

PARTITION PLAT NO. P-14-2021

Located within Donation Land Claim Number 76, in the Northeast One-quarter of Southwest One-quarter of Section 26, Township 37 South, Range 2 West of the Willamette Meridian, In the City of Medford, Jackson County, Oregon.

SURVEYOR'S CERTIFICATE

I, Robert V. Neathamer, a Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the 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 described in Instrument Number 2019-001485, of the Official Records of Jackson County, Oregon, being located within Donation Land Claim Number 76, in the Northeast One-quarter of the Southwest One-quarter of Section 26, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon. The exterior boundary of which is more particularly described as follows:

Commencing at the intersection of the west line of Donation Land Claim No. 76, said Township and Range, also being the centerline of Oakgrove Road (a public road) and the centerline of West Main Street (a public street); thence along the centerline of West Main Street, South 88°38'58" East, 72.11 feet; thence leaving said centerline, South 01°21'02" West, 37.18 feet to the southerly right-of-way of West Main Street, Instrument Number 2001-02905, said Official Records, and the TRUE POINT OF BEGINNING; thence along said right-of-way, South 89°34'50" East, 226.58 feet to intersect the westerly boundary of that property described in Instrument Number 2012-033038, said Official Records; thence leaving said right-of-way, and along said westerly boundary, South 00°05'43" East, being parallel with the west line of said Donation Land Claim Number 76, 169.15 feet; thence leaving said westerly boundary, South 89°34'50" East, 81.84 feet; thence South 00°17'32" East, 190.72 feet to the southerly boundary of that property described in Instrument Number 2012-033038, said Official Records; thence along said southerly boundary, North 88°38'32" West, 354.33 feet to the easterly right-of-way of Oakgrove Road; thence along said right-of-way, North 02°15'28" East, 219.37 feet; thence North 00°05'43" West, 106.26 feet; thence North 70°59'20" East, 28.44 feet; thence North 25°51'32" East, 21.11 feet to the Point of Beginning.

LESS AND EXCEPTING THEREFROM all that real property dedicated for right-of-way purposes as described in Instrument Number 2018-035768, of the Official Records of Jackson County, Oregon.

Robert V. Neathamer, PLS Surveyor

NOTES

Pursuant to a Public Records Report prepared by First American Title Insurance Company of Oregon, with an Order Number of 7169-3584744, the property may be subject to the following matters of record:

City liens, if any, of the City of Medford.

These premises are within and subject to the statutory power of Rogue Valley Sewer Services.

The rights of the public in and to that portion of the premises lying within the limits of streets, roads and highways.

Easements for sign, slopes, water gas, electric and communication service lines, fixtures and facilities, including the terms and provisions thereof, per Instrument Number 2001-002905, of the Official Records of Jackson County, Oregon. (Shown)

Right-of-Way Dedication, including the terms and provisions thereof, per Instrument Number 2018-035768, of the Official Records of Jackson County, Oregon. (Shown)

Public Utility Easement, including the terms and provisions thereof, per Instrument Number 2018-035768, of the Official Records of Jackson County, Oregon. (Shown)

Deed of Trust, including the terms and conditions thereof, per Instrument Number 2019-001486, of the Official Records of Jackson County, Oregon.

Assignment of leases and/or rents, including the terms and conditions thereof, per Instrument Number 2019-001487, of the Official Records of Jackson County, Oregon.

Deed of Trust, including the terms and conditions thereof, per Instrument Number 2019-001488, of the Official Records of Jackson County, Oregon.

Assignment of leases and/or rents, including the terms and conditions thereof, per Instrument Number 2019-001489, of the Official Records of Jackson County, Oregon.

Cross Access Easement, including the terms and provisions thereof, recorded as Instrument Number 2018-034360 and re-recorded as Instrument Number 2019-001666, both of the Official Records of Jackson County, Oregon. (Shown)

Declaration of Covenants for the Operation & Maintenance of Stormwater Facilities, including the terms and provisions thereof, per Instrument Number 2018-0369361, of the Official Records of Jackson County, Oregon.

Water Easement, including the terms and provisions thereof, per Instrument Number 2020-040235 of the Official Records of Jackson County, Oregon. (Shown)

Unrecorded leases or periodic tenancies, if any.

PREPARED FOR:

LOWER RIVER PROPERTIES, LLC
C/O: John D. Chmelir
1840 East Barnett Road, Suite G
Medford, Oregon 97504

APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBER: LDP-20-300

I certify that, pursuant to the authority granted in Ordinance No. 5785, of the City of Medford Municipal Code, that this plat is hereby approved.

Planning Director APRIL 16, 2021 Date

Examined and approved this 14 day of APRIL, 2021.

City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.045 have been paid as of April 23rd, 2021.

Deputy Tax Collector/Deputy

Examined and approved as required by O.R.S. 92.100 this 23rd day of April, 2021.

Assessor/Agent

Examined and approved by Rogue Valley Sewer Services this 21st day of April, 2021.

General Manager/District Engineer

RECORDING

FILED FOR RECORD THIS THE 27th DAY OF April, 2021, AT 10:16 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-14-2021, OF THE RECORDS OF PARTITION PLATS, JACKSON COUNTY, OREGON. INDEX VOLUME 32, PAGE 14.

Christine D. Walker County Clerk
Joseph J. Morgan Deputy

JACKSON COUNTY SURVEYOR'S FILE NUMBER: 23326

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that LOWER RIVER PROPERTIES, LLC, hereinafter referred to as DECLARANT, is the owner in fee simple of the lands as described in the "Surveyor's Certificate" herewith. Declarant has caused this tract of land to be surveyed and platted into parcels and an easement, as depicted hereon. Declarant hereby creates a Cross Access Easement being over, under, through and across Parcel 1 for the use and benefit of Parcels 1 and 2.

John Chmelir, Member LOWER RIVER PROPERTIES, LLC.

STATE OF OREGON } ss
County of Jackson }

Signed or attested before me on April 6, 2021, by John Chmelir as Member for LOWER RIVER PROPERTIES, LLC.

Andrea Hogenson Notary Public-Oregon (PRINTED NAME)
(SIGNATURE)

COMMISSION NO.: 1000922

MY COMMISSION EXPIRES: 6-18-24

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Perform a boundary survey and prepare a Final Plat pursuant to the Client's Instructions and as approved by the City of Medford Planning Director (File Number LDP-20-300).

PROCEDURE: Records utilized: Instruments Numbered 2001-002905, 2018-035768, 2019-001666, 2019-001485 and 2020-040235, of the Official Records of Jackson County, Oregon; and Surveys Numbered 16877, 17622, 17268, 17697, 21138 and 22769, as filed in the office of the Jackson County Surveyor.

Equipment/Software utilized: Trimble SX10 Scanning Total Station, Trimble TSC7 data collector with Trimble Access Software, Trimble Business Center Software and Trimble Terramodel Software. Linear unit (horizontal) is International Foot (ft); Linear unit (vertical) is U.S. Survey Foot (usft); Vertical datum is the North American Datum of 1988 (NAVD88); 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 hereon 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 for this survey is Geodetic North. Note that the grid bearings shown or implied hereon do not equal Geodetic North due to meridian convergence.

Utilizing the previous boundary resolution, established control, found monuments and set monuments performed by this firm per said Survey Number 22769 in conjunction with said Instrument Number 2019-001485, established the exterior boundary of the parent tract of land. The parent tract was then partitioned into two parcels pursuant to the approved Tentative Plat (File Number: LDP-20-300).

Monuments were established, as depicted hereon, on February 15, 2021.

I hereby certify that this is an exact copy of the original. Robert V. Neathamer Surveyor

** RECEIVED **
DATE 4/27/21 BY PB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
OREGON JULY 19, 1994
ROBERT V. NEATHAMER 2675
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: April 5, 2021 PROJECT NUMBER: 17059-2
Sheet 1 of 2 © NR

PARTITION PLAT NO. P-14-2021

Located within Donation Land Claim Number 76, in the Northeast One-quarter of Southwest One-quarter of Section 26, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

PREPARED FOR:

LOWER RIVER PROPERTIES, LLC
C/O: John D. Chmell
1840 East Barnett Road, Suite G
Medford, Oregon 97504

LEGEND:

- Indicates a set 5/8-inch diameter by 24 inches long iron pin with a plastic cap marked "NEATHAMER SURVEYING".
- ⊠ Indicates a set 0.40 shell casing in concrete with a tack and brass washer marked "NEATHAMER SURVEYING".
- Indicates a found 5/8 inch diameter iron pin with a yellow plastic cap marked "HARDEY ENGINEERING AND ASSOC." per SN 17622 and SN 21138, or as noted hereon.
- ⊙ Indicates a found 2 inch diameter aluminum cap with a center punch marked "ODOT R/W", per SN 16877 and SN 17268.
- ▲ Indicates a found 1 inch diameter brass disk with a center punch marked "ODOT CONTROL", per SN 17268.
- △ Indicates a found 5/8 inch diameter iron pin with plastic cap marked "JACKSON CO. RDS & PKS 5VC." per SN 17697.
- ⊖ Indicates a found 5/8-inch diameter iron pin with a plastic cap marked "NEATHAMER SURVEYING", per SN 22769.
- ⊕ Indicates a found monument as noted hereon.
- Indicates a computed position, nothing found or set.
- () Indicates record data per SN 21138.
- EASE-1 Indicates a permanent easement for slopes, water, gas, electric and communication service lines, fixtures and facilities per Inst 2001-002405.
- EASE-2 Indicates a permanent easement for sign per Inst 2001-002405.
- INST Indicates an Instrument recorded by number pursuant to the Official Records of Jackson County, Oregon.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- PUE Indicates a Public Utility Easement.
- 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 fence line is located.
- Ⓐ Original monument set per SN 22769 was destroyed due to recent construction. Monument was replaced as shown.
- Ⓑ Original monument set per SN 22769 was destroyed due to recent fence construction. A 1.00-foot witness monument was set as shown.

BASIS OF BEARINGS:

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

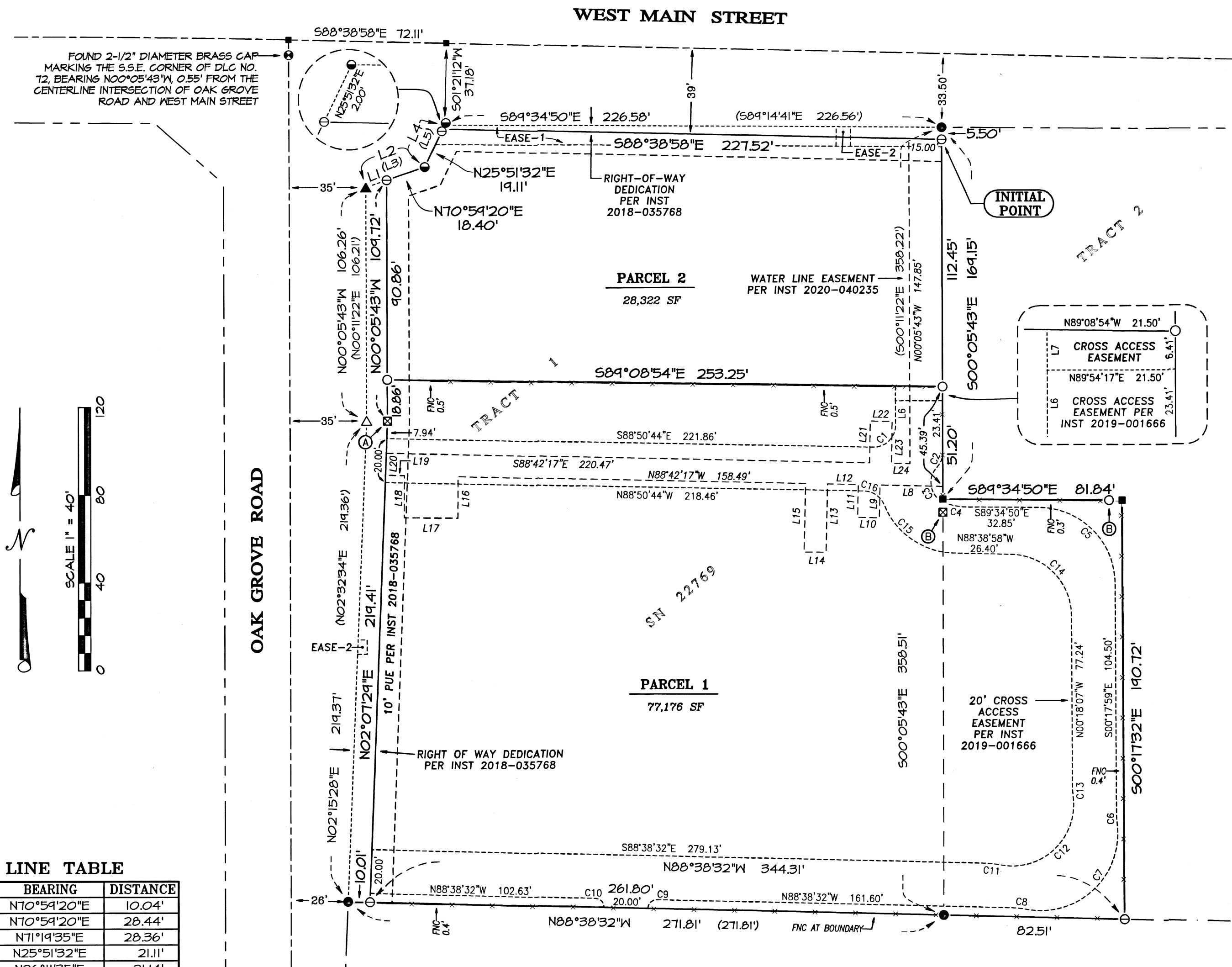
PREPARED BY:

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3126 State St, Suite 203
P.O. Box 1584
Medford, Oregon 97501
Phone (541) 732-2869
FAX (541) 732-1382

PLOT DATE: April 5, 2021

PROJECT NUMBER: 17059-2

Sheet 2 of 2 © NR



LINE TABLE

LINE	BEARING	DISTANCE
L1	N70°54'20"E	10.04'
L2	N70°54'20"E	28.44'
L3	N71°19'35"E	28.36'
L4	N25°51'32"E	21.11'
L5	N26°11'35"E	21.14'
L6	N00°05'43"W	11.05'
L7	S00°05'43"E	6.76'
L8	N88°42'17"W	28.68'
L9	S01°09'16"W	14.94'
L10	N88°50'44"W	10.00'
L11	N01°09'16"E	14.97'
L12	N88°42'17"W	13.96'
L13	S01°17'43"W	31.13'
L14	N89°32'45"W	10.00'
L15	N01°17'43"E	31.27'
L16	S00°21'09"W	18.94'
L17	N89°26'36"W	24.46'
L18	N00°04'51"E	19.25'
L19	N88°42'17"W	8.58'
L20	N02°07'29"E	10.00'
L21	N00°50'53"E	19.01'
L22	S89°09'07"E	10.00'
L23	S00°50'53"W	19.09'
L24	S88°42'17"E	8.38'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	91°14'59"	10.00'	15.93'	N45°31'46"E	14.30'
C2	43°31'52"	10.00'	7.60'	S21°40'13"W	7.42'
C3	112°26'10"	10.00'	19.62'	S12°46'57"E	16.62'
C4	20°54'58"	28.00'	10.26'	S79°30'01"E	10.21'
C5	89°17'18"	35.00'	54.54'	S44°56'11"E	44.19'
C6	06°07'36"	50.00'	5.35'	S03°21'47"E	5.34'
C7	106°31'39"	35.00'	65.07'	S46°50'15"W	56.10'
C8	08°44'37"	50.00'	7.63'	N84°16'14"W	7.62'
C9	90°00'00"	4.00'	6.28'	S46°21'28"W	5.66'
C10	90°00'00"	4.00'	6.28'	N43°38'32"W	5.66'
C11	09°07'42"	50.00'	7.97'	S84°04'42"E	7.96'
C12	107°11'01"	28.00'	52.38'	N46°53'39"E	45.07'
C13	06°23'44"	50.00'	5.58'	N03°24'59"W	5.58'
C14	88°21'26"	28.00'	43.18'	N44°28'15"W	39.03'
C15	66°52'58"	35.00'	40.86'	N55°12'29"W	38.58'
C16	67°04'44"	10.00'	11.71'	N55°18'22"W	11.05'

I hereby certify that this is an exact copy of the original.
Robert V. Neathamer
Surveyor

**** RECEIVED ****
DATE 4/27/21 BY PB
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Robert V. Neathamer
OREGON JULY 19, 1994
ROBERT V. NEATHAMER 2675
Renewal Date 12/31/22