

# LAND PARTITION SURVEY PARTITION PLAT NO. P-08-2022

FILED  
Date 2/23/22 By PB  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

**APPROVAL:**

EXAMINED AND APPROVED THIS 15 DAY OF FEB, 2022  
[Signature]  
MEDFORD CITY SURVEYOR

LOCATED IN THE NORTHWEST QUARTER OF SECTION 6,  
TOWNSHIP 37 SOUTH, RANGE 1 WEST,  
WILLAMETTE MERIDIAN,  
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

**APPROVAL:**

[Signature] 2-17-22  
PLANNING DIRECTOR DATE  
FILE # LDP-21-253

SURVEY FOR:

**RKKP LLC, AN OREGON LIMITED  
LIABILITY COMPANY**

**TAX STATEMENT:**

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY  
O.R.S. 92.095 HAVE BEEN PAID AS OF 23rd February, 2022

ASSESSOR [Signature] AGENT DATE 2/23/22  
TAX COLLECTOR [Signature] DATE 2/23/22

**DECLARATION:**

KNOW ALL MEN BY THESE PRESENTS:

THAT RKKP LLC, AN OREGON LIMITED LIABILITY COMPANY IS THE  
OWNER IN FEE SIMPLE OF THE LANDS SHOWN ON THIS PARTITION PLAT, MORE  
PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED  
SAID LANDS TO BE PARTITIONED INTO THE PARCELS AS SHOWN HEREIN. ALL  
BOUNDARY LINES ARE PLAINLY SET FORTH AND THIS PLAT IS A CORRECT  
REPRESENTATION OF THE PARTITION.

[Signature]  
GEORGE LAM  
REPRESENTATIVE FOR RKKP LLC, AN  
OREGON LIMITED LIABILITY COMPANY

**ACKNOWLEDGEMENT**

STATE OF OREGON )  
COUNTY OF JACKSON ) S.S.

ON THIS, THE 8 DAY OF FEBRUARY, 2022,  
GEORGE LAM, ACTING AS REPRESENTATIVE FOR RKKP LLC,  
AN OREGON LIMITED LIABILITY COMPANY, TO ME  
PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY  
THAT THE SAID INSTRUMENT WAS SIGNED BY AND TO BE  
HIS FREE ACT AND DEED.

[Signature]  
[Signature]

NOTARY PUBLIC, STATE OF OREGON

COMMISSION NO. 982311

MY COMMISSION EXPIRES DECEMBER 19, 2022

**SURVEYOR'S CERTIFICATE**

I, PHILIP J. DROSSOS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, NO. 90718, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, AS PROVIDED BY LAW, THOSE TRACTS OF LAND SHOWN HEREIN AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2018-039091 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON.

LESS AND EXCEPT  
THAT PORTION DEDICATED TO THE PUBLIC FOR PUBLIC RIGHT-OF-WAY

**RECORDING:**

FILED FOR RECORD THIS 23<sup>rd</sup> DAY OF February  
2022, AT 9:59 O'CLOCK, A. M. AND RECORDED AS  
PARTITION PLAT NO. P-08-2022 OF THE RECORDS

INDEX VOLUME 33, PAGE 08

[Signature] COUNTY CLERK  
[Signature] DEPUTY

COUNTY SURVEYOR FILE NO. 23586

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

PURPOSE: TO SURVEY AND PARTITION THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NO. 2018-039091 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AS APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT AS FILE # LDP-21-253.

PROCEDURE: USING A TRIMBLE S6 TOTAL STATION AND TRIMBLE R-10 GPS RECEIVERS, I RECOVERED AND TIED THE EXISTING MONUMENTS OF RECORD AS SHOWN HEREIN. THE NORTH LINE WAS ESTABLISHED AT THE RECORD OFFSET FROM THE NORTH SECTION LINE OF SECTION 6. THE EAST LINE WAS ESTABLISHED BY HOLDING THE RECOVERED MONUMENT AS SET ON SURVEY NUMBER (S/N) 16765 AT THE SOUTHEAST CORNER, AND HOLDING THE RECORD DISTANCE ALONG THE NORTH LINE OF SECTION 6 FROM THE NORTHWEST CORNER OF SAID SECTION. AT THE INITIAL POINT OF SAID S/N 16765 I FIND THE BRASS DISC IN CONCRETE WITH THE TOP PORTION CONTAINING SAID BRASS CAP BROKEN DUE TO RECENT CONSTRUCTION WORK. I TIE THE UNDISTURBED PORTION OF THE CONCRETE APPROX. 0.2' BELOW GRADE AND DO NOT HOLD SAID POSITION. THE SOUTH LINE IS THE EAST-WEST 1/16 OF THE NORTHWEST QUARTER. I TIE AND HOLD THE ACCEPTED NORTH 1/16 AND NORTHWEST 1/16 CORNERS AS SHOWN HEREIN. THE WEST LINE WAS ESTABLISHED BY HOLDING THE RECOVERED MONUMENTS AS SET ON S/N 22626 AND EXTENDING THE LINE NORTHERLY AND SOUTHERLY. AS MOST OF THE TRACTS OF LAND IN THE PROJECT AREA ARE DESCRIBED AS ALIQUOT PARTS, THE FOUND AND HELD MONUMENTS FIT WELL WHEN COMPARED AGAINST THE RECORD PROPORTIONED DISTANCES FOR THE NORTHWEST QUARTER OF SECTION 6.

**EASEMENTS OF RECORD**

EASEMENTS SHOWN IN FIRST AMERICAN TITLE PUBLIC RECORD REPORT, ORDER NO. 7169-3733169 EFFECTIVE DATE JANUARY 20, 2022 ARE NOT LOCATABLE, NOT SURVEY RELATED, OR ARE BLANKET IN NATURE AND ARE NOT SHOWN GRAPHICALLY ON THIS PARTITION PLAT.

- #5. TO - US WEST COMMUNICATIONS, INC.  
FOR - TELECOMMUNICATIONS FACILITIES  
RECORDED MAY 23, 1996 AS INSTRUMENT NUMBER 96-16936
- #6. TO - THE WASHINGTON WATER POWER COMPANY, DOING BUSINESS AS WP NATURAL GAS  
FOR - A GAS PIPELINE AND ALL NECESSARY VALVES AND APPURTENANCES  
RECORDED OCTOBER 28, 1996 AS INSTRUMENT NUMBER 96-36018
- #14. TO - PACIFICORP, AN OREGON CORPORATION, ITS SUCCESSORS AND ASSIGNS  
FOR - DISTRIBUTION OF TRANSMISSION AND ELECTRICITY  
RECORDED JULY 23, 2021 AS INSTRUMENT NUMBER 2021-032069

**TERRASURVEY, INC.**

PROFESSIONAL LAND SURVEYORS

274 FOURTH STREET  
ASHLAND, OREGON 97520

(541) 482-6474  
terrain@bisp.net  
JOB NO. 1224-19

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 2016  
PHILIP J. DROSSOS  
No. 90718

Renewal 12-31-23

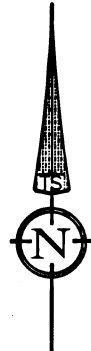
I HEREBY CERTIFY THAT THIS PLAT IS  
AN EXACT COPY OF THE ORIGINAL.

[Signature]  
PHILIP J. DROSSOS, PLS 90718

# LAND PARTITION SURVEY PARTITION PLAT NO. P-08-2022

LOCATED IN THE NORTHWEST QUARTER OF SECTION 6,  
TOWNSHIP 37 SOUTH, RANGE 1 WEST,  
WILLAMETTE MERIDIAN,  
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

DATE: 12-02-2021  
SCALE: 1" = 100'



FILED  
Date 2/23/22 By PLP  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

JACKSON COUNTY SURVEYOR  
S36 | S31  
S1 | S6  
2003

FOUND 2-1/2" BRASS  
CAP FLUSH IN ASPHALT,  
PER JACKSON COUNTY  
FIFTH RE-ESTAB.

JACKSON COUNTY SURVEYOR  
S31  
1/4 | S6  
2003

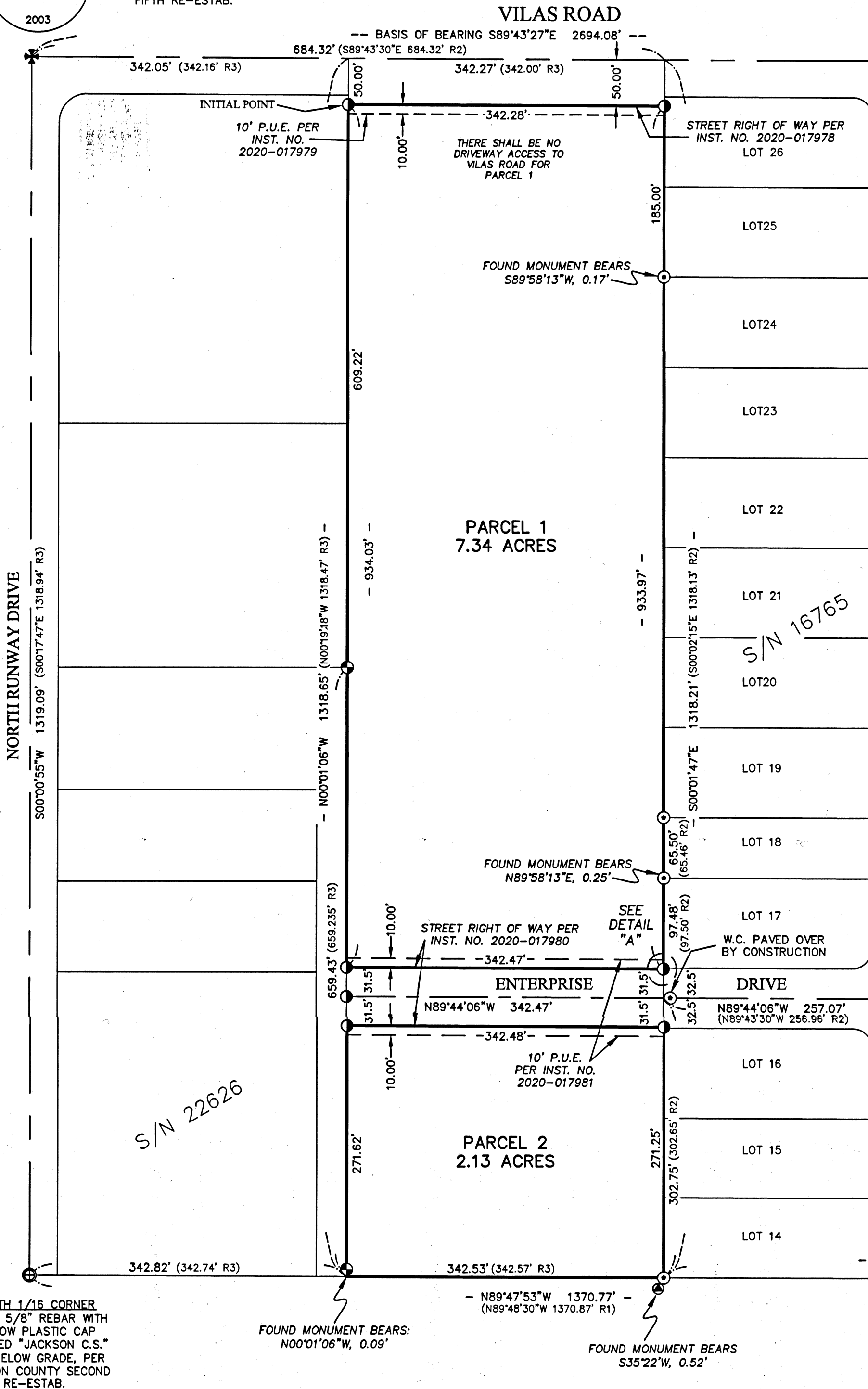
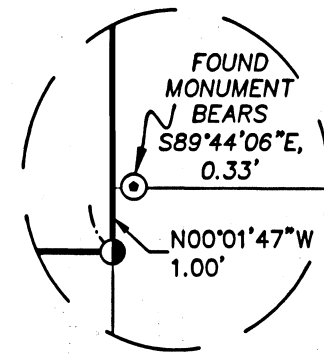
FOUND 2-1/2" BRASS CAP  
FLUSH IN ASPHALT, PER  
JACKSON COUNTY FOURTH  
RE-ESTAB., SPECIAL CORNER

SURVEY FOR:  
**RKKP LLC, AN OREGON LIMITED  
LIABILITY COMPANY**

### LEGEND

- BOUNDARY LINE
- FOUND 2-1/2" BRASS CAP PER JACKSON COUNTY RE-ESTAB. AS NOTED
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "JACKSON C.S." PER JACKSON COUNTY RE-ESTAB. AS NOTED
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "WEAVER LS 1679" PER S/N 9181
- FOUND 5/8" REBAR PER S/N 9870
- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "D. MINNECI" PER S/N 16765
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "D. MINNECI" PER S/N 16765
- FOUND 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "JACKSON COUNTY SURVEYOR '805' OR '814" PER S/N 21223
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "DROSSOS LS 90718"
- INST. NO. INSTRUMENT NUMBER, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- S/N SURVEY NUMBER, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, JACKSON COUNTY, OREGON
- W.C. WITNESS CORNER
- P.U.E. PUBLIC UTILITY EASEMENT
- (R1) RECORD DATA PER S/N 9870
- (R2) RECORD DATA PER S/N 16765
- (R3) RECORD DATA PER S/N 22626

DETAIL "A"  
NOT TO SCALE



NORTH 1/16 CORNER  
FOUND 5/8" REBAR WITH  
YELLOW PLASTIC CAP  
STAMPED "JACKSON C.S."  
0.6" BELOW GRADE, PER  
JACKSON COUNTY SECOND  
RE-ESTAB.

FOUND MONUMENT BEARS:  
N00°01'06"W, 0.09'

FOUND MONUMENT BEARS  
S35°22'W, 0.52'

NORTHWEST 1/16 CORNER  
FOUND 5/8" REBAR,  
PER S/N 9870

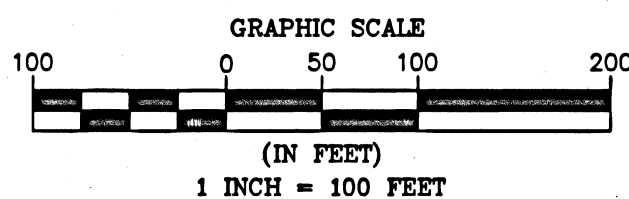
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PLP  
PHILIP J. DROSSOS, PLS 90718

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 2016  
PHILIP J. DROSSOS  
No. 90718

Renewal 12-31-23

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terrain@bisp.net  
JOB NO. 1224-19



BASIS OF BEARING WAS DETERMINED BY HIGH PRECISION  
GPS OBSERVATIONS (NAD83 (2011) EPOCH 2010.00  
DATUM) APPLIED TO THE NORTH LINE OF SECTION 6  
BETWEEN THE FOUND MONUMENTS AS SHOWN HEREIN  
RESULTING IN A BEARING OF S89°43'27"E

ASSESSOR'S MAP NO. 37 1W 06 BB, TAX LOT 500