

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that Oliverio Cortes Flores, Maria Edith Rangel Valle, Federico Cortes Lira and Engracia Cortes Diaz are the owners in fee of the lands shown on this plat, more particularly described in the Surveyor's Certificate, and has caused the same to be subdivided into 2 Parcels as shown hereon together with a Private Road and Private Utility Easement over and across Parcel 1 for the benefit of Parcel 1 and Parcel 2 and do hereby dedicate to the public for public use the Public Utility Easement (PUE) as shown on sheet 2.

Oliverio Cortes Flores
OLIVERIO CORTES FLORES

Maria Edith Rangel Valle
MARIA EDITH RANGEL VALLE

Federico Cortes
FEDERICO CORTES LIRA

Engracia Cortes
ENGRACIA CORTES DIAZ

State of Oregon)
ss
County of Jackson)

Personally appeared before me the above named Oliverio Cortes Flores on this the 5th day of February 2022 and acknowledged the foregoing instrument to be his voluntary act and deed.

(Signature) Hilda Berenice Pantaja
(Printed Name) Hilda Berenice Pantaja

Notary Public - Oregon Commission No. 1009873
My Commission Expires: March 15, 2025

State of Oregon)
ss
County of Jackson)

Personally appeared before me the above named Maria Edith Rangel Valle on this the 5th day of February 2022 and acknowledged the foregoing instrument to be her voluntary act and deed.

(Signature) Hilda Berenice Pantaja
(Printed Name) Hilda Berenice Pantaja

Notary Public - Oregon Commission No. 1009873
My Commission Expires: March 15, 2025

State of Oregon)
ss
County of Jackson)

Personally appeared before me the above named Federico Cortes Lira on this the 5th day of February 2022 and acknowledged the foregoing instrument to be her voluntary act and deed.

(Signature) Hilda Berenice Pantaja
(Printed Name) Hilda Berenice Pantaja

Notary Public - Oregon Commission No. 1009873
My Commission Expires: March 15, 2025

State of Oregon)
ss
County of Jackson)

Personally appeared before me the above named Engracia Cortes Diaz on this the 5th day of February 2022 and acknowledged the foregoing instrument to be her voluntary act and deed.

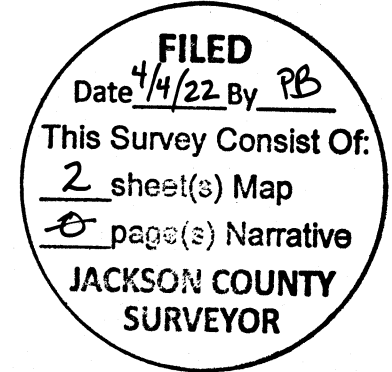
(Signature) Hilda Berenice Pantaja
(Printed Name) Hilda Berenice Pantaja

Notary Public - Oregon Commission No. 1009873
My Commission Expires: March 15, 2025

361W20DA TAX LOT 11600

PARTITION PLAT NO. P-14 -2022

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 20
TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON



Surveyor's Certificate:

I, Sean P. Metzger, 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 tract of land shown hereon, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Lot 3, Block 2 of AGATE SUBDIVISION in Jackson County, Oregon, According to the official Plat thereof, recorded in Volume 7, Page 47 of Plat Records. Less and excepting the following described tract: Beginning at the Northwest corner of Lot 3, Block 2, said Subdivision, thence South 89°48' East along the North line of said Lot 135.00 feet to a point of 25 feet North 89°48' West of the Northeast corner of said Lot 3; thence South 0°12' West parallel to and 25 feet West of the East line of said Lot 322.66 feet to a point of 135.00 feet South 89°48' East of the West line of said Lot; thence North 89°48' West 135.00 feet to a point of 322.66 feet South 0°12' West of the Northwest corner of said Lot; thence North 0°12' East along said Lot line 322.66 feet to the point of beginning.

Sean P. Metzger
SEAN P. METZGER PLS 82769

SURVEY NARRATIVE TO COMPLY WITH O.R.S 209.250

SURVEY FOR: MARIA EDITH RANGEL VALLE
517 WESTERN AVENUE #38
MEDFORD OR, 97501

DATE FINAL MONUMENT SET: December 1, 2021

BASIS OF BEARING: North line of Block 2, of Agate Subdivision

PURPOSE OF SURVEY: To partition the property described in the Surveyor's Certificate and divide said property into two (2) Parcels as Approved by 439-21-00023-SUB

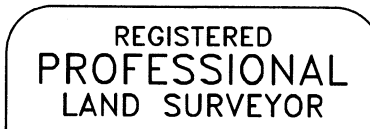
PROCEDURE USED DURING SURVEY: This survey began with a diligent search of available records including -
County Survey Numbers 18925 and Agate Subdivision
Clients current deed 2020-045399, and deeds for surrounding properties

Made measurements to found monuments a shown. The Northeast corner of Lot 3, Block 2 of Agate Subdivision was determine by holding the 20.00 feet shown on Filed Survey Number 18925, which fits the found monument at the Southeast corner of said Lot. Parcel corners were then calculated and marked with proper monuments as shown hereon.

All found monuments were measured via static GPS observations, redundant RTK measurements and/or closed loop traverse.

I, Sean P. Metzger, do hereby certify that this is an exact copy of the original.

Sean P. Metzger



Sean P. Metzger
OREGON
JUNE 8, 2009
SEAN P. METZGER
No. 82769
RENEWS: 12/31/2022

Approvals:

Examined and approved by Jackson County Development Services
File No. 439-21-00023-SUB

this 31st day of March, 2022

Jrendell Clark

Examined and approved this 8 day of February, 2022

Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of this 4 day of April, 2022

M. MEMMO
Tax Collector

4/4/22
Date

Examined and approved as required by O.R.S. 92.100 this 4 day of April, 2022

M. MEMMO
Assessor

4/4/2022
Date

Recorder's Certificate:

Filed for record this 4 day of April, 2022 at 8:57 O'clock P.M.

and recorded in Volume 33, Page 14 of the Plat Records of Jackson County, Oregon.

Christine D. Walker
County Clerk

Gina Hall
Deputy

Approved for Recording: N/A
County Commissioner/Administrator Date

SURVEY BY: METZGER LAND SURVEYING, LLC
P.O. BOX 3521
CENTRAL POINT, OR 97502
PHONE: 541-727-2749

DRAWN BY: SPM

DATE: 12/15/2021

CHECKED BY:

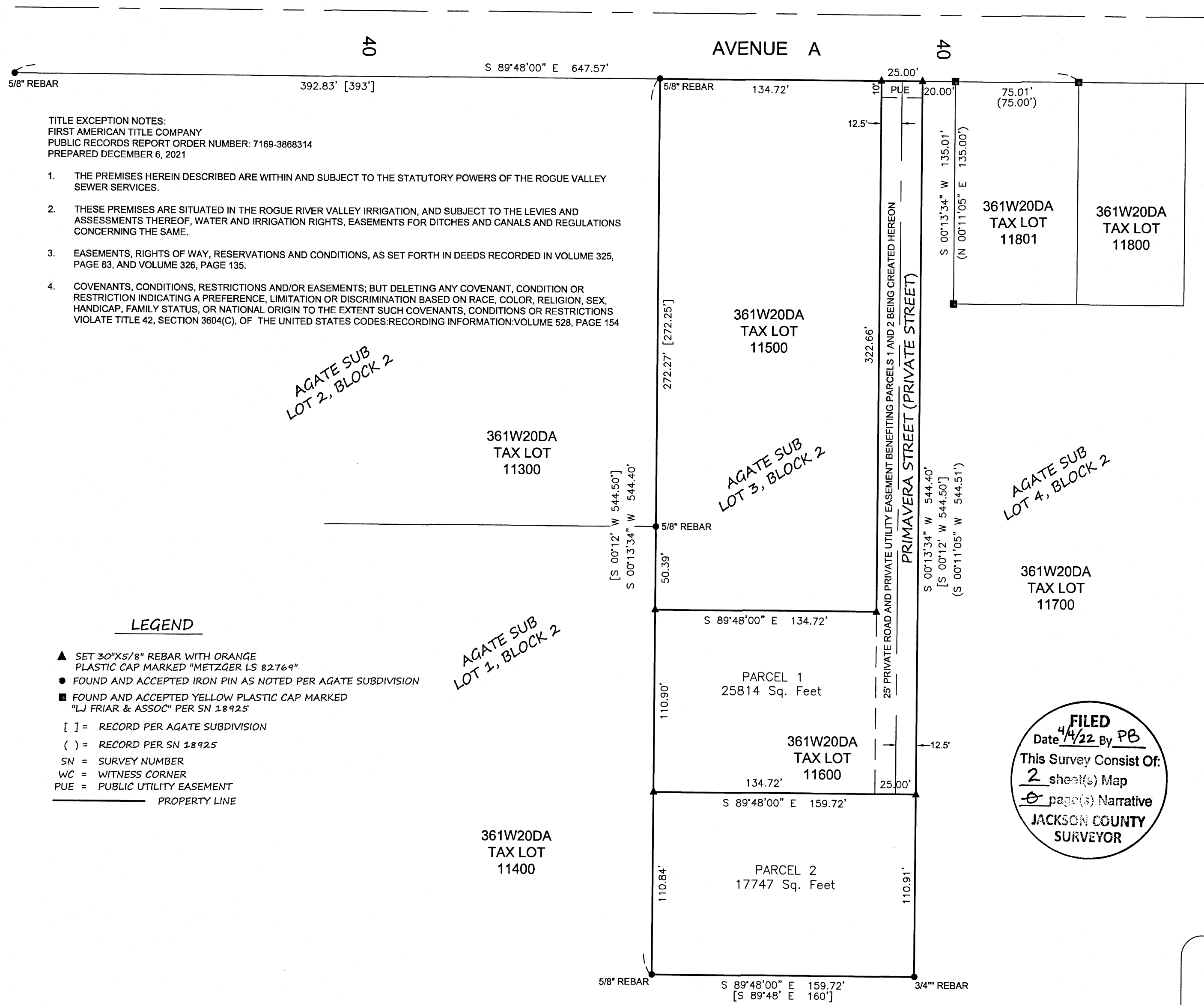
DATE:

SURVEY FOR: MARIA EDITH RANGEL VALLE
517 WESTERN AVENUE #38
MEDFORD OR, 97501

SHEET 1 OF 2

PARTITION PLAT NO. P-14-2022

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 20
TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

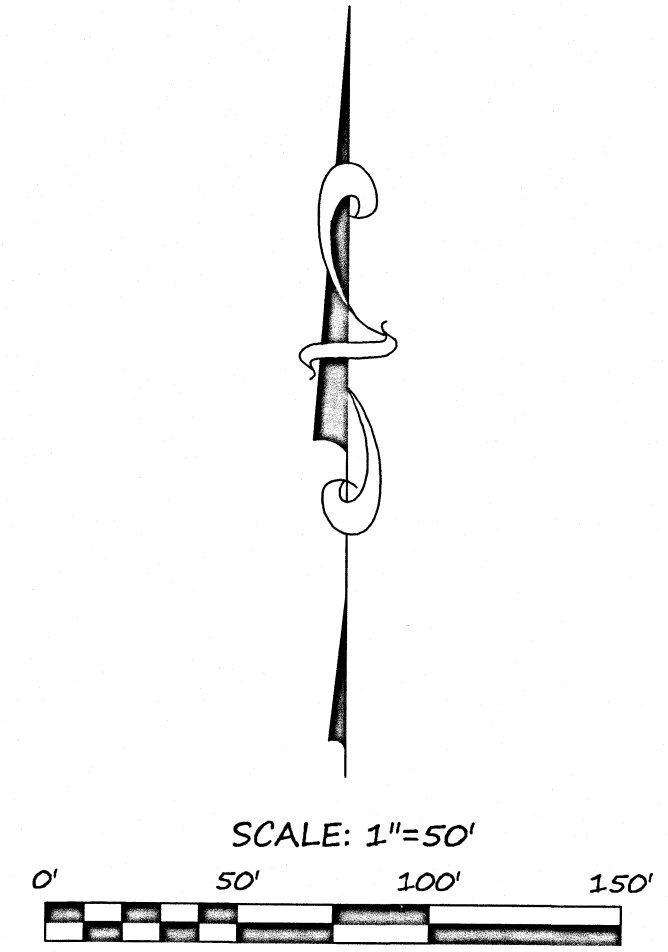


TITLE EXCEPTION NOTES:
FIRST AMERICAN TITLE COMPANY
PUBLIC RECORDS REPORT ORDER NUMBER: 7169-3868314
PREPARED DECEMBER 6, 2021

1. THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
2. THESE PREMISES ARE SITUATED IN THE ROGUE RIVER VALLEY IRRIGATION, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
3. EASEMENTS, RIGHTS OF WAY, RESERVATIONS AND CONDITIONS, AS SET FORTH IN DEEDS RECORDED IN VOLUME 325, PAGE 83, AND VOLUME 326, PAGE 135.
4. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS; BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES:RECORDING INFORMATION:VOLUME 528, PAGE 154

LEGEND

- ▲ SET 30"x5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "METZGER LS 82769"
- FOUND AND ACCEPTED IRON PIN AS NOTED PER AGATE SUBDIVISION
- FOUND AND ACCEPTED YELLOW PLASTIC CAP MARKED "LJ FRIAR & ASSOC" PER SN 18925
- [] = RECORD PER AGATE SUBDIVISION
- () = RECORD PER SN 18925
- SN = SURVEY NUMBER
- WC = WITNESS CORNER
- PUE = PUBLIC UTILITY EASEMENT
- — — — — PROPERTY LINE



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Sean P. Metzger
OREGON
JUNE 8, 2009
SEAN P. METZGER
No. 82769
RENEWS: 12/31/2022

FILED
Date 4/4/22 By PB
This Survey Consist Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

I, Sean P. Metzger, do hereby certify
that this is an exact copy of the original.
Sean P. Metzger

SURVEY BY: METZGER LAND SURVEYING, LLC
P.O. BOX 3521
CENTRAL POINT, OR 97502
PHONE: 541-727-2749

DRAWN BY: SPM
CHECKED BY: DATE: 12/15/2021

SURVEY FOR: MARIA EDITH RANGEL VALLE
517 WESTERN AVENUE #38
MEDFORD OR, 97501

SHEET 2 OF 2

361W20DA TAX LOT 11600