

Approvals:

Jackson County Development Services  
Approval: Kimberly Clark Date: July 28, 2021  
Jackson County Planning Director Wanayis  
Planning Action No. 439-20-00059-SUB

Jackson County Surveyor:

Examined and Approved this 1 day of July, 2021.  
Jackson County Surveyor File No. 23410  
Scott Lee Jackson County Surveyor

Recording:

Filed for record this 23<sup>rd</sup> day of July, 2021 at 12:58 o'clock P.m and recorded as  
Partition Plat No. P-23-2021 of the Records of Partition Plats in Jackson County, Oregon,  
Index Volume 32, Page 23.

Christine D. Walker County Clerk  
Joseph J. Morgan Deputy

Tax Statement Approval:

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid  
as of July 23<sup>rd</sup>, 2021.

Harold D. Das Tax Collector Date 7/23/21  
Mike M. agent Assessor Date 7/23/2021

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that, DJ, LLC (Formerly DJRanch, LLC) an Oregon Domestic Limited Liability Company is  
the owner of the lands hereon described and has partitioned the same into parcels shown hereon and that the size of the  
parcels and the lengths of all lines are plainly set forth and that this plat is a correct representation of the partition.

Daniel J. Boyden

Daniel J. Boyden, Registered Agent of the DJ, LLC (Formerly DJRanch, LLC) an Oregon Domestic Limited Liability Company

State of Oregon )  
County of Jackson ss )

Personally appeared the above named Daniel J. Boyden, Registerd Agent of the DJ, LLC (Formerly DJRanch, LLC) who  
acknowledged the foregoing to be his voluntary act and deed.

Before me: Jeannette M. Center Date: 6/29/2021

Jeannette M. Center, NOTARY PUBLIC-OREGON  
Commission No. 469047  
My Commission expires: November 21, 2021

**\*\*RECEIVED\*\***  
Date 7/23/21 By SS  
This Survey Consists of:  
3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Harold L. Center  
OREGON  
JULY 30, 1976  
HAROLD L. CENTER  
1071

SURVEYOR

HAROLD L. CENTER  
2604 David Lane  
Medford, OR 97504  
Phone 541-535-6108  
Oregon Certificate No. 1071

Renews: 12/31/21

I hereby certify that this plat  
is an exact copy of the original.  
Harold L. Center  
Surveyor

PARTITION SURVEY  
PARTITION PLAT NO. P-23-2021  
JACKSON COUNTY OREGON

LOCATED IN  
WEST 1/2 SECTION 1, EAST 1/2 SECTION 12 AND THE NORTHWEST 1/4 SECTION 12  
TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
JACKSON COUNTY, OREGON

FOR  
DJ, LLC (FORMERLY DJRANCH, LLC) OREGON DOMESTIC LIMITED LIABILITY COMPANY  
DANIEL J. BOYDEN, REGISTERED AGENT  
3500 WESTCLIFF DRIVE  
HOOD RIVER, OREGON 97031  
DATE: JUNE 3, 2021

SURVEYOR'S CERTIFICATE

I, Harold L. Center, duly Registered Professional Land Surveyor of the State of Oregon, do hereby  
certify that this map correctly represents a survey made by me and complies with the regulations  
for land partitions and the following is an accurate description of the parent tract of land as  
set forth hereon:

SET FORTH HEREON:

That Parcel of land described in Partition Plat No. P-9-2014 of the Official Records of Jackson County,  
Oregon, situated within the East Half of Section 11 and the Northwest Quarter of Section 12, Township  
39 South, Range 1 East of the Willamette Meridian, Jackson County, Oregon being more particularly  
described and bounded as follows:

Parcel 3, as shown on the Partition Plat filed in the office of the Jackson County, Oregon Surveyor as  
No. 21431 and recorded as Partition Plat No. P-9-2014 of "Record of Partition Plats" in Jackson County,  
Excepting therefrom property described in Boundary Line Agreement recorded May 20, 2015 as Document  
No. 2015-015115, Official Records, Jackson County, Oregon. Also excepting therefrom property described  
in Stutory Bargain and Sale Deed, Property Line Adjustment, recorded December 13, 2017 as Document  
No. 2017-041874 and recorded December 27, 2017 as Document No. 2017-043150,, Official Records,  
Jackson County, Oregon.

Harold L. Center P.L.S. Date June 3, 2021  
HAROLD L. CENTER, P.L.S. Date

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

Purpose: To survey and monument the new partition division line between Parcels 1 and 2 of this  
partition. Said division line is situated in the northeast corner of Parcel 3, Partition Plat P-9-2014  
as shown on Survey No. 21431 as directed by client and approved by the Jackson Couney Development  
Services planning action No. 439-20-00059-SUB.

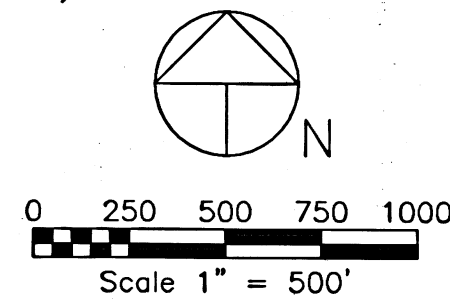
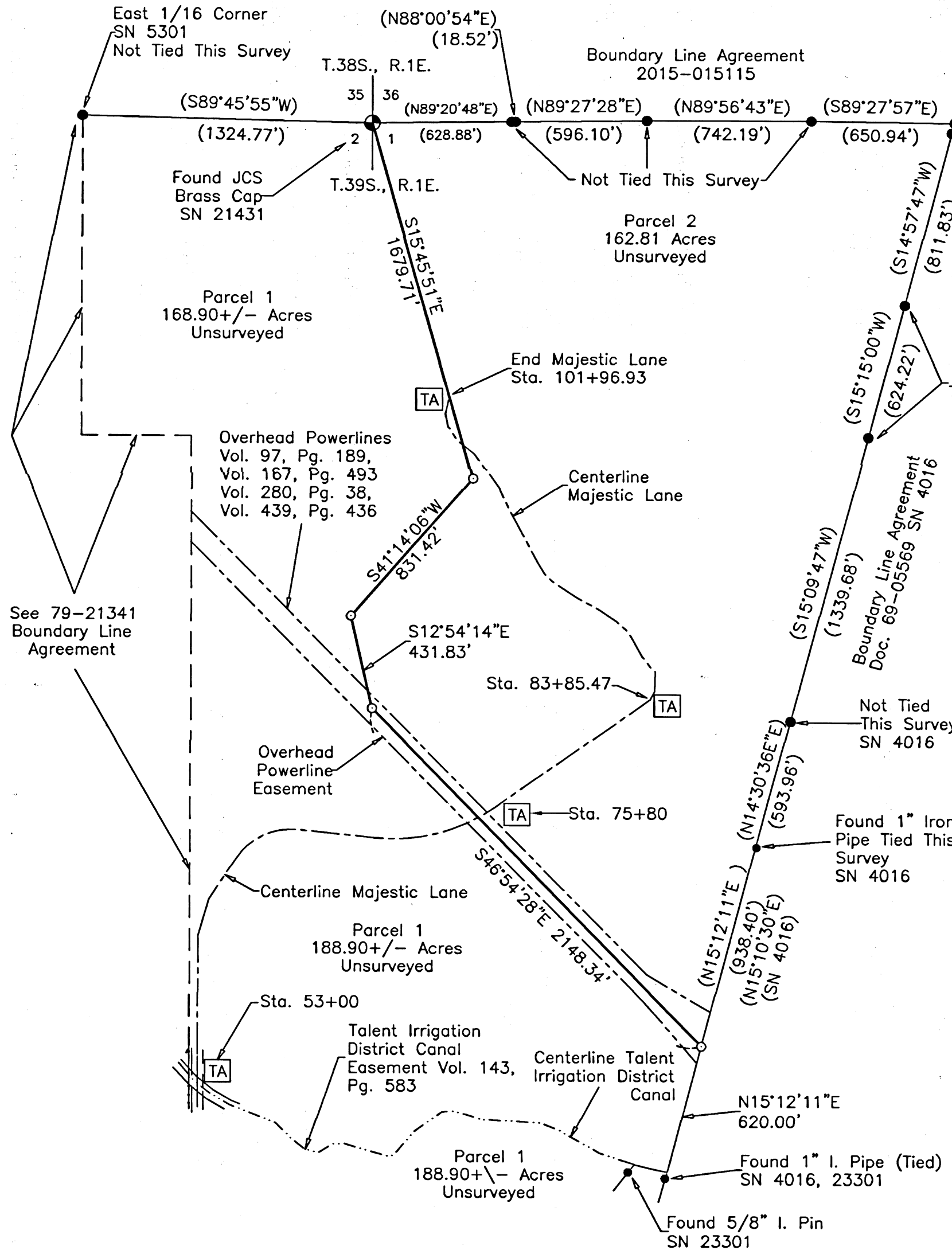
Procedure: Recovered monuments previously established reference filed surveys No. 4016, 21431,  
21712. Established new corner monuments as shown.

Equipment utilized this survey: Nikon DTM 520 Electronic Total Station and related equipment.

SHEET INDEX

Sheet 1: Approvals, Declaration, Surveyor's Certificate and Narrative  
Sheet 2: Area of Partition North of Talent Irrigation District Canal, Easements listed in current title report.  
Sheet 3: Area of Partition South of Talent Irrigation District Canal

PARTITION SURVEY  
 PARTITION PLAT NO. P-23-2021  
 JACKSON COUNTY, OREGON  
 LOCATED IN  
 WEST 1/2 SECTION 1, EAST 1/2 SECTION 11 AND THE NORTHWEST 1/4 SECTION 12  
 TOWNSHIP 39 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
 JACKSON COUNTY, OREGON  
 FOR  
 DJ LLC (FORMERLY DJRANCH, LLC) OREGON DOMESTIC LIMITED LIABILITY COMPANY  
 DANIEL J. BOYDEN, REGISTERED AGENT  
 3500 WESTCLIFF DRIVE  
 HOOD RIVER, OREGON 97031  
 DATE: JUNE 3, 2021



- LEGEND**
- Found Monument-Not Tied This Survey Unless Noted As Tied
  - ⊙ Found Jackson County Surveyor Monument and References
  - Set 5/8" x 24" Long Iron Pin With Metal Cap Marked: CENTER+LS1071
  - New Partition Division Line
  - Record Boundary Parcel 3 Partition Plat P-9-2014, SN 21431
  - - - Denotes 79-21341 Boundary Line Agreement
  - ( ) Denotes Deed or Record Survey Data
  - TA Denotes Vehicle Turn-Around
  - - - Denotes Overhead Powerlines, Pole
  - - - Denotes Easements
  - - - Denotes Centerline of Private Road

Note: All road segments identified and referenced hereon collectively constitutes a single private road with the name Majestic Lane. Any reference to individual segments is for mapping purposes only. See Sheet 3 for Majestic Lane Alignment Station 0+16.79 to 53+00.

**EASEMENTS LISTED WITHIN CURRENT TITLE REPORT**

5. Volume 94, Page 189, Volume 167, Page 493, Volume 280, Page 38 and Volume 439, Page 436 location shown on plat.
6. Volume 143, Page 583, Talent Irrigation District location as shown on plat affects Parcel 1.
7. Volume 280, Page 38 no affect on Parcel 1 or 2.
8. Volume 575, Page 453 no affect on Parcel 1 or 2.
9. Document 2010-020790 and 2010-029892 Easement and Private Road Maintenance Agreement affects Parcel 1 and 2.
10. Document 2011-034197, easement for electric power-underground affects Parcel 1.
11. Document 2014-001328 access and utility easement ingress/egress and utilities affects Parcel 1.
12. Document 2014-004921 Easements and Road Maintenance Agreement, Declaration of Easements and Road Maintenance referenced to Partition Plat P-9-2014, Filed Survey No. 21431 affects Parcel 1 and 2.
13. Document 2014-004922 Domestic Well Easement and Maintenance Agreement referenced to Partition Plat P-9-2014 Survey No. 21431 affects Parcel 1 and 2.
14. Document 2014-004923 Restated Access, Utility Easement and Maintenance Agreement affects Parcels 1 and 2.
15. Document 2014-004925 EFU District deed declaration affects Parcels 1 and 2.
16. Document 2015-015115 Boundary Line Agreement affects the north boundary of Parcel 2.
17. Documents 2015-028281 and 2015-028283 deed declarations for irrigation ditch maintenance and no sewer affects Parcels 1 and 2.
18. Document 2018-003730 ingress/egress easement affects Parcels 1 and 2.
19. Document 2020-047272 Well Easement Cost Sharing and Maintenance Agreement affects Parcel 1 and 2.
20. Documents 2021-016604, 2021-016605, 2021-16606 and 2021-16609 underground easements affects Parcel 1.
21. Document 2021-017045 deed declaration fuel break easement affects Parcel 1.
22. Document 2021-017046 declaration of easement, Talent Irrigation District Irrigation Canal and Road Access affects Parcel 1.
23. Document 2021-023950 underground electric power easement affects Parcel 1 and 2.

Note: Sheet 2 contains Parcel 2 and the Partition of Parcel 1 situated North of the Talent Irrigation Canal.

**FILED**  
 Date 7/23/21 By SS  
 This Survey Consist Of:  
3 sheet(s) Map  
0 page(s) Narrative  
**JACKSON COUNTY SURVEYOR**

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

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Harold L. Center*  
 OREGON  
 JULY 30, 1976  
 HAROLD L. CENTER  
 1071  
 Renews: 12/31/21

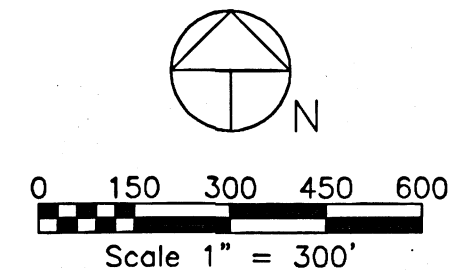
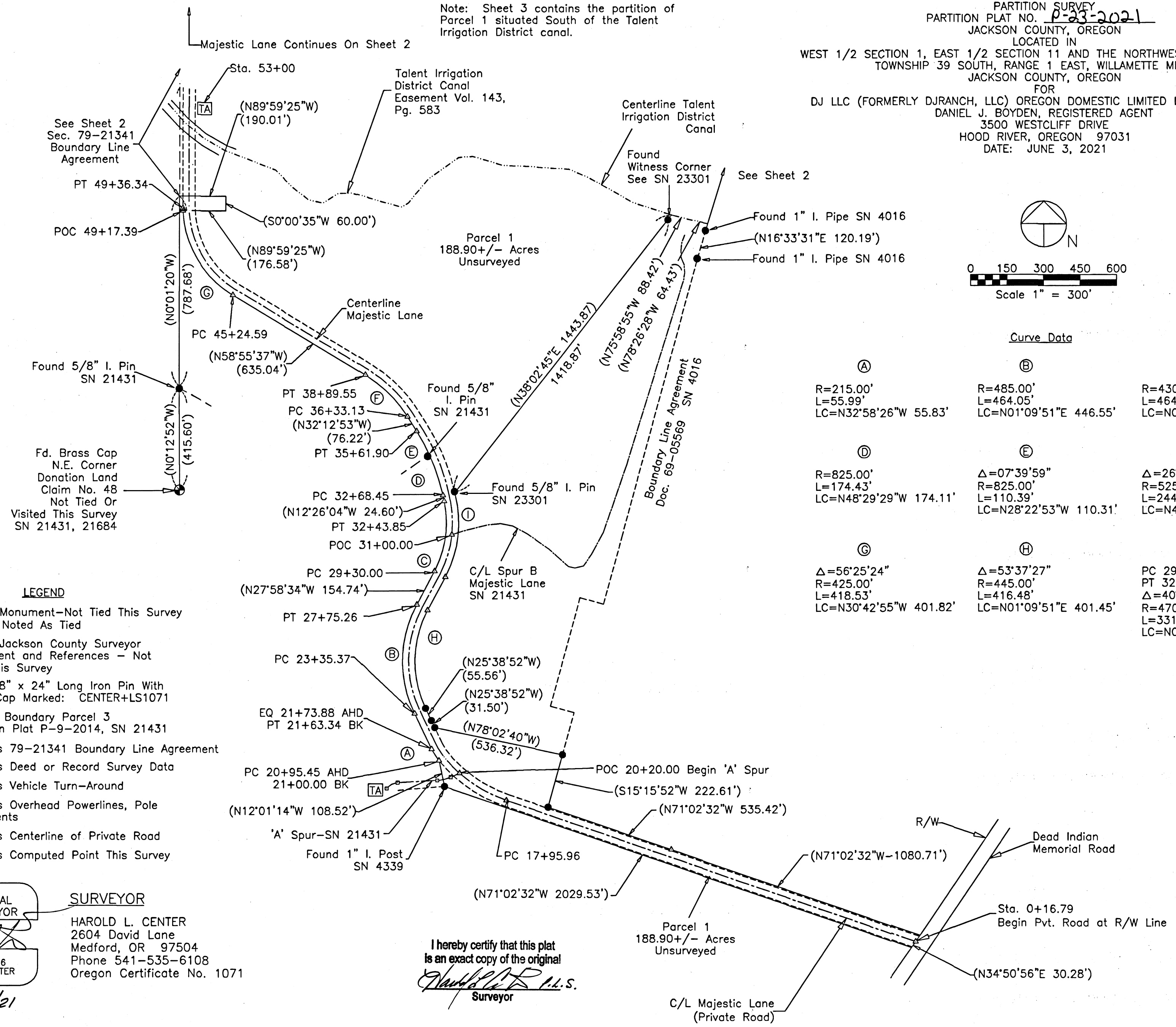
**SURVEYOR**  
 HAROLD L. CENTER  
 2604 David Lane  
 Medford, OR 97504  
 Phone 541-535-6108  
 Oregon Certificate No. 1071

Note: Sheet 3 contains the partition of Parcel 1 situated South of the Talent Irrigation District canal.

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Curve Data

Curve	Radius (R)	Length (L)	Chord (LC)
A	R=215.00'	L=55.99'	LC=N32°58'26"W 55.83'
B	R=485.00'	L=464.05'	LC=N01°09'51"E 446.55'
C	R=430.00'	L=464.05'	LC=N01°09'51"E 290.32'
D	R=825.00'	L=174.43'	LC=N48°29'29"W 174.11'
E	Δ=07°39'59"	R=825.00'	L=110.39'
F	Δ=26°42'43"	R=525.00'	L=244.76'
G	Δ=56°25'24"	R=425.00'	L=418.53'
H	Δ=53°37'27"	R=445.00'	L=416.48'
I	PC 29+30.00	PT 32+43.85	Δ=40°24'37"
			R=470.00'
			L=331.49'
			LC=N07°46'15"E 324.65'

LEGEND

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- Denotes Overhead Powerlines, Pole Easements
- - - Denotes Centerline of Private Road
- △ Denotes Computed Point This Survey

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Harold L. Center*  
OREGON  
JULY 30, 1976  
HAROLD L. CENTER  
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