

PARTITION PLAT NO. P-11-2021

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT TFTM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TO A 10% INTEREST AND WILLIAM J. BATZER, AS TO A 12.373% INTEREST AND CNK FIDELITY, LLC, AS TO A 12.373% INTEREST AND CORNERSTONE FIDELITY, LLC, AS TO A 12.373% INTEREST AND J.E. BATZER, AS TO A 7.591% INTEREST AND FEATHER SEVEN, LLC, AS TO A 10.290% INTEREST AND RWAY, LLC, AS TO A 5% INTEREST AND CDTMERLOT, LLC AS TO A 25% INTEREST AND ALDERWOOD LLC AS TO A 5% INTEREST, AS TENANTS IN COMMON, ARE THE OWNERS IN FEE SIMPLE OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON THE PLAT. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THAT EASEMENT LABELED AS A 10-FOOT PUBLIC UTILITY EASEMENT. THE OWNERS OF PARCEL 2 HEREBY CREATE FOR THE OWNERS, THEIR HEIRS AND ASSIGNS OF PARCEL 1, A 10-FOOT PRIVATE SANITARY SEWER EASEMENT OVER AND ACROSS PARCEL 2.

AFFIDAVIT OF OWNERS CONSENT:

FOR AFFIDAVIT OF CONSENT OF TFTM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WILLIAM J. BATZER, CNK FIDELITY, LLC, CORNERSTONE FIDELITY, LLC, J.E. BATZER, FEATHER SEVEN, LLC, RWAY, LLC, CDTMERLOT, LLC AND ALDERWOOD LLC, SEE DOC. NO. 2021-14895, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

AFFIDAVIT OF TRUST DEED BENEFICIARY CONSENT:

FOR AFFIDAVIT OF CONSENT OF UMPQUA BANK, BENEFICIARY OF THAT CERTAIN TRUST DEED RECORDED OCTOBER 21, 2004 AS DOC. NO. 2004-061874, SEE DOC. NO. 2021-14894. OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SURVEYOR'S CERTIFICATE

I, DAVID M. MINNECI, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND COMPLIES WITH REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

LOT 3 OF HAMRICK BUSINESS PARK, IN THE CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IIN VOLUME 30, PAGE 47, PLAT RECORDS.

David M. Minnici
SURVEYOR

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

SURVEY FOR: RWAY, LLC
1060 CRATER LAKE AVENUE., STE. C
MEDFORD, OR. 97504

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT PROPERTY DESCRIBED IN DOCUMENT NO. 2004-048907 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND AS APPROVED BY THE CITY OF CENTRAL POINT PLANNING DEPARTMENT FILE NO. PAR-20002)

PROCEDURE: I PARTITIONED THIS PROPERTY ORIGINALLY IN DECEMBER OF 2003 AND CREATED HAMRICK BUSINESS PARK IN JUNE OF 2004. THIS PARTITION IS UTILIZING LOT 3 OF THAT SUBDIVISION. AS MUCH OF THE ORIGINAL CONTROL FROM THESE SURVEYS IS GONE OR IMPRACTICAL TO ACCESS, I USED THIS OFFICES CONTROL FROM SURVEY NO. 23028 WHICH ADJOINS THIS PROPERTY TO THE EAST. I TIED AS MANY ORIGINAL MONUMENTS FROM SURVEYS NO. 18058 AND 18358 AS I COULD FIND AND ADDITIONAL MONUMENTS FROM SURVEYS NO. 22265 AND 23028. I ESTABLISHED THE EAST LINE BETWEEN FOUND MONUMENTS FROM SURVEY NO. 18058 AND THE NORTH AND SOUTH LINES FROM THE FOUND MONUMENTS OF SURVEY NO. 22265. I ESTABLISHED THE WEST LINE USING RECORD DISTANCES OF SURVEY NO. 18058.

EQUIPMENT USED: TRIMBLE S6 ROBOTIC INSTRUMENT.
BASIS OF BEARING: THE EAST LINE OF D.L.C. 56 PER SURVEY NO. 18358.

DATE: FEBRUARY 12, 2021

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 30th DAY OF March, 2021.

Adley Thompson ASSESSOR
Game Heard TAX COLLECTOR
DATE: 3/30/2021

Located In:

Lot 3, HAMRICK BUSINESS PARK
in the Southwest 1/4 of Section 1,
Township 37 South, Range 2 West, W.M.,
City of Central Point, Jackson County, Oregon
Tax Lot 804
For:
RWAY, LLC
1060 Crater Lake Ave., Ste. C
MEDFORD, OR. 97504

APPROVALS:

CITY OF CENTRAL POINT PLANNING:
(FILE PAR-20002)

EXAMINED AND APPROVED THIS 22nd DAY OF MARCH, 2021.
[Signature]
COMMUNITY DEVELOPMENT DIRECTOR

EXAMINED AND APPROVED THIS 24 DAY OF March, 2021.
[Signature]
PUBLIC WORKS DIRECTOR

JACKSON COUNTY SURVEYOR:

EXAMINED AND APPROVED THIS 30 DAY OF March, 2021.
[Signature]
COUNTY SURVEYOR

ROFUE VALLEY SEWER SERVICES:

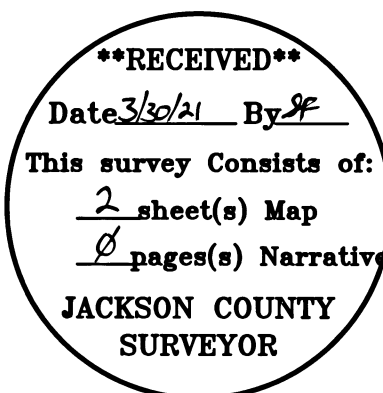
EXAMINED AND APPROVED THIS 22nd DAY OF March, 2021.
[Signature]
GENERAL MANAGER/DISTRICT ENGINEER

RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 2nd DAY OF April 2021 AT 10:11 O'CLOCK, A.M.
AND RECORDED AS PARTITION PLAT NO. P-11-2021 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 32 PAGE 11.)

Christine D. Walker COUNTY CLERK
Jean Shroyer DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 23299



I certify this plat to be an exact copy of the original
David M. Minnici
SURVEYOR



FIRST AMERICAN TITLE INSURANCE COMPANY LIENS AND ENCUMBRANCES:

- 1.) WATER RIGHTS, CLAIMS TO WATER OR TITLE TO WATER, WHETHER OR NOT SUCH RIGHTS ARE A MATTER OF PUBLIC RECORD.
- 2.) CITY LIENS, IF ANY, OF THE CITY OF MEDFORD.
- 3.) THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
- 4.) THESE PREMISES ARE SITUATED IN THE ROGUE RIVER VALLEY IRRIGATION DISTRICT AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
- 5.) EASEMENTS IN FAVOR OF CALIFORNIA OREGON POWER COMPANY FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES OF ONE OR MORE WIRES, AND ALL NECESSARY OR DESIRABLE APPURTENANCES, INCLUDING TELEPHONE AND TELEGRAPH WIRES, TOWERS, POLES, PROPS, GUYS AND OTHER SUPPORTS; AND RELATED MATTERS PER VOL. 353, PAGE 147. (SPECIFIC LOCATION NOT GIVEN)
- 6.) EASEMENT OR RIGHT OF WAY FOR AN ELECTRIC AND DISTRIBUTION LINE OF ONE OR MORE WIRES, AND ALL NECESSARY OR DESIRABLE APPURTENANCES, INCLUDING TELEPHONE AND TELEGRAPH WIRES AND OTHER SUPPORTS AND THE RIGHT TO PLACE ALL OR ANY PART OF SUCH LINE IN UNDERGROUND CONDUITS, AND RELATED MATTERS PER DOC. NO. 94-43878. (SPECIFIC LOCATION NOT GIVEN)
- 7.) EASEMENT IN FAVOR OF THE CITY OF CENTRAL POINT FOR INSTALLATION AND MAINTENANCE OF WATER MAINS PER DOC. NO. 99-25977. (SHOWN ON SHEET 2)
- 8.) EASEMENT AS SHOWN ON THE RECORDED PLAT/PARTITION FOR STORM DRAIN. (AFFECTS SOUTH 15 FEET-SHOWN)
- 9.) EASEMENT AS SHOWN ON THE RECORDED PLAT/PARTITION FOR PUBLIC UTILITIES. (AFFECTS NORTHERLY 15 FEET-SHOWN ON SHEET 2)
- 10.) EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED WITHIN, FOR INGRESS AND EGRESS PER DOCUMENT NO. 2004-073819. (SHOWN ON SHEET 2)
- 11.) EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED WITHIN, IN FAVOR OF THE CITY OF CENTRAL POINT FOR PUBLIC UTILITIES PER DOC. NO. 2004-073881. (APPURTENANT TO WEST LINE)
- 12.) EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED WITHIN, IN FAVOR OF ROGUE VALLEY SEWER SERVICES FOR SEWER PER DOC. NO. 2004-044156. (SHOWN ON SHEET 2)
- 13.) RECIPROCAL EASEMENT FOR INGRESS AND EGRESS AND UTILITIES, INCLUDING TERMS AND PROVISIONS THEREOF, PER DOC. NO. 2020-005414. (SHOWN ON SHEET 2)

