

LAND PARTITION SURVEY

PARTITION PLAT No. P-22-2021

Located in:
in the Northwest 1/4 of Section 13,
Township 37 South, Range 2 West, W.M.,
in the City of Medford, Jackson County, Oregon

For:
Real Property Group
P.O. Box 8158
Medford, Oregon 97501

*** APPROVALS ***

EXAMINED AND APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT THIS
22ND OF JUNE, 2021.

MEDFORD CITY PLANNING:
(FILE NO. LDP-20-074) [Signature]
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 14 DAY OF JUNE, 2021.

[Signature]
CITY ENGINEER

EXAMINED AND APPROVED THIS 10 DAY OF JUNE, 2021.

[Signature]
CITY SURVEYOR

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF PROPERTY DESCRIBED IN DOCUMENT NO. 2011-022638. (CITY OF MEDFORD PLANNING FILE NO. LDP-20-074).

PROCEDURE: I RECOVERED MONUMENTS SET PREVIOUSLY ON SURVEY NO. 19217 AND EVALUATED THEIR POSITIONING. BEING SATISFIED WITH THEIR RELATIVE ACCURACY, I SET THE REMAINING EXTERIOR CORNERS AT RECORD POSITION. I THEN SET THE INTERIOR PROPERTY CORNERS TO DELINEATE THE AREA DEDICATED FOR RIGHT-OF-WAY PURPOSES AND SET THE PARCEL CORNERS AT THE DIRECTION OF MY CLIENT.

EQUIPMENT USED: TRIMBLE S6 ROBOTIC INSTRUMENT & TRIMBLE R8 GNSS.

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, THAT REAL PROPERTY GROUP, INC., HEREINAFTER REFERRED TO AS DECLARANT, IS THE OWNER IN FEE SIMPLE OF THE LANDS 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 HEREON. DECLARANT HEREBY DEDICATES TO THE PUBLIC FOR PUBLIC USE THAT AREA OF HOWARD AVENUE DESIGNATED FOR STREET RIGHT-OF-WAY PURPOSES TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS (PUE). DECLARANT HEREBY CREATES FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS, OF PARCELS 2 AND 3, A MINIMUM ACCESS AND PRIVATE UTILITY EASEMENT OVER AND ACROSS PARCELS 1, 2 AND 3.

AFFIDAVIT OF CONSENT OF PROPERTY OWNER:

FOR AFFIDAVIT OF CONSENT OF REAL PROPERTY GROUP, INC., SEE DOC. NO. 2021-028005, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

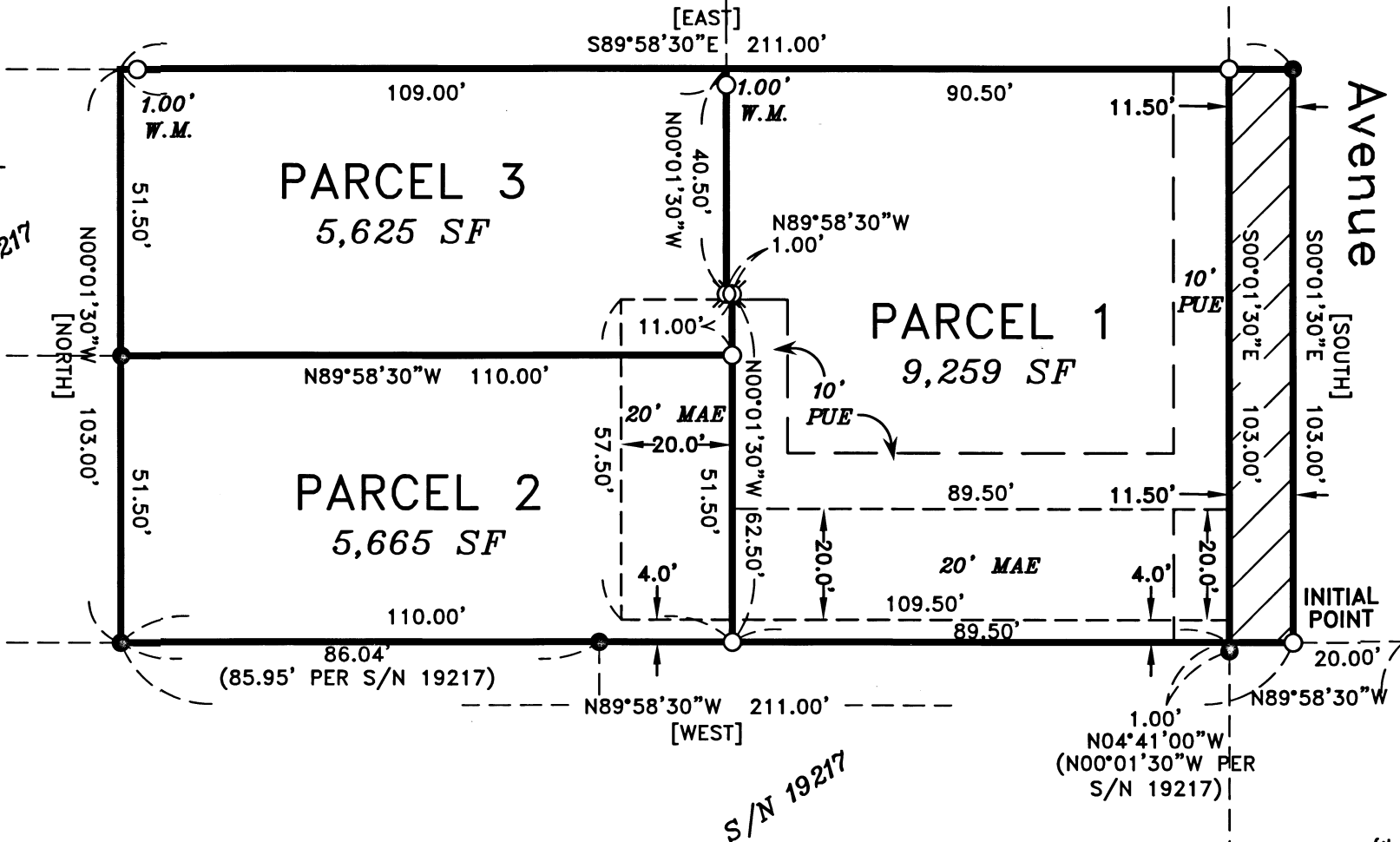
AFFIDAVIT OF CONSENT OF BENEFICIAL INTEREST:

FOR AFFIDAVIT OF CONSENT OF DNN XANADOU, LLC, BENEFICIARY OF A TRUST DEED RECORDED FEBRUARY 23, 2017 AS DOC. NO. 2017-006197, SEE DOC. NO. 2021-028006, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

NOTE REQUIRED BY MEDFORD WATER COMMISSION

1.) PURSUANT TO ORS. 92.0090(4)(C), NO DOMESTIC WATER SUPPLY FACILITY WILL BE PROVIDED TO PARCELS 2 AND 3 AT THE TIME OF RECORDING THIS PLAT, EVEN THOUGH A DOMESTIC WATER SUPPLY SOURCE EXISTS IN HOWARD AVENUE.

S/N 19217



TITLE EXCEPTIONS:

- 1.) REGULATIONS, INCLUDING LEVIES, ASSESSMENTS, WATER AND IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS OF ROGUE RIVER VALLEY IRRIGATION DISTRICT. TRANSFER OF INTEREST IN WATER RIGHTS RECORDED IN QUITCLAIM DEED RECORDED NOVEMBER 6, 2007 AS INSTRUMENT NO. 2007-050799.
- 2.) THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE LIMITS OF PUBLIC ROADS, STREETS OR HIGHWAYS.

SURVEYORS 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, OR UNDER MY DIRECTION AND COMPLIES WITH THE REGULATIONS FOR SUBDIVISIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON.

COMMENCING AT THE SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 59 IN THE NORTH-WEST ONE-QUARTER (1/4) OF SECTION 13, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 89°58'30" WEST 20.00 FEET TO THE CENTERLINE OF HOWARD AVENUE; THENCE, ALONG SAID CENTERLINE, NORTH 00°01'30" WEST 399.65 FEET; THENCE, LEAVING SAID CENTERLINE, NORTH 89°58'30" WEST 20.00 FEET TO THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2011-022638, OFFICIAL RECORDS OF SAID JACKSON COUNTY FOR THE INITIAL POINT OF BEGINNING; THENCE, ALONG THE BOUNDARY OF SAID TRACT AS FOLLOWS: NORTH 89°58'30" WEST (RECORD WEST) 211.00 FEET; THENCE NORTH 00°01'30" WEST (RECORD NORTH) 103.00 FEET; THENCE SOUTH 89°58'30" EAST (RECORD EAST) 211.00 FEET; THENCE SOUTH 00°01'30" EAST (RECORD SOUTH) 103.00 FEET TO THE INITIAL POINT OF BEGINNING.

David M. Minnici
SURVEYOR

FILED FOR RECORD THIS THE 28TH DAY OF JUNE, 2021 AT
9:36 O'CLOCK A., AND RECORDED IN VOLUME 32 OF PLATS AT PAGE
22 OF RECORDS OF JACKSON COUNTY, OREGON.

Christine P Walker COUNTY CLERK
Heather Simpson DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 23381

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 AND O.R.S. 92.100 HAVE BEEN PAID AS OF JUNE 24TH, 2021.

[Signature] ASSESSOR
6/24/2021 DATE

[Signature] TAX COLLECTOR
6/24/2021 DATE

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR., STE. 201 MEDFORD, OREGON
(541) 779-4641
BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 30' MARCH 22, 2021
BASIS OF BEARING: SURVEY NUMBER 19217
(CENTERLINE OF HOWARD AVENUE)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "HOFFBUHR & ASSOC., INC."
- ⊗ = SET LEAD PLUG, TACK AND METAL WASHER STAMPED "LS 2349" IN CONCRETE FLOORING.
- = FOUND 5/8" IRON PIN WITH ORANGE PLASTIC CAP STAMPED "HARDEY ENG & ASSOC." PER S/N 19217.
- ⊗ = FOUND CITY OF MEDFORD ALUMINUM CAP PER S/N 20178.
- ⊙ = FOUND BRASS CAP AS NOTED.
- S/N = SURVEY NUMBER
- [] = RECORD PER INSTRUMENT NO. 2011-022638, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- PUE = EASEMENT FOR PUBLIC UTILITIES, GAS, WATER, STORM DRAINAGE, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- MAE = MINIMUM ACCESS AND PRIVATE UTILITY EASEMENT FOR THE BENEFIT OF PARCELS 2 AND 3 CREATED HEREON.
- W.M. = WITNESS MONUMENT
- = AREA DEDICATED TO THE PUBLIC FOR STREET RIGHT-OF-WAY.

RECEIVED
Date 6/28/21 By PB
This survey consists of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minnici
OREGON
JULY 26, 1988
DAVID M. MINNECI
2349
EXPIRES 12/31/22

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