED PROFESSIONAL LAND SURVEYOR

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

I hereby certify that this is an exact duplicate of the original plat.
Darrell L. Huck
Surveyor

HOFFBUHR & ASSOCIATES, INC.
800 Golf View Drive
SUITE 201
MEDFORD, OR 97504
(541) 779-4841
FAX (541) 770-2878

BY: DARRELL L. HUCK
PROJECT: MIDDLE RIDGE RANCH, LLC
PROJECT NO.: 18-053
DRAWING FILE NO.: 18053_20oct28_majorpart_r1.DWG
SCALE: 1"= 500'
BASIS OF BEARING: GRID NORTH, NAD83(11), SPC SOUTH ZONE(3602) INTERNATIONAL FEET
ELEVATION DATUM: NAVD88(12B)
SHEET 2 OF 2
DRAWN BY: TWO D
REVIEWED BY: DLH