

PARTITION PLAT NO. P-07-2020

Located within the South Half of Section 26, Township 37 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that MAHAR/DUKE QUAIL RUN, LLC, an Oregon limited liability company, hereinafter referred to as DECLARANT, is the owner in fee simple of the lands as described in the "Surveyor's Certificate" herewith.

Michael T. Mahar, Managing Member
Mahar/Duke Quail Run, LLC

STATE OF OREGON
County of Jackson

Signed or attested before me on February 11, 2021 by Michael T. Mahar, Managing Member, Duke/Quail Run, LLC, an Oregon limited liability company.

LORI L. BRITTON
NOTARY PUBLIC-OREGON (PRINTED NAME)

Joi J. Britton
(SIGNATURE)

COMMISSION NO: 977471

MY COMMISSION EXPIRES: July 29, 2022

TITLE RELATED NOTES

Pursuant to a Public Records Report prepared by First American Title Insurance Company of Oregon, with an Order Number of 7169-3155171, the subject property may be subject to the following matters of record:

The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.

The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services.

These premises are situated in the Talent Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same.

Unrecorded leases or periodic tenancies, if any.

Subject to the requirements and provisions of ORS Chapter 820, pertaining to the registration and transfer of ownership of mobile homes and any interest or liens disclosed thereby.

Easement as shown on the recorded plat/partition for Canal. See plat for exact location. (Depicted on Sheet 3).

A 15 foot wide pipeline easement granted to the Talent Irrigation District as shown on the recorded plat and dedication (Depicted on Sheet 3).

A 25 foot wide pipeline easement granted to the Talent Irrigation District as shown on the recorded plat and dedication (Depicted on Sheet 3).

Restrictive Covenants, including the terms and provisions thereof, as imposed by Jackson County Department of Planning and Development, through the Jackson County Land Development Ordinance, and recorded July 23, 2001 as Document No. 01-35128, Official Records of Jackson County, Oregon.

Deed of Trust and the terms and conditions thereof per Instrument Number 02-038651 of the Official Records of Jackson County, Oregon; Grantor/Trustor is Michael T. Mahar, his successors and/or assigns; Grantees/Beneficiaries are Delbert C. Hawley as to 31.25% interest, Suzanne M. Hawley as to 31.25% interest, Brandon G.C. Hawley as to 18.75% interest and Jilla M. Hawley as to 18.75% interest, as tenants in common; Trustee is AmeriTitle, an Oregon Corporation; Amount is \$899,000.00; Recorded July 19, 2002.

Easement, including terms and provisions contained therein, per Instrument Number 02-064248 of the Official Records of Jackson County, Oregon (See General Note "A").

Easement, including terms and provisions contained therein, per Instrument Number 2008-024478 of the Official Records of Jackson County, Oregon (Depicted on Sheet 3).

PREPARED FOR:

Mahar/Duke Quail Run, LLC
815 Alder Creek Dr
Medford, OR 97504

SURVEYOR'S CERTIFICATE

I, Cael E. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land depicted hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

All that real property being located in the South Half of Section 26, Township 37 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon, being that tract of land as described in Instrument Number 2010-026822 of the Official Records of Jackson County, Oregon. The exterior boundary of which, as now surveyed, is more particularly described as follows:

Beginning at the corner common to Sections 25, 26, 35 and 36, said Township and Range, also being the most easterly southeast corner of Lot 1 per QUAIL RUN RANCH ESTATES, filed for record on February 27, 2008, and recorded in Volume 24 of Plats at Page 6, of the Records of Jackson County, Oregon (also filed as Survey Number 15670 in the Office of the Jackson County Surveyor); thence along the easterly line of said Lot 1 per said Instrument Number 2010-026822 the following courses and distances: North 00°21'06" West, 1490.42 feet; thence South 89°44'06" West, 1328.48 feet; thence North 00°21'42" West, 1161.37 feet to the northerly boundary of said Instrument Number 2010-026822; thence along said northerly boundary, South 89°40'16" West, 500.71 feet to the easterly right-of-way of Cherry Lane, also being the beginning of a non-tangent curve to the right, having a radius of 613.03 feet and a central angle of 02°55'56" (the long chord of which bears South 25°40'47" West, 31.37 feet); thence along said easterly right of way the following courses and distances: along the arc of said curve 31.37 feet; thence South 27°08'45" West, 324.41 feet; thence leaving said easterly right-of-way, South 00°30'44" East, 1008.45 feet; thence South 89°44'06" West, 663.98 feet; thence South 89°44'02" West, 1490.68 feet; thence South 00°45'54" East, 1269.41 feet to the northerly right-of-way of East Barnett Road; thence along said northerly right-of-way the following courses and distances: North 89°50'33" East, 569.60 feet; thence North 00°09'27" West, 10.00 feet; thence North 89°50'33" East, 494.86 feet; thence South 00°09'27" East, 60.00 feet; thence leaving said northerly right-of-way, North 89°50'33" East, 422.13 feet along the southerly boundary of said Instrument Number 2010-026822; thence continuing along said southerly boundary, North 89°48'34" East, 2651.25 feet to the Point of Beginning.

Cael E. Neathamer
Surveyor

SHEET INDEX

- SHEET 1: TITLE SHEET (THIS PAGE).
SHEET 2: Parcels 1 & 2, Detail "A".
SHEET 3: Easement, Curve Table & Legend.
SHEET 4: Line Table, Survey Notes, Detail "B" & "C", & Cherry Lane Detail, & Survey Narrative.

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

Cael E. Neathamer
Surveyor

RECEIVED stamp: DATE 2/11/21 BY PB. This survey consists of: 4 sheet(s) Map, 1 page(s) Narrative. JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

CAEL E. NEATHAMER
OREGON JULY 9, 2001
CAEL E. NEATHAMER 56545
Renewal Date 12/31/22

APPROVALS:

JACKSON COUNTY DEVELOPMENT SERVICES FILE NUMBER: 439-19-00071-SUB

Examined and approved this 24 day of February, 2021.
Jared Clark
Planning Director Manager
02/24/2021
Date

Examined and approved this 12 day of February, 2021.
Scott Seis
County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of Feb 26th, 2021.
Bob Davis, deputy
Tax Collector/Deputy

Examined and approved as required by O.R.S. 92.100 this 26 day of February, 2021.
Chloe Agent
Assessor/Agent

RECORDING

FILED FOR RECORD THIS 1st DAY OF MARCH, 2021 AT 2:02 O'CLOCK P.M. AND RECORDED IN VOLUME 32 OF PLATS AT PAGE 07 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D Walker
County Clerk
Heather Simpson
Deputy

APPROVED FOR RECORDING: N/A
County Commissioner/Administrator
Date

AFFIDAVIT OF CONSENT TO PLAT

Delbert C. Hawley as to 31.25% interest, Suzanne M. Hawley as to 31.25% interest, Brandon G.C. Hawley as to 18.75% interest, and Jilla M. Hawley as to 18.75% interest, as tenants in common and the beneficiaries under that certain Trust Deed recorded as Instrument Number 02-38651, of the Official Records of Jackson County, Oregon, consent and agree to this Partition Plat and Declaration of said Partition and accept all terms and specifications hereof, pursuant to Instrument Number 2021-009274.

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 23287

PREPARED BY: Neathamer Surveying, Inc.
3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: February 3, 2021 PROJECT NUMBER: 18019

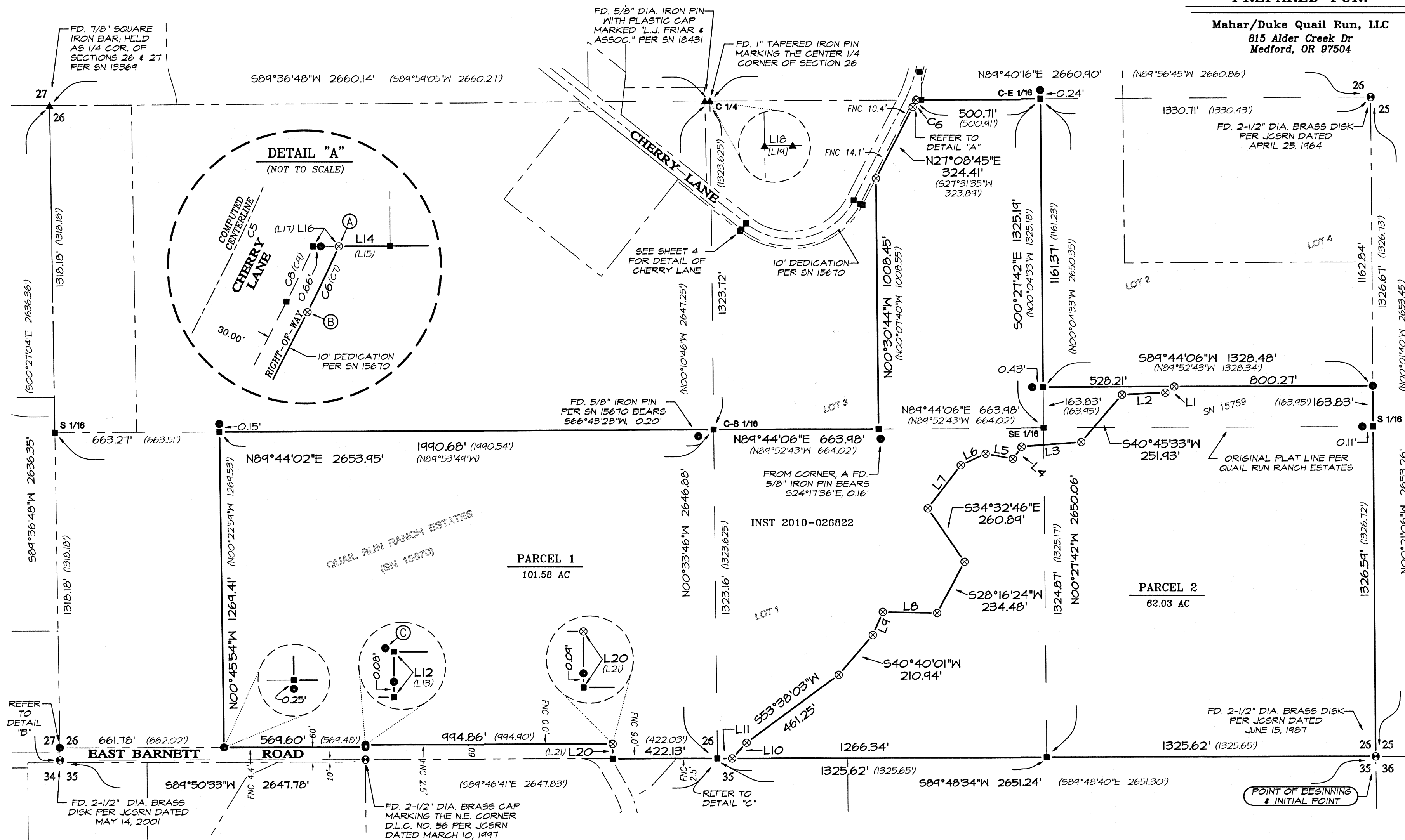
Sheet 1 of 4 © JV

PARTITION PLAT NO. P-07-2020

Located within the South Half of Section 26, Township 37 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon.

PREPARED FOR:

Mahar/Duke Quail Run, LLC  
815 Alder Creek Dr  
Medford, OR 97504



SEE SHEET 3 FOR LEGEND AND CURVE TABLE.  
SEE SHEET 4 FOR CHERRY LANE DETAIL, DETAILS  
"B" & "C", LINE TABLE, SURVEY NOTES &  
SURVEY NARRATIVE.

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

Caell E. Neathamer  
Surveyor

RECEIVED  
DATE 3/1/21 BY PB  
This survey consists of:  
4 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Caell E. Neathamer  
OREGON  
JULY 9, 2001  
CAELL E. NEATHAMER  
56545  
Renewal Date 12/31/22

PREPARED BY: Neathamer Surveying, Inc.  
3126 State St, Suite 203  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

PLOT DATE: February 3, 2021 PROJECT NUMBER: 18019

# PARTITION PLAT NO. P-07 -2020

Located within the South Half of Section 26, Township 37 South,  
Range 1 West of the Willamette Meridian,  
Jackson County, Oregon.

## PREPARED FOR:

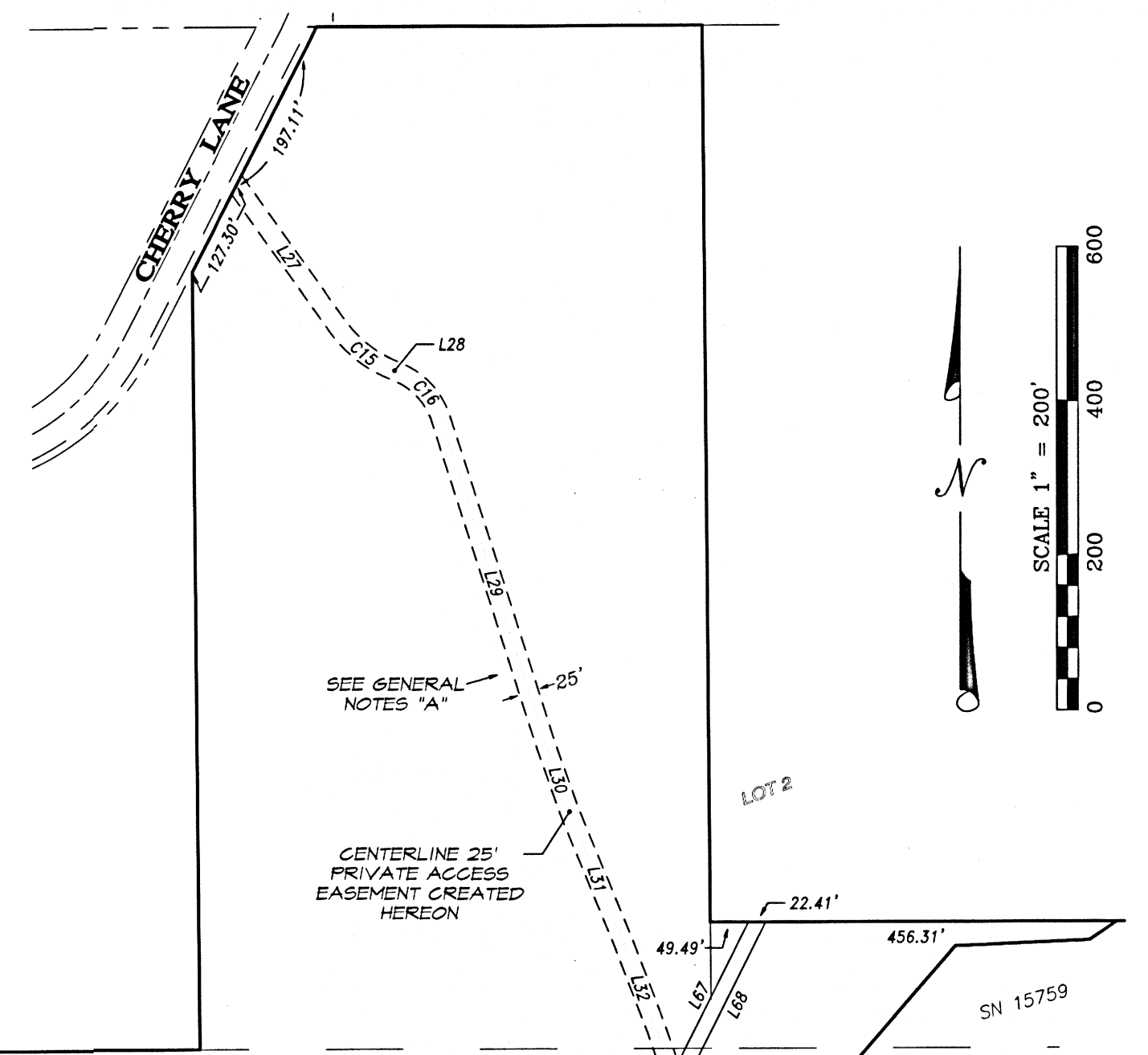
**Mahar/Duke Quail Run, LLC**  
815 Alder Creek Dr  
Medford, OR 97504

## CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	18°49'34"	613.03'	201.44'	N09°12'54"E	200.54'
C2	18°49'34"	613.03'	201.43'	S09°35'42"W	200.52'
C3	15°48'21"	603.03'	166.35'	N07°42'15"E	165.83'
C4	15°48'15"	603.03'	166.34'	S08°05'03"W	165.81'
C5	27°20'40"	573.03'	273.48'	N13°28'25"E	270.89'
C6	02°55'56"	613.03'	31.37'	N25°40'47"E	31.37'
C7	02°57'44"	613.03'	31.69'	N26°02'43"E	31.69'
C8	02°29'51"	603.03'	26.29'	N25°53'49"E	26.28'
C9	02°31'41"	603.03'	26.61'	S26°15'44"W	26.61'
C10	101°20'19"	286.47'	506.68'	N77°48'55"E	443.17'
C11	101°20'19"	316.47'	559.74'	N77°48'55"E	489.58'
C12	101°20'21"	316.47'	559.74'	S78°11'45"W	489.58'
C13	101°20'19"	326.47'	577.42'	N77°48'55"E	505.05'
C14	101°20'21"	326.47'	577.43'	S78°11'46"W	505.05'
C15	31°53'47"	160.51'	89.36'	S51°31'28"E	88.21'
C16	50°06'57"	98.15'	85.85'	S42°24'53"E	83.14'

## LEGEND:

- ⊗ Indicates a set 5/8-inch diameter by 30 inches long iron pin with a plastic cap marked "NEATHAMER SURVEYING".
- Indicates a found 5/8-inch diameter iron pin with plastic cap marked "CITY OF MEDFORD SURVEYOR", per SN 15670 and/or 15754.
- ⊙ Indicates a brass cap as noted hereon.
- Indicates a computed position, nothing found or set.
- ( ) Indicates record data per Survey Number 15670 and/or 15754.
- [ ] Indicates record data per Survey Number 18431.
- INST Indicates an instrument recorded by number pursuant to the Official Records of Jackson County, Oregon.
- JCSRN Indicates a reference to the Jackson County Surveyor Re-establishment Notes, on file in the office of the Jackson County Surveyor.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- VOL PG Indicates an instrument recorded by Volume and Page of the Deed Records of Jackson County, Oregon.
- x— Indicates centerline of an existing fence line.
- FNC 1.8'- Indicates the distance and which side from the boundary line that the centerline of a fence line is located.



## GENERAL NOTES:

"A" Pursuant to a Revised Public Record Report prepared by First American Title Company of Oregon, with an effective date of December 28, 2020, the subject property may be subject to an easement, in favor of PacificCorp, an Oregon corporation, its successors and assigns, per Instrument Number 02-64248, of the Official Records of Jackson County, Oregon. (Specific location not given, but easement appears to generally conform with the graveled access of Parcel 2, shown hereon, per Exhibit "A" of said instrument).

QUAIL RUN RANCH ESTATES  
(SN 15670)

PARCEL 1  
101.58 AC

INST 2010-026822

20' WATERLINE EASEMENT  
PER INST 2008-024478

PARCEL 2  
62.03 AC

**\*\* RECEIVED \*\***  
DATE 3/1/21 BY RB  
This survey consists of:  
4 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

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

CAEL E. NEATHAMER  
Surveyor

## BASIS OF BEARINGS:

Geodetic North referenced to the NAD83 2011 (Epoch 2010.00) datum. Refer to Survey Narrative for complete description.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

CAEL E. NEATHAMER  
OREGON  
JULY 9, 2001  
CAEL E. NEATHAMER  
56545  
Renewal Date 12/31/22

PREPARED BY: Neathamer Surveying, Inc.  
3126 State St, Suite 203  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

PLOT DATE: February 3, 2021 PROJECT NUMBER: 18019

Sheet 3 of 4 © JV

SEE SHEET 2 FOR BOUNDARY.  
SEE SHEET 4 FOR LINE TABLE, SURVEY NOTES,  
& SURVEY NARRATIVE.

**PARTITION PLAT NO. P-07-2020**

Located within the South Half of Section 26, Township 37 South,  
Range 1 West of the Willamette Meridian,  
Jackson County, Oregon.

**PREPARED FOR:**

**Mahar/Duke Quail Run, LLC**  
815 Alder Creek Dr  
Medford, OR 97504

**LINE TABLE**

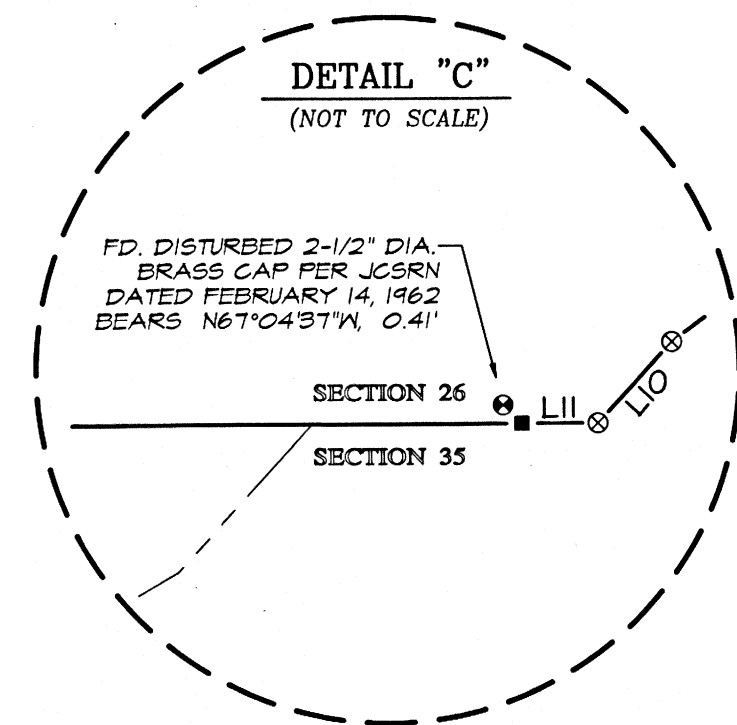
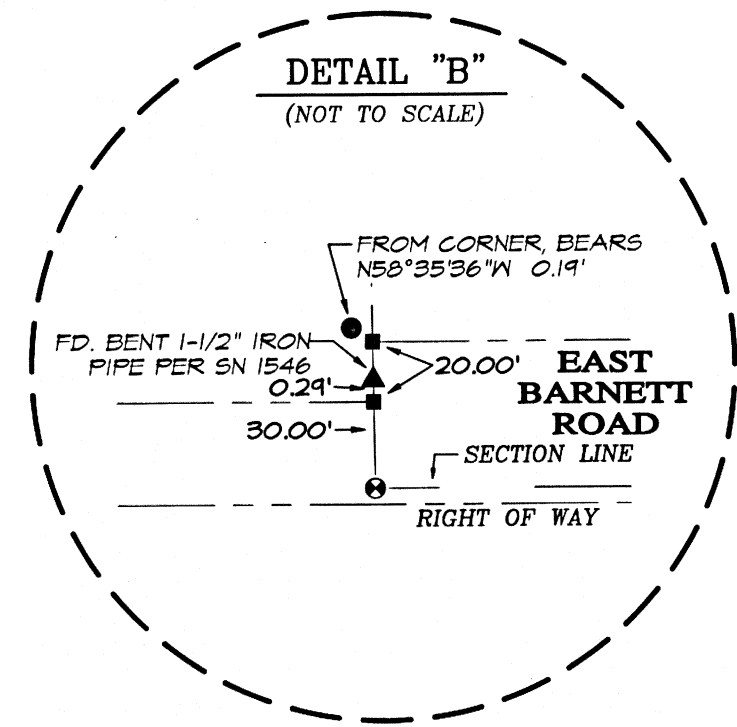
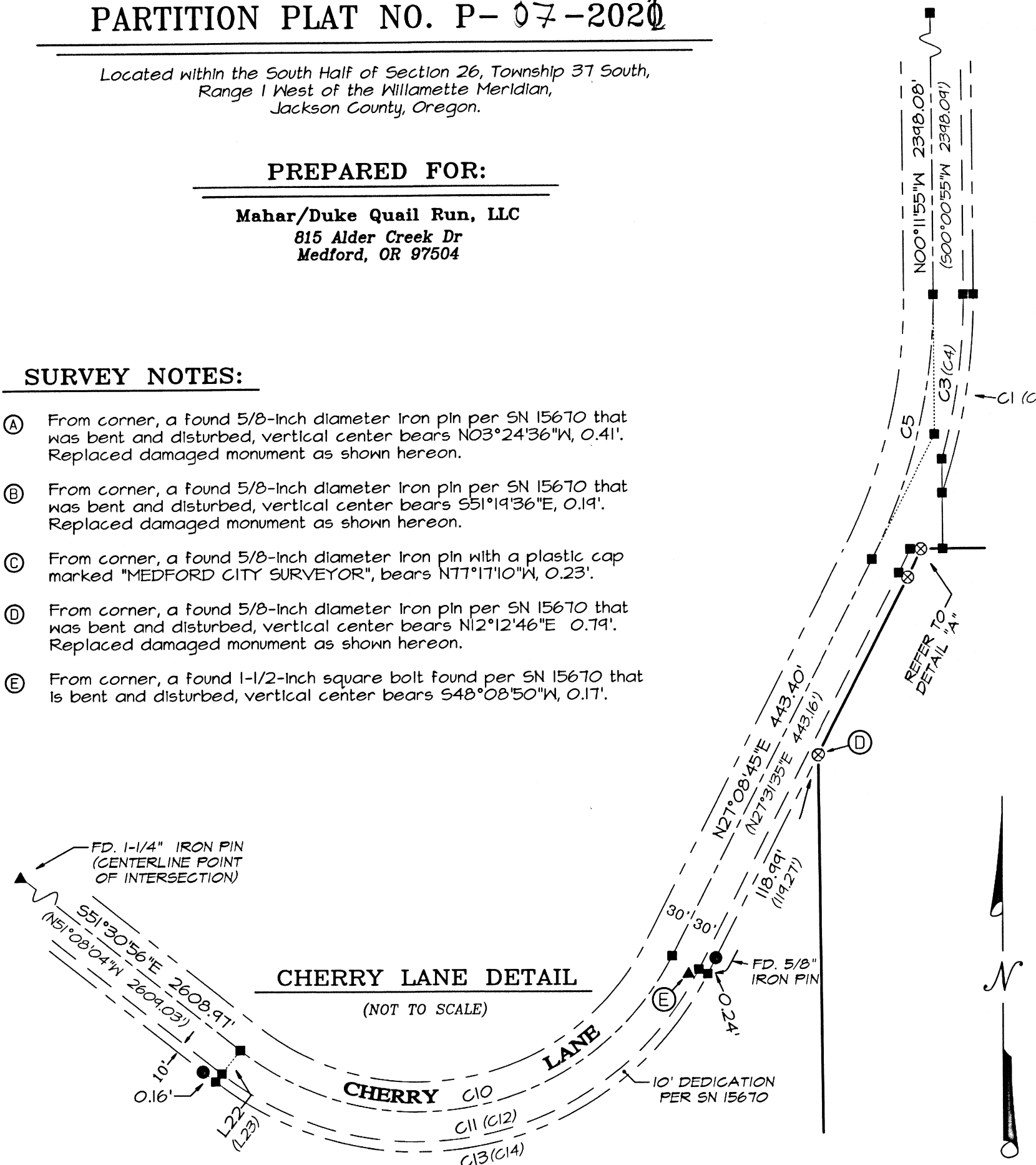
LINE	BEARING	DISTANCE
L1	S55°45'49"W	43.49'
L2	S87°14'07"W	174.46'
L3	S85°42'10"W	241.45'
L4	S36°53'51"W	58.23'
L5	N74°04'41"W	111.17'
L6	S65°04'19"W	110.82'
L7	S37°28'59"W	219.30'
L8	N88°54'26"W	218.39'
L9	S23°32'35"W	101.31'
L10	S42°29'01"W	86.12'
L11	S84°48'34"W	59.28'
L12	S00°09'27"E	10.00'
L13	N00°13'19"E	10.00'
L14	N89°40'16"E	22.01'
L15	N89°56'45"W	21.88'
L16	N89°40'16"E	11.01'
L17	N89°56'45"W	11.01'
L18	S89°36'48"W	20.53'
L19	N89°56'45"W	20.53'
L20	N00°09'27"W	60.00'
L21	S00°13'19"W	60.00'
L22	N38°29'04"E	30.00'
L23	N38°51'56"E	30.00'
L24	N00°22'46"W	44.95'
L25	N67°29'47"E	398.81'
L26	N10°45'28"W	109.88'
L27	S35°34'34"E	225.99'
L28	S67°28'21"E	8.80'
L29	S17°49'54"E	441.72'
L30	S19°38'07"E	93.10'
L31	S22°13'54"E	183.57'
L32	S20°51'07"E	120.43'
L33	S18°54'46"E	101.79'
L34	N43°59'37"E	116.70'
L35	N44°46'03"E	104.67'
L36	N46°19'56"E	108.75'
L37	N50°50'01"E	134.28'
L38	N58°25'01"E	78.73'
L39	N55°03'01"E	99.80'
L40	N52°37'55"E	96.57'
L41	N41°11'17"E	109.65'
L42	N28°24'22"E	110.83'
L43	N28°57'25"E	61.38'
L44	N59°26'43"E	58.18'

**LINE TABLE**

LINE	BEARING	DISTANCE
L45	N75°18'30"E	70.45'
L46	N83°51'19"E	45.83'
L47	N81°21'26"E	72.26'
L48	N60°01'25"E	58.67'
L49	N43°59'37"E	123.04'
L50	N44°46'03"E	105.38'
L51	N46°19'56"E	110.60'
L52	N50°50'01"E	137.98'
L53	N58°25'01"E	80.02'
L54	N55°03'01"E	98.03'
L55	N52°37'55"E	92.32'
L56	N41°11'17"E	102.22'
L57	N28°24'22"E	107.08'
L58	N28°57'25"E	71.09'
L59	N59°26'43"E	72.59'
L60	N75°18'30"E	77.94'
L61	N64°28'41"E	59.66'
L62	N38°36'34"E	260.73'
L63	N33°13'43"E	188.85'
L64	N64°58'46"E	111.06'
L65	S77°51'29"E	110.31'
L66	N36°53'51"E	118.92'
L67	N26°31'46"E	219.74'
L68	S26°31'46"W	231.65'
L69	S36°53'51"W	133.54'
L70	N77°51'29"W	116.39'
L71	S64°58'46"W	98.65'
L72	S33°13'43"W	184.10'
L73	S38°36'34"W	266.26'
L74	S64°28'41"W	66.15'
L75	S75°18'30"W	77.05'
L76	S59°26'43"W	64.36'
L77	S28°57'25"W	65.54'
L78	S28°24'22"W	109.22'
L79	S41°11'17"W	106.47'
L80	S52°37'55"W	94.75'
L81	S55°03'01"W	99.04'
L82	S58°25'01"W	79.28'
L83	S50°50'01"W	135.86'
L84	S46°19'56"W	109.54'
L85	S44°46'03"W	104.98'
L86	S43°59'37"W	131.36'
L87	N00°22'46"W	55.00'
L88	N89°37'14"E	55.00'

**SURVEY NOTES:**

- (A) From corner, a found 5/8-inch diameter iron pin per SN 15670 that was bent and disturbed, vertical center bears N03°24'36"W, 0.41'. Replaced damaged monument as shown hereon.
- (B) From corner, a found 5/8-inch diameter iron pin per SN 15670 that was bent and disturbed, vertical center bears S51°19'36"E, 0.19'. Replaced damaged monument as shown hereon.
- (C) From corner, a found 5/8-inch diameter iron pin with a plastic cap marked "MEDFORD CITY SURVEYOR", bears N77°17'10"W, 0.23'.
- (D) From corner, a found 5/8-inch diameter iron pin per SN 15670 that was bent and disturbed, vertical center bears N12°12'46"E, 0.79'. Replaced damaged monument as shown hereon.
- (E) From corner, a found 1-1/2-inch square bolt found per SN 15670 that is bent and disturbed, vertical center bears S48°08'50"W, 0.17'.



**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES**

**PURPOSE:** Perform a boundary survey and prepare a Final Partition Plat pursuant to the Client's Instructions and as approved by the Jackson County Development Services (File No. 439-19-00071-SUB).

**PROCEDURE:** Records Utilized: Instrument Number 2010-026822 of the Official Records of Jackson County, Oregon; QUAIL RUN RANCH ESTATES, recorded February 27, 1998, in Volume 24 of Plats at Page 6 of the Records of Jackson County, Oregon (and filed as Survey Number 15670 in the Office of the Jackson County Surveyor); Surveys Numbered 15759 as filed in the Office of the Jackson County Surveyor; and Jackson County Surveyor Re-establishment Notes, as filed in the Office of the Jackson County Surveyor.

**Equipment/Software Utilized:** Trimble R10 GNSS equipment, Trimble TSC3 data collector with Trimble Access Software; Trimble S7 Robotic Instrument, Sokkia 5DL-30 digital level, Trimble Business Center, and Trimble Terramodel. Linear unit (horizontal) is International Foot (ft); Linear unit (vertical) is U.S. Survey Foot (usft); Vertical datum is the City of Medford Vertical Datum; Geodetic Information: Datum is the North American Datum (NAD) of 1983 (2011) Epoch 2010.00; System is the Oregon Coordinate Reference System; Zone is the Grants Pass-Ashland (Refer to ORS, Chapter 93.312(c)).

All bearings and distances shown on the accompanying map are projected (grid) values based on the projection definition hereinabove. This projection was utilized in order to minimize the difference between projected (grid) distances and horizontal (ground) distances at the topographic surface within the design area of this coordinate system.

The Basis of Bearings is Geodetic North. Note that the grid bearings depicted do not equal geodetic bearings due to meridian convergence.

Utilizing said Instrument Number 2010-026822 in conjunction with said QUAIL RUN RANCH ESTATES, said Survey Number 15759, and said Jackson County Re-establishment Notes, searched and tied all found monuments as depicted and noted on Sheet 2 of this plat. From which, computed the boundary lines of the parent tract of land. Thence, utilized Jackson County Development Services File Number 439-19-00071-SUB to compute the parcels and easements as shown on Sheet 2 & 3 of this plat.

Completed establishing monuments as depicted hereon, on January 15, 2021.

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

*Caël E. Neathamer*  
Surveyor

**\*\* RECEIVED \*\***  
DATE 3/1/21 BY PB  
This survey consists of:  
4 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

**BASIS OF BEARINGS:**

Geodetic North referenced to the NAD83 2011 (Epoch 2010.00) datum. Refer to Survey Narrative for complete description.

REGISTERED PROFESSIONAL LAND SURVEYOR

*Caël E. Neathamer*  
OREGON  
JULY 9, 2001  
CAEL E. NEATHAMER  
56545  
Renewal Date 12/31/22

**PREPARED BY:** Neathamer Surveying, Inc.  
3126 State St, Suite 203  
P.O. Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

**PLOT DATE:** February 3, 2021 **PROJECT NUMBER:** 18019

Sheet 4 of 4 © JV