

\*\*\*\*\* APPROVALS \*\*\*\*\*

FILE NO. 439-20-00047-SUB  
EXAMINED AND APPROVED by Jackson County Development Services.  
this 4th day of March, 2021.

Attest: Grandell Clark  
Planning Director Manager

EXAMINED AND APPROVED as required by ORS 92.100 as of March 3, 2021.

hott  
County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96  
as of March 4, 2021.

M. A. AGENT  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have  
been paid as of March 11, 2021.

Becky Davis, deputy  
Tax Collector

\*\*\*\*\* DECLARATION \*\*\*\*\*

Know all men by these presents that KOGAP ENTERPRISES, INC., an Oregon Corporation, is the owner in fee of the lands shown on Sheets 2 and 3, more particularly described in the Surveyor's Certificate and have partitioned the same into the Parcels as shown on Sheets 2 and 3.

Christian Istel  
CHRISTIAN ISTELE, C.O.O.  
KOGAP ENTERPRISES, INC

STATE OF OREGON )  
COUNTY OF JAXKSON )ss

PERSONALLY appeared the above named Christian Istel and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of KOGAP Enterprises, Inc.

Dated this 25th day of February, 2021.

Sabrina A. Reich  
Sabrina A. Reich Notary Public - Oregon

Commission No. 984815

My Commission Expires March 28, 2023.

PARTITION PLAT NO. P-09-2021

In the S.W. 1/4 of Sec. 31, T.37S., R.1W., &  
in the N.E. 1/4 of Sec. 6, T.38S., R.1W., W.M.  
Jackson County, Oregon  
(County File No. 439-20-00047-SUB)

\*\*\*\*\* RECORDING \*\*\*\*\*

Filed for record this 18th day of March, 2021 at  
2:30 o'clock P m., and recorded as Partition Plat No. P-09-2021  
in "Record of Partition Plats" of Jackson County, Oregon.  
Index Volume 32, Page 09. Document No. 2021-012148, ORJCO.

Christine D. Walker County Clerk  
Jean Shug Deputy  
County Surveyor File No. 23296

SURVEY FOR:

MAIZE & ASSOCIATES, INC.  
P.O. BOX 628  
MEDFORD, OR 97501

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
P.O. BOX 1947  
PHOENIX, OR 97535  
PHONE: (541) 772-2782  
EMAIL: LJFRIAR@CHARTER.NET  
WWW.FRIARANDASSOCIATES.COM

DATE:

FEBRUARY 22, 2021

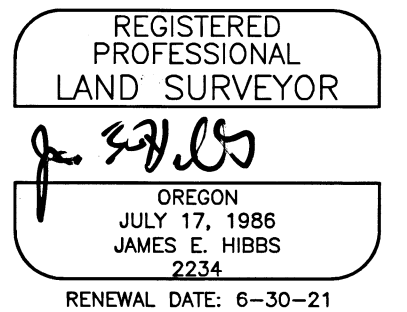
\*\*\*\*\* SURVEYOR'S CERTIFICATE \*\*\*\*\*

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND COMPLIES WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Beginning at the West-Northwest corner of Donation Land Claim No. 46, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the West line thereof, South 00°21'05" West, 850.50 feet to the Southwest corner of said Claim No. 46, also being the Northwest corner of Donation Land Claim No. 47, said Township and Range; thence along the West line thereof and the West line of Donation Land Claim No. 54, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, South 00°15'49" West, 1382.36 feet to the Southwest corner of said Claim No. 54; thence along the South line thereof, North 89°53'06" East, 661.79 feet to a brass cap monument at the Northeast corner of Parcel 2 set forth in Document No. 00-17900, Official Records of Jackson County, Oregon; thence along the East line thereof, South 00°15'56" East, 261.04 feet to the Southeast corner thereof; thence along the South line thereof, WEST, 22.90 feet to the East line of Parcel 1 set forth in Document No. 00-17900, said Official Records; thence along said East line, South 00°11'07" East, 1058.58 feet to angle point; thence continue along said East line, South 00°22'00" West, 825.46 feet to the North line of South Stage Road set forth in Document No. 92-18091 & 92-35505, said Official Records; thence along said North line, North 89°50'36" West, 1294.73 feet to the East line of Donation Land Claim No. 37, Township 38 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence along said East line and the East line of Donation Land Claim No. 43, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon, North 00°18'30" East, 3099.06 feet to the Southeast corner of Parcel 3 set forth in Document No. 00-17900, said Official Records; thence along the South line thereof, South 89°56'47" West, 39.93 feet to the Southwest corner thereof; thence along the West line thereof, North 00°18'07" East, 930.00 feet; thence along the arc of a 170.00 foot radius curve to the right having a central angle of 40°08'32", a distance of 119.10 feet (the long chord of which bears North 20°22'24" East, 116.68 feet) to the East line of said Claim No. 43; thence along said East line, North 00°18'30" East, 52.88 feet to the most Southerly corner of that tract set forth in Document No. 2012-029709, said Official Records; thence along the Easterly and Southerly lines thereof the following four (4) courses: along the arc of a 331.50 foot radius non-tangent curve to the left having a central angle of 26°39'53", a distance of 154.28 feet (the long chord of which bears North 19°48'27" East, 152.89 feet); thence North 48°44'19" East, 31.315 feet; thence North 89°58'05" East, 57.55 feet; thence North 86°48'50" East, 308.74 feet to the South line of Donation Land Claim No. 45, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence along said South line, North 89°58'05" East, 204.36 feet to the initial point of beginning.

SHEET INDEX

- 1 = SIGNATURES
- 2 = NORTHERLY PORTION
- 3 = SOUTHERLY PORTION



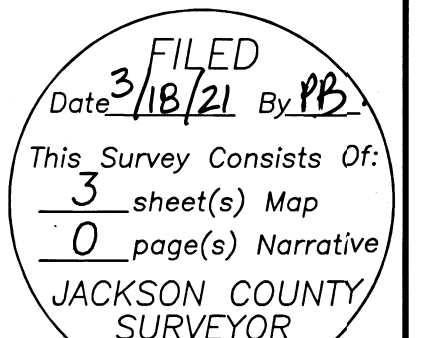
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF ONE PARCEL AND GRAPHICALLY DEPICT THE OTHER PARCEL CREATED THROUGH A LAND PARTITION OF THOSE PARCELS SET FORTH IN DOC. 00-17900, ORJCO. SEE JCDS FILE 439-20-00047-SUB.

PROCEDURE: USING TRIMBLE R10 G.P.S. RECEIVERS AND TRIMBLE S8 ROBOTIC TOTAL STATION, MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE R/W'S AND THE SUBJECT TRACT EXTERIOR. AS THE SOUTH LINE OF THE CURRENT MEDFORD U.G.B. WAS POSITIONED ALONG THE SECTION LINE AND THE MONUMENTS FOR THE SECTION LINE ARE NON-EXISTENT, I POSITIONED THIS PORTION OF THE SECTION LINE AT PROPORTIONATE DISTANCES ALONG THE DLC LINES AS SHOWN ON SHEETS 1 & 2. THE WEST LINE OF PARCEL 1 WAS HELD AS THE EAST LINE OF WOODSIDE PARK SUBDIVISION, UNIT NO. 1. THE NORTHERLY LINE OF PARCEL 1 WAS HELD PER DOC. 2012-029709, ORJCO. SET MONUMENTS AT THE LOCATIONS AROUND PARCEL 1 AS SHOWN ON SHEET 2. PARCEL 2 BEING OUTSIDE OF THE MEDFORD U.G.B. AND GREATER THAN 10 ACRES IN SIZE IS PARTIALLY SURVEYED.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs  
SURVEYOR

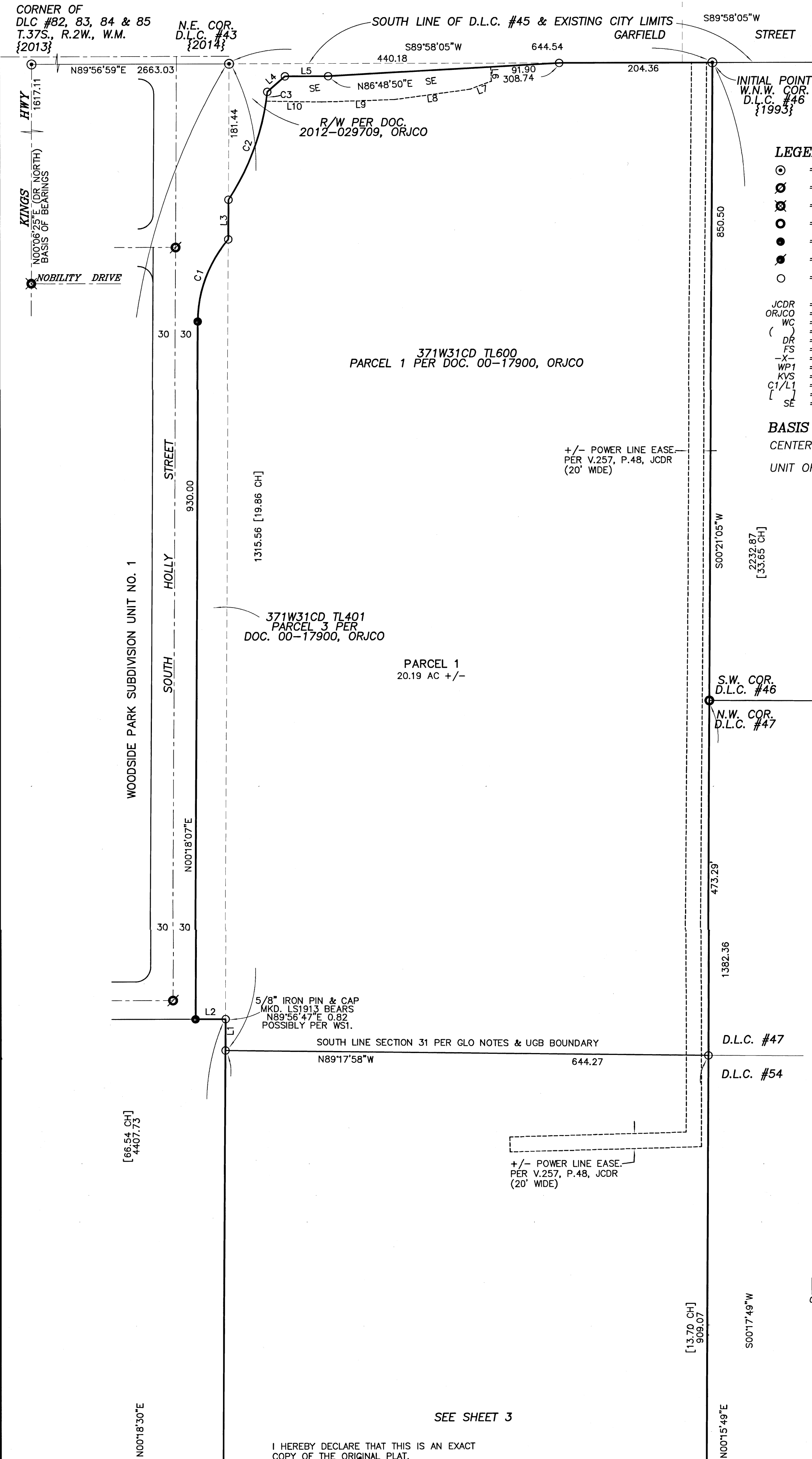


**SURVEY FOR:**  
 MAIZE & ASSOCIATES, INC.  
 P.O. BOX 628  
 MEDFORD, OR 97501

**DATE:**  
 FEBRUARY 22, 2021

**PARTITION PLAT NO. P-09-2021**  
 In the S.W. 1/4 of Sec. 31, T.37S., R.1W., &  
 in the N.E. 1/4 of Sec. 6, T.38S., R.1W., W.M.  
 Jackson County, Oregon  
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 L.J. FRIAR & ASSOCIATES, P.C.  
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 PHOENIX, OR 97535  
 PHONE: (541) 772-2782  
 EMAIL: LJFRIAR@CHARTER.NET  
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**LEGEND:**

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
  - ⊗ = FD. BRASS CAP PER WP1.
  - ⊗ = FD. BRASS CAP IN CONCRETE PER KVS.
  - ⊙ = FD. BRASS CAP PER FS13548.
  - = FD. 5/8" IRON PIN PER WP1.
  - = FD. BRASS CAP IN CONCRETE. DEED MONUMENT.
  - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- JCDR = JACKSON COUNTY DEED RECORDS.  
 ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.  
 WC = WITNESS CORNER.  
 ( ) = RECORD DATA PER DOC. 00-17900, ORJCO.  
 DR = DEED RECORD DATA.  
 FS = FILED SURVEY #.  
 -X- = FENCE LINE.  
 WP1 = WOODSIDE PARK SUBDIVISION, UNIT NO. 1.  
 KVS = KINGS VIEW SUBDIVISION (FS15491).  
 C1/L1 = SEE COURSE DATA TABLE.  
 [ ] = RECORD DATA PER G.L.O. NOTES & PLAT.  
 SE = SLOPE EASEMENT PER DOC. 2012-029709, ORJCO.

**BASIS OF BEARINGS:**

CENTERLINE OF KINGS HIGHWAY PER KVS AS SHOWN.  
 UNIT OF MEASUREMENT = FEET SCALE: 1" = 100'

**EASEMENTS PER TICOR PRRS #470321073396 (DATED 2021-02-11).**

1. EASEMENT FOR ELECTRICAL DISTRIBUTION PER V.257, P.48, JCDR. APPROX LOCATION SHOWN.
2. EASEMENT FOR SLOPE & STORM DRAIN PER DOC.2011-019955 & 2012-029709, ORJCO. SHOWN.

**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	CHORD
C1	40°08'32"	119.10	170.00	N20°22'24"E 116.68
C2	26°39'53"	154.28	331.50	N19°48'27"E 152.89
C3	02°09'08"	12.45	331.50	N07°33'05"E 12.45

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N00°18'30"E	41.89	L6	S03°11'15"E	18.97
L2	S89°56'47"W	39.93	L7	S69°05'55"W	30.11
L3	N00°18'30"E	52.88	L8	S82°16'59"W	102.00
L4	N48°44'19"E	31.315	L9	S88°15'41"W	97.19
L5	N89°58'05"E	57.55	L10	N89°01'57"W	73.95



REGISTERED PROFESSIONAL LAND SURVEYOR  
 J. 20/20/21  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 RENEWAL DATE: 6-30-21

FILED  
 Date 3/18/21 By PB.  
 This Survey Consists Of:  
 3 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

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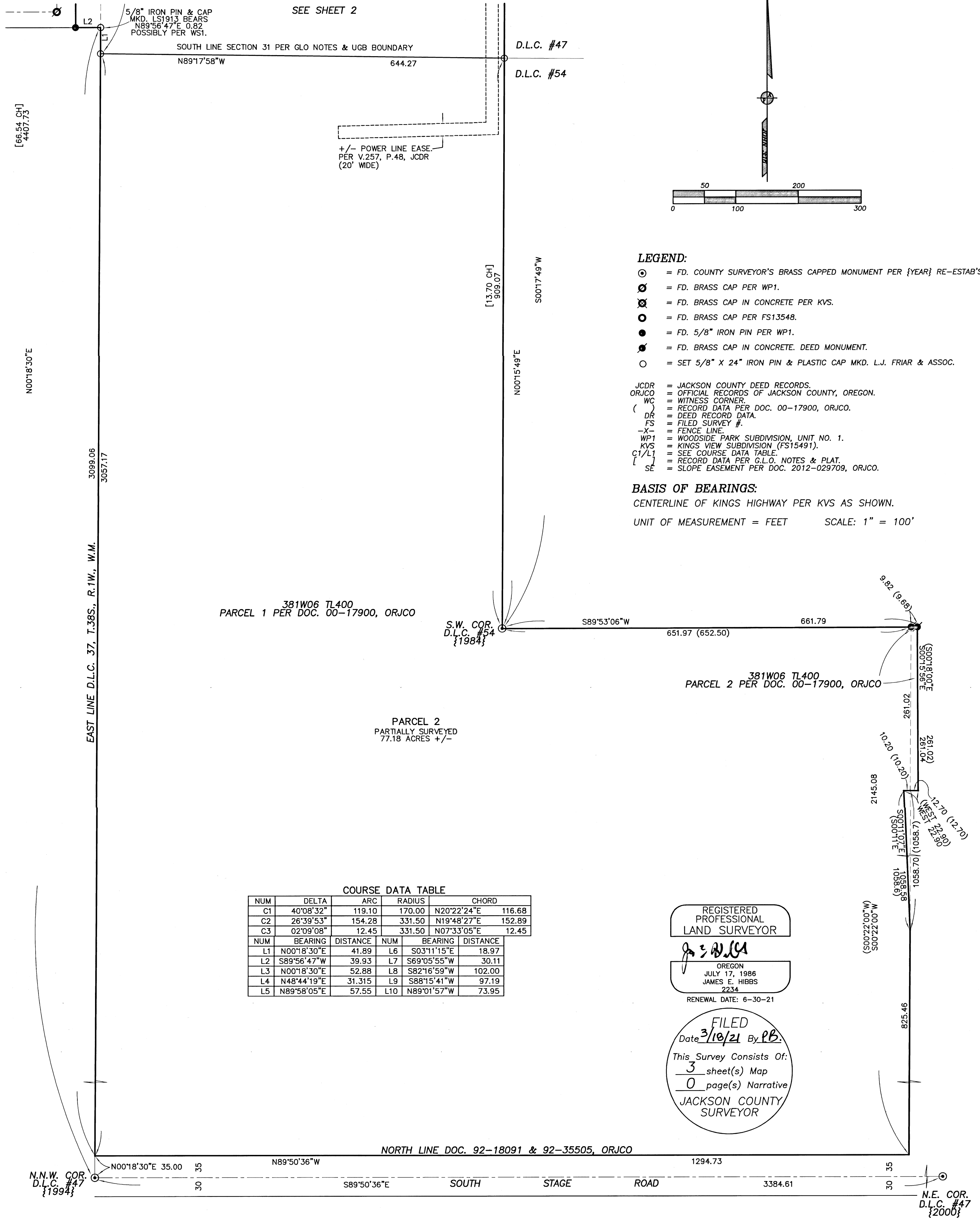
*J. Friar*  
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