

PARTITION PLAT NO. P-39-2021
In the S.E. 1/4 of Sec. 13 & N.E. 1/4 of Sec. 24,
T.37S., R.2W., W.M. & in the City of Medford
Jackson County, Oregon
(File No LDP-21-198)

***** APPROVALS *****

CITY OF MEDFORD
(File No. LDP-21-198)

I certify that, pursuant to authority granted in M.L.D.C. 10.162 this plat is hereby approved.

KEANS
Asst. Planning Director

DECEMBER 23, 2021
Date

EXAMINED AND APPROVED as required by ORS 92.100 as of DECEMBER 21, 2021

[Signature]
City Surveyor

EXAMINED AND APPROVED this 22 day of DECEMBER, 2021

[Signature]
City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of DECEMBER 29, 2021

[Signature] AGENT
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of December 29th, 2021

[Signature]
Tax Collector

***** DECLARATION *****

Know all men by these presents that NORTHGATE CENTER LLC, an Oregon limited liability company, is the owner in fee of the land shown hereon, more particularly described in the Surveyor's Certificate and has partitioned the same into the Parcels as shown on Sheets 2 & 3.

Affidavit of Consent from Northgate Center LLC recorded as
Doc. # 2021-052659, ORJCO.

SURVEY FOR:
O'CONNOR LAW LLC
670 G STREET, SUITE B
JACKSONVILLE, OR 97530

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OREGON 97535
PHONE: (541) 772-2782
ljfriarandassociates@charter.net

DATE OF SURVEY:
OCTOBER 12, 2021

PAGE INDEX:
SHEET 1 - SIGNATURE SHEET
SHEET 2 - SOUTH PORTION
SHEET 3 - NORTH PORTION

***** RECORDER'S CERTIFICATE *****

FILED FOR RECORD THIS 29 DAY OF December, 20 21
AT 10:45 O'CLOCK A.M., AND RECORDED AS PARTITION PLAT NO. P-39-2021
OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON.
INDEX VOLUME 32, PAGE 39 & DOC. # 2021-052660, ORJCO.

Christine O. Walker COUNTY CLERK
Guz Hall DEPUTY

COUNTY SURVEYOR FILE NO. 23537

***** SURVEYOR'S CERTIFICATE *****

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND CONFORMS WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

Commencing at the Southwest Corner of Donation Land Claim No. 60, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence along the South Line of said Claim No. 60, South 89°59'02" East, 1407.91 feet to the Northwest corner of that tract of land described in Document No. 2017-014836, Official Records Of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence South 89°59'02" East, 196.14 feet to the Southwest corner of that tract set forth in Document No. 2017-014838, said Official Records; thence along the exterior of said tract the following four (4) courses: North 00°54'31" East, 42.32 feet; thence North 27°18'24" East, 69.00 feet; thence South 63°04'42" East, 14.88 feet; thence North 28°22'21" East, 58.21 feet to the Southerly right of way line of Highway 99 as described in Document No. 2000-008266, said Official Records; thence along said right of way line the following two (2) courses: South 61°22'47" East, 225.20 feet; thence South 00°00'58" West, 40.31 feet; thence South 89°59'02" East, along said Southerly right of way and the South line of said Donation Land Claim No. 60, 24.43 feet; thence South 53°52'24" West, 153.40 feet; thence North 35°04'08" West, 40.62 feet; thence North 42°32'58" West, 82.69 feet; thence along the arc of a 44.00 foot radius curve to the left having a central angle of 46°32'31", a distance of 35.74 feet (the long chord of which bears North 65°49'14" West, 34.77 feet); thence North 89°05'29" West, 20.91 feet; thence South 0°54'31" West, 18.22 feet to the Northeast corner of that tract of land described in Document No. 2017-014836, Official Records; thence along the exterior thereof the following ten (10) courses: South 00°00'59" West, 353.45 feet; thence along the arc of a 159.48 foot radius non tangent curve to the right having a central angle of 47°06'02", a distance of 159.48 feet (the long chord of which bears South 29°13'13" East, 155.03 feet); thence South 04°37'09" East, 43.96 feet; thence South 00°51'20" East, 25.13 feet; thence South 00°14'08" West, 44.21 feet; thence South 01°43'48" East, 22.03 feet; thence South 06°33'55" East, 26.36 feet; thence South 08°16'12" East, 19.14 feet; thence South 16°45'07" East, 24.84 feet; thence South 53°33'14" East, 148.93 feet to the Northerly right of way line of Rossanley Drive as described in Document No. 2003-09762, said Official Records; thence along said Northerly right of way the following five (5) courses, South 50°41'33" West, 132.12 feet; thence South 66°35'21" West, 158.12 feet; thence South 80°19'04" West, 182.81 feet; thence North 89°40'32" West, 280.71 feet; thence North 59°27'08" West, 47.86 feet to the Easterly right of way line Of North Central Avenue as described in Document No. 2003-09762, said Official Records; thence along said Easterly right of way line the following three course: North 04°18'00" West, 140.72 feet; thence North 12°32'28" East, 319.28 feet; thence North 26°46'44" East, 538.37 feet to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-23

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

PURPOSE: To survey and monument the corners of three parcels created through a Land Partition. See City of Medford File No. LDP-21-128. The two parent tracts are set forth in Doc. 2017-014836 & 2017-014838, ORJCO.

PROCEDURE: Using Trimble R10 G.P.S. receivers, made ties to monuments shown on Sheet 2 & 3 to control the Survey. As the monuments found, fit FS22239 map record position very well, I computed the position of the missing exterior monuments using Map record data per FS22239. Computed the position of the new Parcel lines per the approved tentative plat and set monuments at the locations as shown on Sheet 2 & 3.

FILED
Date 12/29/21 By SS
This Survey Consists Of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
SURVEYOR

PARCEL 3
RESERVE ACREAGE
434423 SQ FT

DOC. 2017-014836, ORJCO

PARTITION PLAT NO. P-39-2021
In the S.E. 1/4 of Sec. 13 & N.E. 1/4 of Sec. 24,
T.37S., R.2W., W.M. & in the City of Medford
Jackson County, Oregon
(File No LDP-21-198)

SURVEY FOR:
O'CONNOR LAW LLC
670 G STREET, SUITE B
JACKSONVILLE, OR 97530

DATE:
OCTOBER 12, 2021

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OREGON 97535
PHONE: (541) 772-2782
ljfriarandassociates@charter.net

BASIS OF BEARINGS:

SOUTH LINE D.L.C. 60 PER FS22239 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 50'

SEE LEGEND ON SHEET 3

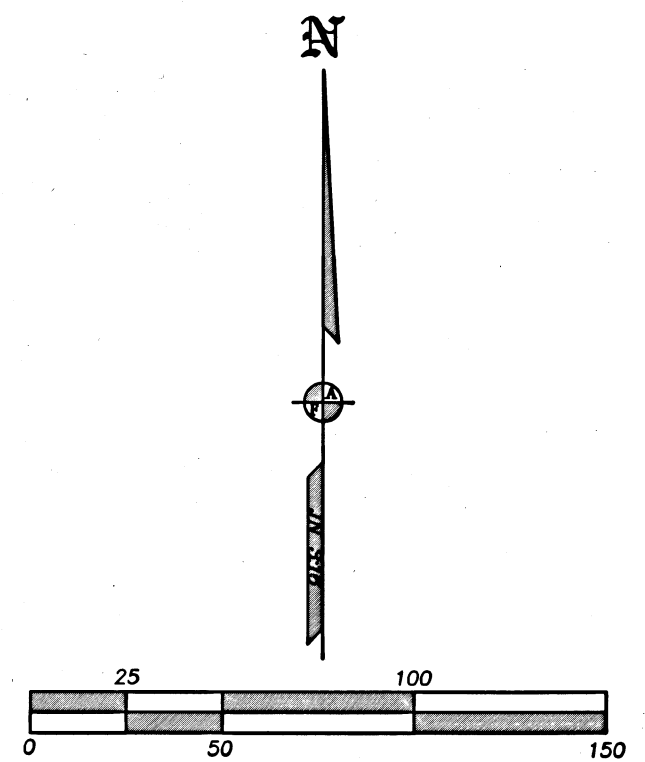
COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	47°06'06"	159.48	194.00	N29°13'13"W 155.03
C2	17°09'49"	17.88	59.70	N14°25'52"E 17.82
C3	46°32'31"	35.74	44.00	N65°49'14"W 34.77

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	S59°27'08"E	47.86	L13	S05°50'58"W	74.65
L2	S04°37'09"E	43.96	L14	N84°09'02"W	19.50
L3	S00°51'20"E	25.13	L15	S23°00'47"W	11.97
L4	S00°14'08"W	44.21	L16	N00°54'31"E	42.32
L5	S01°43'48"E	22.03	L17	N27°18'24"E	69.00
L6	S06°33'55"E	26.25	L18	S63°04'43"E	14.88
L7	S08°16'12"E	19.14	L19	N28°22'22"E	58.21
L8	S16°45'07"E	24.84	L20	S00°00'58"W	40.31
L9	S60°09'32"W	40.18	L21	N35°04'08"W	40.62
L10	N59°59'01"W	61.755	L22	S89°05'29"E	20.91
L11	S65°36'53"W	30.53	L23	N00°54'31"E	18.22
L12	S05°50'58"W	76.745	L24	S46°04'17"E	11.29

EXCEPTIONS PER FIRST AM PRRS #7169-3695638

- 2 & 39. THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
- 3 & 40. 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.
- 4 & 41. THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.
- 6, 18 & 42. EASEMENT FOR IRRIGATION CANAL PER V.152, P.435 & DOC. 70-01858, ORJCO.
- 7. EASEMENT FOR ELECTRIC FACILITIES PER V.295, P.397 & V.338, P.208, JCDR. NO SPECIFIC LOCATION.
- 8. EASEMENT FOR ELECTRIC FACILITIES PER V.340, P.109, JCDR. NO SPECIFIC LOCATION.
- 9. EASEMENT FOR SANITARY SEWER FACILITIES (SSE) PER DOC. 90-04996, ORJCO. SHOWN.
- 10, 21 & 45. EASEMENT FOR WATER PIPE LINE (WPE) PER DOC. 97-06312, ORJCO. SHOWN.
- 11, 22 & 46. EASEMENT FOR SLOPES & UTILITIES (PUE2) PER DOC. 00-08266 & DOC. 03-83173, ORJCO. SHOWN.
- 12, 24 & 48. RESTRICTIONS AND CONDITIONS IMPOSED BY THE STATE OF OREGON, DEPARTMENT OF TRANSPORTATION PER DOC. 00-08266 & DOC. 03-83173, ORJCO.
- 13, 25 & 49. LIMITED ACCESS PROVISIONS PER DOC. 01-60641 & MODIFIED BY DOC. 2009-32529, ORJCO.
- 14, 26 & 50. LIMITED ACCESS PROVISIONS PER DOC. 03-83173, ORJCO. SHOWN.
- 15, 29 & 53. PUBLIC UTILITY EASEMENT (PUE1) PER DOC. 2017-17482, ORJCO. SHOWN.
- 16, 30 & 54. RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTHGATE CENTER PER DOC. 2017-037991, ORJCO. BLANKET.
- 19 & 43. RESERVATION OF UTILITIES IN VACATED BIRCH STREET PER DOC. 73-12801 & DOC. 74-07242, ORJCO. NOT ON SUBJECT PROPERTY.
- 20 & 44. PUBLIC UTILITY EASEMENT PER DOC. 74-07243 & 74-07244, ORJCO. NOT ON SUBJECT PROPERTY.
- 23 & 47. SIGN EASEMENT PER DOC. 03-83173, ORJCO. NOT ON SUBJECT PROPERTY.
- 27 & 51. RESERVATION OF UTILITIES IN VACATED GORE STREET PER DOC. 2009-0023387, ORJCO. 30' NORTH & SOUTH OF THE D.L.C. LINE.
- 28 & 52. WATER FACILITIES EASEMENT (WFE) PER DOC. 2017-016694, ORJCO. SHOWN.
- 31 & 55. DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS PER DOC. 2017-037992, 2018-013739, 2019-018173, & 2019-040260, ORJCO. BLANKET.
- 33 & 57. WATER FACILITIES EASEMENT (WFE1) PER DOC. 2018-021258, ORJCO. SHOWN.
- 34 & 58. SANITARY SEWER EASEMENT (SSE1) PER DOC. 2018-021388, ORJCO. SHOWN.
- 35 & 59. TELECOMMUNICATION FACILITIES EASEMENT (TFE) PER DOC. 2018-021391, ORJCO. SHOWN.



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

REGISTERED PROFESSIONAL LAND SURVEYOR
J. Friar
OREGON
JULY 17, 1988
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-23

FILED
Date 12/29/21 By SS
This Survey Consists Of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. FARBER PLS2189 PER FS22239.
- ⊙ = FD. 5/8" IRON PIN & ALUMINUM CAP MKD. ODOT R/W PER FS17737.
- ⊗ = FD. 5/8" IRON PIN PER FS16154.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD L.J. FRIAR & ASSOC.
- ⊘ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD L.J. FRIAR & ASSOC.
- ⊗ = SET 2.5" BRASS WASHER MKD L.J. FRIAR & ASSOC. & MAG SPIKE IN ASPHALT.
- △ = SET BRASS TAG MKD L.J. FRIAR & ASSOC. & MAG NAIL IN CONCRETE.

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SEE EASEMENT LIST ON SHEET 2

S.W. COR.
D.L.C. #60
{2016}

S.S.E. COR.
D.L.C. #60
{2016}

BASIS OF BEARINGS:

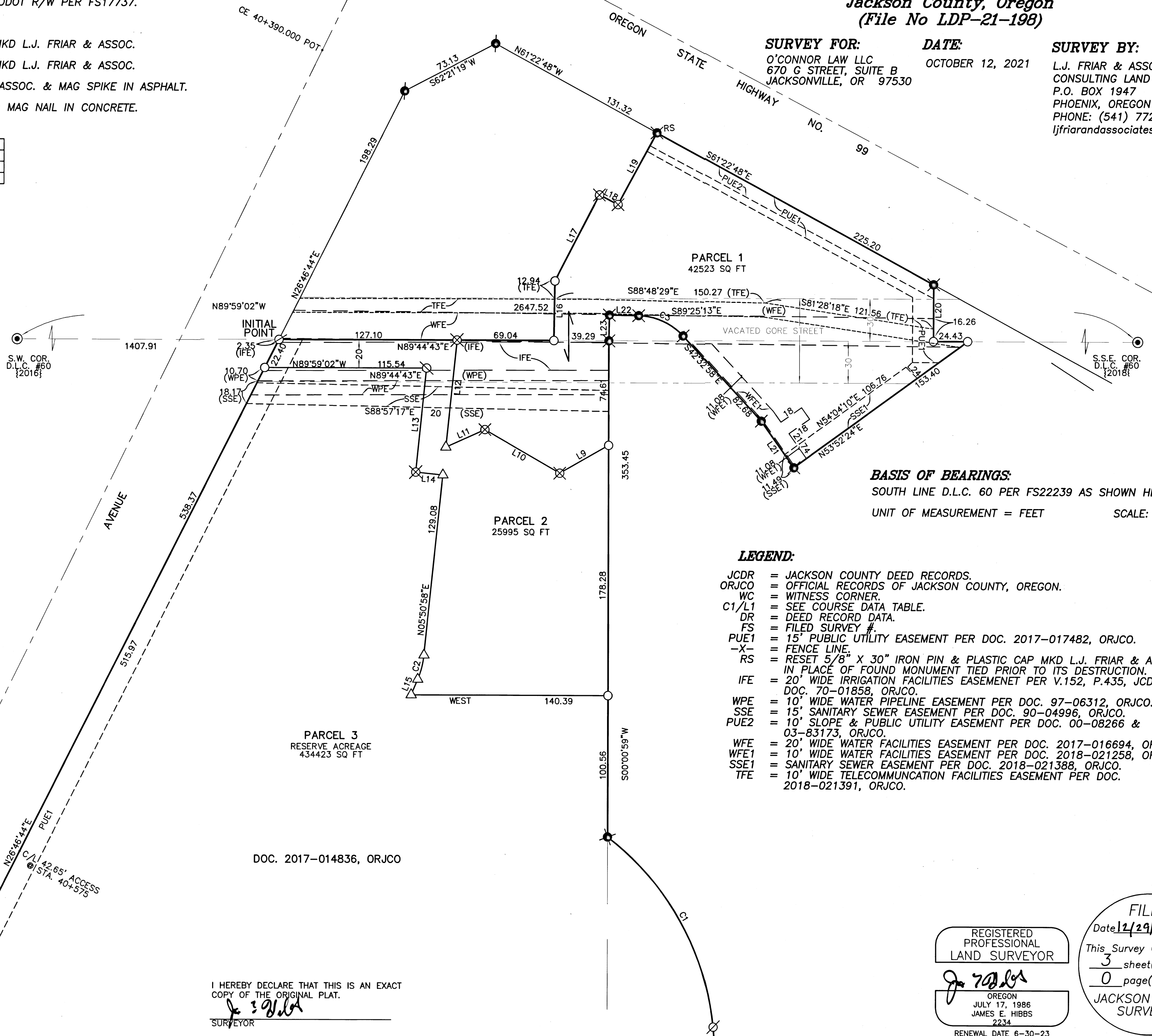
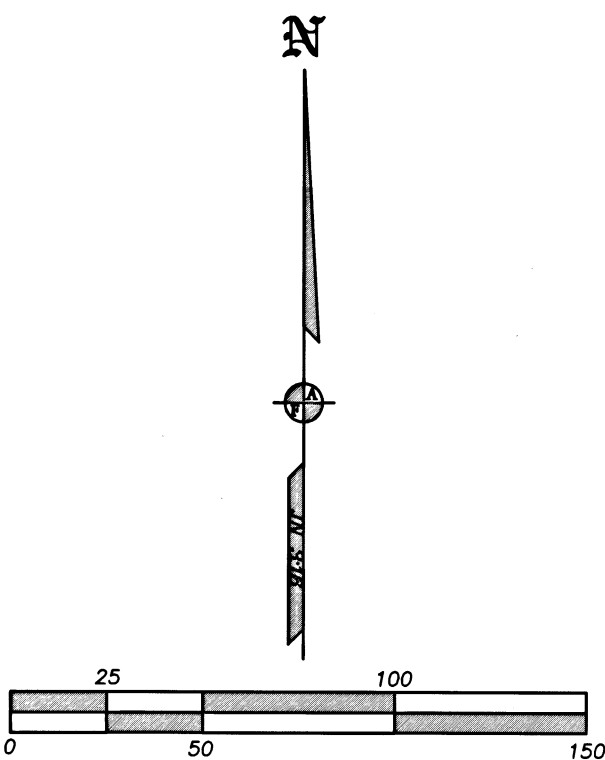
SOUTH LINE D.L.C. 60 PER FS22239 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 50'

LEGEND:

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER.
- C1/L1 = SEE COURSE DATA TABLE.
- DR = DEED RECORD DATA.
- FS = FILED SURVEY #.
- PUE1 = 15' PUBLIC UTILITY EASEMENT PER DOC. 2017-017482, ORJCO.
- X- = FENCE LINE.
- RS = RESET 5/8" X 30" IRON PIN & PLASTIC CAP MKD L.J. FRIAR & ASSOC. IN PLACE OF FOUND MONUMENT TIED PRIOR TO ITS DESTRUCTION.
- IFE = 20' WIDE IRRIGATION FACILITIES EASEMENT PER V.152, P.435, JCDR & DOC. 70-01858, ORJCO.
- WPE = 10' WIDE WATER PIPELINE EASEMENT PER DOC. 97-06312, ORJCO.
- SSE = 15' SANITARY SEWER EASEMENT PER DOC. 90-04996, ORJCO.
- PUE2 = 10' SLOPE & PUBLIC UTILITY EASEMENT PER DOC. 00-08266 & 03-83173, ORJCO.
- WFE = 20' WIDE WATER FACILITIES EASEMENT PER DOC. 2017-016694, ORJCO.
- WFE1 = 10' WIDE WATER FACILITIES EASEMENT PER DOC. 2018-021258, ORJCO.
- SSE1 = SANITARY SEWER EASEMENT PER DOC. 2018-021388, ORJCO.
- TFE = 10' WIDE TELECOMMUNICATION FACILITIES EASEMENT PER DOC. 2018-021391, ORJCO.



DOC. 2017-014836, ORJCO

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J. Friar
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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