

PARTITION PLAT No. P-27-2021

Located in the N.E. 1/4 of Section 12, T.37S.,R.2W., W.M.,
In The City of Medford, Jackson County, Oregon

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

Bary D. Kaiser
SURVEYOR

*** SURVEYOR'S CERTIFICATE ***

I, Bary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the attached partition plat, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Beginning at a 5/8" rebar with Plastic cap set for the most Easterly corner of Parcel No. 1 of Partition Plat recorded November 3, 1988 recorded in Volume 8, Page 80 of the "Minor Land Partition" records in Jackson County, Oregon, and filed as Survey No. 11373 in the Office of the County Surveyor for THE INITIAL POINT BEGINNING; Thence along the Southwesterly right-of-way line of Biddle Road, North 32' 44' 09" West, 541.11 feet (record = North 32' 26' 15" West, 541.07 feet) to a 5/8" rebar with plastic cap found set for the Northeasterly corner of tract described in Instrument No. 2018-001121 of the Official Records of said County; Thence leaving said Road Line, South 89' 48' 16" West, 324.02 feet (record = South 89' 53' 10" West, 324.06 feet) to a 5/8" rebar with plastic cap found set for the Northwesterly corner of said tract; Thence along the Westerly boundary of said tract, South 0' 15' 44" East (record = South 0' 02' 35" West), 150.06 feet to a 5/8" rebar with plastic found set; Thence continuing South 0' 15' 44" East (record = South 0' 02' 35" West), 375.00 feet to a 5/8" rebar with plastic cap found set for the Southwesterly corner of said tract; Thence along the Northerly right-of-way line of Airport Road, North 89' 48' 13" East, 567.04 feet (record = South 89' 53' 10" East, 567.19 feet) to the Southwesterly corner of said tract; Thence continuing along said Road Line, North 34' 21' 10" East, 83.64 feet (record = North 34' 35' 50" East, 83.62 feet) to THE INITIAL POINT OF BEGINNING.

SURVEY FOR:
J.R. Development, LLC and
Southern Cross Partners, LLC
902 Chevy Way #102
Medford, OR. 97504

DATE:
August 11, 2021

SURVEY BY:
Kaiser Surveying
2178 Butte Falls Highway
Eagle Point, OR. 97524

*** APPROVALS ***

City of Medford (File No. LDP-21-128)
Examined and approved by the City of Medford Planning Department.

Dated this 2ND day of SEPTEMBER, 20 21.

[Signature]
CITY OF MEDFORD PLANNING DIRECTOR

Examined and approved this 30th day of AUG., 20 21.

[Signature]
CITY OF MEDFORD SURVEYOR

Examined and approved this 1 day of SEPTEMBER, 20 21.

[Signature]
CITY OF MEDFORD ENGINEER

Examined and approved as required by O.R.S. 92.100 this 3 day of September, 2021.

[Signature], agent 9/03/21
ASSESSOR DATE

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 3rd day of September, 20 21.

[Signature] Denas 9/3/21
TAX COLLECTOR DATE

*** RECORDER'S CERTIFICATE ***

Filed for record, this 3rd day of September, 20 21, at 10:50 o'clock A m,
and recorded as Partition Plat No. P-27-2021 of the Records of Partition Plats in
Jackson County, Oregon.

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BY: Christine D Walker Heather Simpson
COUNTY CLERK DEPUTY

COUNTY SURVEYOR FILE NO. 23440

[Signature]
SURVEYOR

*** DECLARATION ***

Known all men by these presents, that SOUTHERN CROSS PARTNERS LLC, a California Limited Liability Company, as to an undivided one-third (1/3rd) interest, and J.R. DEVELOPMENT LLC, an Oregon Limited Liability Company, as to an undivided two-thirds (2/3rd) interest, are the owners 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 on Sheet 2 of this Partition Plat, and we do hereby dedicate to the public for public use under the jurisdiction of the City of Medford, the Street right-of-way together with the public utility easement (PUE) as shown on Sheet 2. We also hereby create that 25-foot wide Private ingress-egress easement, Private Storm drain Easement and Public Utility Easement across Parcel Nos. 1, 2 and 3 benefiting Parcel Nos. 1, 2 and 3 as shown on Sheet 2. We also hereby create that 10-foot wide private sewer easement across Parcel No. 1 benefiting Parcel No. 2 as shown on Sheet 2. We also hereby create that 10' wide private utility easement across Parcel No. 2 benefiting Parcel Nos. 1 and as shown on Sheet 2.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 26 DAY, OF August, 20 21.

[Signature]
REID A. MURPHY (Member, J.R. Development LLC, an Oregon Limited Liability Company)

STATE OF OREGON)
COUNTY OF JACKSON)^{ss}

Personally appeared before me the above named REID A. MURPHY, acting as Managing Member of J.R. Development LLC, an Oregon Limited Liability Company, acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of J.R. Development LLC, an Oregon Limited Liability Company..

Subscribed and sworn to before me this 26 day of August, 20 21.



(SIGN) Catherine M Arnold
Catherine M Arnold NOTARY PUBLIC - OREGON
(PRINT) 998127
COMMISSION NO. 998127
MY COMMISSION EXPIRES March 16, 2024

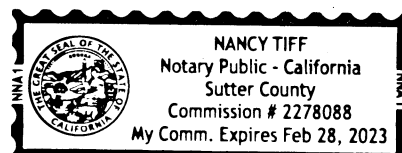
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 18 DAY, OF August, 20 21.

[Signature]
Robert Leal (Managing Member, Southern Cross Partners LLC, an California Limited Liability Company)

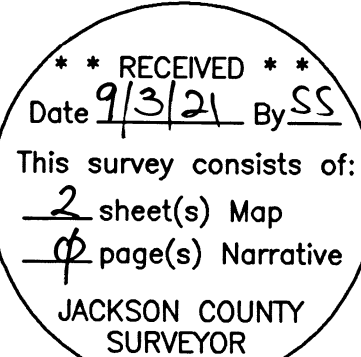
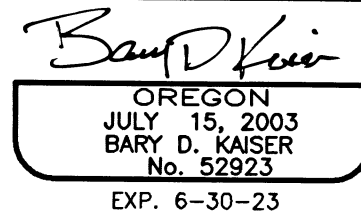
STATE OF CALIFORNIA)
COUNTY OF Sutter)^{ss}

Personally appeared before me the above named ROBERT LEAL, acting as Managing Member of Southern Cross Partners LLC, a California Limited Liability Company, acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of Southern Cross Partners LLC, a California Limited Liability Company..

Subscribed and sworn to before me this 18 day of August, 20 21.



(SIGN) Nancy Tiff
Nancy Tiff NOTARY PUBLIC - OREGON
(PRINT) 2278088
COMMISSION NO. 2278088
MY COMMISSION EXPIRES Feb. 28, 2023



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

PURPOSE: Partition Survey of tract described in Inst. No. 2018-001121 O.R.

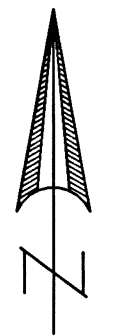
PROCEDURE: Equipment used to perform survey was a Nikon DTM522 total station, a Trimble R8 GPS receiver and Trimble TSC2 data collector. The boundary of the subject property was located from deed of record and information on Filed Survey No. 18005, 11373 and 14621. Property. Monuments were recovered from said recorded surveys as shown, with record calls matching well with found monuments. Monuments were set at the Parcel corners along with the most Easterly property boundary monument, which had been destroyed by recent construction. The New Partition Boundaries were located per the clients direction and the City Approval.

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Bary D. Kaiser
SURVEYOR



SCALE: 1" = 50'

SURVEY FOR: J.R. Development, LLC and Southern Cross Partners, LLC
902 Chevy Way #102
Medford, OR. 97504
DATE: August 11, 2021
SURVEY BY: Kaiser Surveying
2178 Butte Falls Highway
Eagle Point, OR. 97524

BASIS OF BEARINGS
G.P.S. NAD 83 [2011] - PROJECTED
ON TO GRID BEARING PER OREGON
COORDINATE REFERENCE SYSTEM
[OCRS] GRANTS PASS-ASHLAND ZONE

EASEMENTS

1. Power line easement indicated on a current title report recorded in Vol. 459, Page 168 D.R. is a 20' wide easement for overhead lines, no overhead lines cross the subject property.
2. Document recorded in Instrument No. 70-01079 O.R. refers to a sewer easement. Computed location of easement document and located sewer manholes are found to be East of the property in the right-of-way of Biddle Road.
3. Public Utility Easements (P.U.E) created and shown on Major Land Partition Survey No. 9317 and also shown on Minor Land Partition Survey No. 11373 are shown hereon. Also 1.0' non access strip shown on said Filed Survey's is also shown hereon.
4. Declaration of Covenants and Restrictions recorded in Instrument No. 82-08701 O.R. affect the subject property. As do later amendments to this document recorded in Instrument Nos. 03-85388 O.R., 03-085389 O.R., also as do documents recorded in Instrument Nos. 87-25022 O.R. and 03-085387 O.R. to the Southerly 250' of the subject property.
5. Documents recorded in Instrument Nos. 88-21564 O.R. and 95-10559 O.R. are Deferred Improvement Agreements affecting the subject property.

LEGEND

- o = Found 5/8" Rebar with Yellow Plastic Cap marked "McMahan LS 1913" S.N. 18005
- Δ = Found Monument As Indicated
- = Found 5/8" Rebar with Yellow Plastic Cap marked "D Hoffbuhr LS 1640" S.N. 11373
- = Set 5/8" x 30" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923"
- = Set 5/8" x 24" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923"
- S.N. = Filed Survey Number
County Surveyors Office
- O.R. = Jackson County Official Records
- D.R. = Jackson County Deed Records
- P.U.E. = Public Utility Easement
- () = Record/S.N. 18005
- (()) = Record/Inst. No. 2018-001121 O.R.
- * * = Fence

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bary D. Kaiser

OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-23

**** RECEIVED ****
Date _____ By _____
This survey consists of:
_____ sheet(s) Map
_____ page(s) Narrative
JACKSON COUNTY
SURVEYOR

