

PARTITION PLAT NO. P-16-2022

for
SKY RIDGE LLC

Located in:
Sections 4 & 5, Township 39 South, Range 2 East, and
Sections 32 & 33, Township 38 South, Range 2 East,
Willamette Meridian, Jackson County, Oregon

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT SKY RIDGE LLC, AN OREGON LIMITED LIABILITY COMPANY, HERETOFORE KNOWN AS DECLARANT, IS THE OWNER OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN ON THE PARTITION PLAT AND DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE, THE AREA LABELED HEREON AS PUBLIC UTILITY EASEMENT (PUE).

TITLE EXCEPTION NOTES:

- FIRST AMERICAN TITLE INSURANCE COMPANY PUBLIC RECORD REPORT FOR NEW SUBDIVISION OR LAND PARTITION EFFECTIVE DATE: NOVEMBER 24, 2021 ORDER NO. 7169-3780753 EXCEPTIONS:
- 5. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways. (Not plottable - blanket in nature).
- 6. Easement(s) for transmission and distribution of electricity and other purposes - Volume 377, Page 298, Volume 380, Page 228 and Volume 394, Page 15 of Deed Records of Jackson County, Oregon. (Not plottable - blanket in nature).
- 7. Rights to entire flow of a certain spring and pipeline - Volume 547, Page 334 of Deed Records of Jackson County, Oregon. Does not affect this property.
- 8. Easement for transmission and distribution of electricity and other purposes - per Volume 591, Page 190 of Deed Records, Jackson County, Oregon (Not plottable - blanket in nature).
- 9. Easement for roadway & slide repair per Instrument No. 70-08865, Official Records, Jackson County, Oregon, (approximate location as shown)
- 10. Easement for Ingress and egress per Instrument No. 80-17277, Official Records, Jackson County, Oregon (approximate location as shown)
- 11. Easement for gas pipeline per Instruments No. 95-28229 & 95-28230, & 95-28229 & 96-38663 Official Records, Jackson County, Oregon (specific location not disclosed)
- 12. Easement for gas pipeline per Instruments No. 95-28232 & 95-31977, Official Records, Jackson County, Oregon (specific location not disclosed)
- 13. Property is subject to Restrictive Covenants recorded as Documents No. 99-16847 & 99-16848, Official Records, Jackson County, Oregon
- 16. Declaration of Easements and Private Road Maintenance Agreement per Instrument No. 2021-000904, Official Records, Jackson County, Oregon (location as shown)

APPROVALS:

JACKSON COUNTY PLANNING: FILE NO. 439-20-00064-SUB
EXAMINED AND APPROVED THIS 19 DAY OF April, 2022.

Shandel Clark
JACKSON COUNTY PLANNING DIRECTOR *manager*

EXAMINED AND APPROVED THIS 11 DAY OF April, 2022.

Swift Jess
JACKSON COUNTY SURVEYOR

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 23633

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 25th DAY OF APRIL, 2022.

M. AGENT
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 25 DAY OF April, 2022.

M. Munko
TAX COLLECTOR

RECORDER'S STATEMENT:

FILED FOR RECORD THIS 25th DAY OF April, 2022 AT 12:39

O'CLOCK P. M. AND RECORDED IN VOLUME 33 OF PLATS AT PAGE 116 OF RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker
COUNTY CLERK

Lynna S. Morgan
DEPUTY

ACKNOWLEDGEMENT:

SKY RIDGE LLC, AN OREGON LIMITED LIABILITY COMPANY
IN WITNESS WHEREOF, SIGNED THIS 1st DAY OF April, 2022.

BY: Anna Jensen-Haxel
ANNA JENSEN-HAXEL, MEMBER
SKY RIDGE LLC,
AN OREGON LIMITED LIABILITY COMPANY

STATE OF OREGON
COUNTY OF JACKSON) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED THIS 1st DAY APRIL, 2022 BY ANNA JENSEN-HAXEL, MEMBER, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SKY RIDGE LLC, AN OREGON LIMITED LIABILITY COMPANY.

Walter Dusek
NOTARY PUBLIC - OREGON
COMMISSION NO. 993209
MY COMMISSION EXPIRES OCTOBER 30, 2023

CONSENT:

DIXIE LEE POOL AND LORI ANN HANSON ARE THE BENEFICIARIES OF A CERTAIN TRUST DEED RECORDED JULY 17, 2018 AS DOCUMENT NO. 2018-022440, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SEE AFFIDAVIT CONSENT RECORDED AS DOCUMENT NO. 2022 - 013567
OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

PURPOSE: To survey and monument a minor land partition of property described in Instrument No. 2021-001931 of the Official Records of Jackson County, Oregon and as approved by Jackson County Development Services (File No. 439-20-00064-SUB)

PROCEDURE: This is a partial survey of properties located in Sections 32 and 33 of Township 38 South, Range 2 East and in Sections 4 and 5 of Township 39 South, Range 2 East. The property now being partitioned is a portion of Parcel No. 1 and Parcel No. 2 of Land Partition No. P-22-1999, filed as survey No. 16098. Parcel No. 2 was recently adjusted by property line adjustment as described per Instrument No. 2019-038837 and was then partitioned by this office per survey No. 23247. Control established by this office for Survey No. 23247 was utilized to accomplish this minor partition. The unsurveyed exterior boundaries were computed from survey No. 16098, by George Burrell. The interior parcel boundaries were computed according to client's direction and monuments were set as shown.

Equipment used: Trimble GPS equipment and Trimble S6 Robotic Instrument.

SURVEYOR'S CERTIFICATE:

I, DARRELL L. HUCK, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION, 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:

A parcel of land situated in the East One-Half of Section 32, the Southwest One-Quarter of Section 33, Township 38 South, Range 2 East, the Northwest One-Quarter of the Northwest One-Quarter of Section 04, the North One-Half and the West One-Half of Section 05, Township 39 South, Range 2 East, of the Willamette Meridian, Jackson County, Oregon, being more particularly described as follows:

Parcel Number One (1) of Partition Plat Number P-22-1999, Jackson County, Oregon and filed in the Office of the Jackson County Surveyor, April 01, 1999, as Survey Number 16098, and Index Volume 10, Page 22.

TOGETHER WITH:
The Northwest One-Quarter of the Northwest One-Quarter of Section 04, Township 39 South, Range 2 East, of the Willamette Meridian, Jackson County, Oregon.

TOGETHER WITH:
The North One-Half of the Northeast One-Quarter of Section 05, Township 39 South, Range 2 East, of the Willamette Meridian, Jackson County, Oregon.

TOGETHER WITH:
Commencing at a 5/8-inch iron rebar marking the Center-North One-Sixteenth corner of Section 05, Township 39 South, Range 2 East, of the Willamette Meridian, Jackson County, Oregon; Thence along the North-South center-line of said Section 05, North 01°47'06" East, 343.70 feet to the True Point of Beginning; Thence leaving said North-South center-line, South 88°02'16" West, 264.87 feet to an angle point; Thence South 43°27'40" West, 1025.15 feet to an angle point; Thence North 52°35'03" West, 1394.57 feet to an angle point; Thence North 28°41'46" East, 593.03 feet to an angle point; Thence North 45°16'09" West, 336.49 feet to the Northwest line of Parcel Number Two (2) of Partition Plat Number P-22-1999, Jackson County, Oregon and filed in the Office of the Jackson County Surveyor, April 01, 1999, as Survey Number 16098, and Index Volume 10, Page 22; Thence along said Northwest line of Parcel Two (2), North 29°10'48" East, 341.19 feet to the North line of Section 05, Township 39 South, Range 2 East, of the Willamette Meridian, Jackson County, Oregon; Thence along the North line of said Section 05, South 88°25'19" East, 1900.36 feet to the North One-Quarter corner of said Section 05; Thence along the North-South center-line of said Section 05, South 01°47'06" West, 1097.27 feet to the True Point of Beginning.

Darrell L. Huck
Darrell L. Huck
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darrell L. Huck
OREGON
FEBRUARY 4, 1985
DARRELL L. HUCK
2023

Expires 6/30/2023

I certify this plat to be an exact copy of the original
Darrell L. Huck
SURVEYOR

RECEIVED
Date 4/25/22 By PB
This survey consists of:
2 sheet(s) Map
0 pages(s) Narrative
JACKSON COUNTY
SURVEYOR

PARTITION PLAT NO. P-16-2022

for
SKY RIDGE LLC

Located in:
Sections 4 & 5, Township 39 South, Range 2 East, and
Sections 32 & 33, Township 38 South, Range 2 East,
Willamette Meridian, Jackson County, Oregon

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE 201
MEDFORD, OREGON 97504
(541)779-4641

BY: DARRELL L. HUCK PLS No. 2023
SCALE: 1 inch = 500' SEPTEMBER 24, 2021
BASIS OF BEARING: SURVEY NO. 23247

LEGEND:

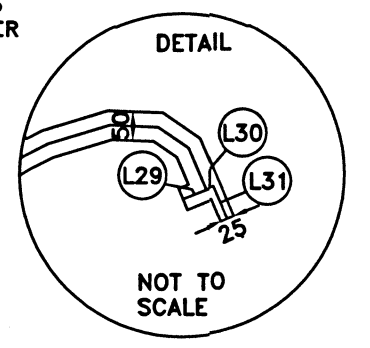
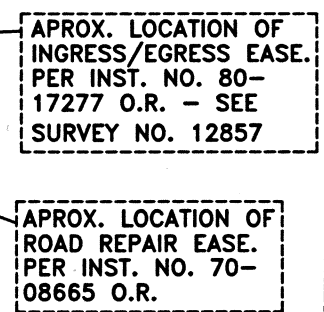
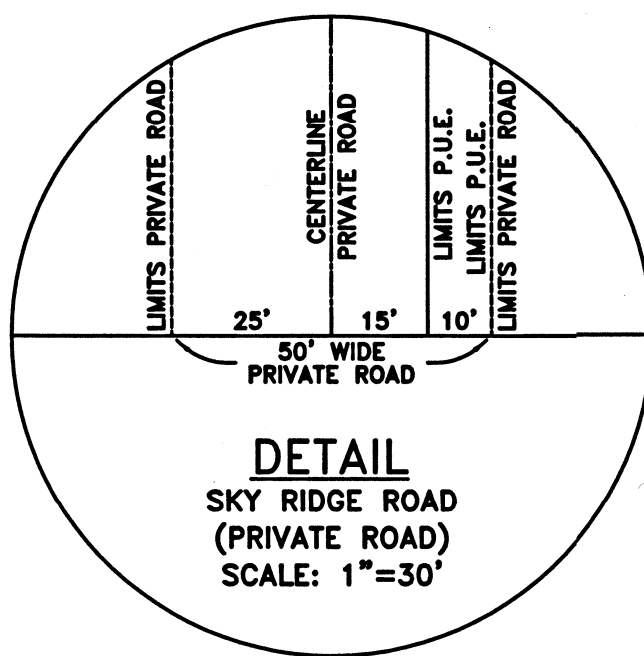
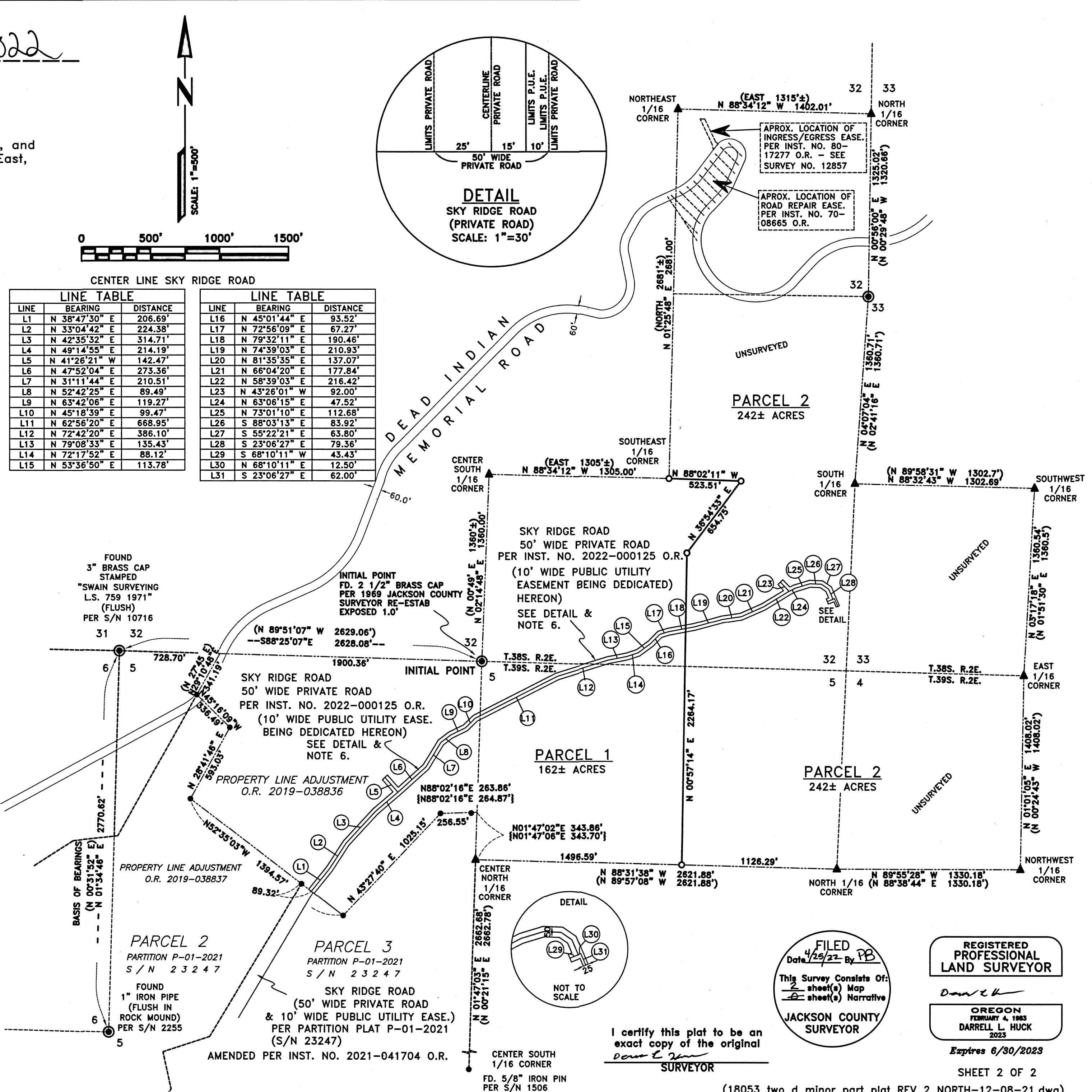
- SET 5/8"x24" IRON REINFORCING PIN w/PLASTIC CAP STAMPED "D. HUCK LS 2023".
- FOUND PUBLIC LAND SURVEY CORNER, AS NOTED.
- FOUND 5/ 8" IRON REINFORCING PIN w/PLASTIC CAP STAMPED "D. HUCK LS 2023" PER S/N 23247, UNLESS NOTED OTHERWISE.
- ▲ CALCULATED POSITION.
- C/L CENTERLINE.
- O.R. OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- P.U.E. EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, IRRIGATION, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER, CONSTRUCTION AND MAINTENANCE.
- S/N SURVEY NUMBER OF JACKSON COUNTY SURVEYOR, OREGON.
- (.....) RECORD DATA PER S/N 16098.
- ((.....)) RECORD DATA PER S/N 10506
- [.....] RECORD DATA PER S/N 23002
- {.....} RECORD PER INST. NO. 2019-038837 & INST. NO. 2019-038836 AND S/N 23247

NOTES:

1. VERTICAL DATUM: NAVD88
2. HORIZONTAL DATUM: NAD83(11), EPOCH 2010.00
3. PROJECTION: STATE PLANE COORDINATES, OREGON SOUTH (3602)
4. UNITS: GRID COORDINATES, INTERNATIONAL FEET
5. DISTANCES SHOWN ARE GROUND DISTANCES.
6. 10' WIDE PUBLIC UTILITY EASEMENT BEING DEDICATED HEREON - TO BE LOCATED ALONG AND ADJOINING THE SOUTHERLY RIGHT-OF-WAY LINE OF THE 50' PRIVATE ROAD AS DESCRIBED PER INST. NO. 2022-000125.

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00'	34°10'03"	59.63'	N 77°41'40" W	58.75'

CENTER LINE SKY RIDGE ROAD			CENTER LINE SKY RIDGE ROAD		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 38°47'30" E	206.69'	L16	N 45°01'44" E	93.52'
L2	N 33°04'42" E	224.38'	L17	N 72°56'09" E	67.27'
L3	N 42°35'32" E	314.71'	L18	N 79°32'11" E	190.46'
L4	N 49°14'55" E	214.19'	L19	N 74°39'03" E	210.93'
L5	N 41°26'21" W	142.47'	L20	N 81°35'35" E	137.07'
L6	N 47°52'04" E	273.36'	L21	N 66°04'20" E	177.84'
L7	N 31°11'44" E	210.51'	L22	N 58°39'03" E	216.42'
L8	N 52°42'25" E	89.49'	L23	N 43°26'01" W	92.00'
L9	N 63°42'06" E	119.27'	L24	N 63°06'15" E	47.52'
L10	N 45°18'39" E	99.47'	L25	N 73°01'10" E	112.68'
L11	N 62°56'20" E	668.95'	L26	S 88°03'13" E	83.92'
L12	N 72°42'20" E	386.10'	L27	S 55°22'21" E	63.80'
L13	N 79°08'33" E	135.43'	L28	S 23°06'27" E	79.36'
L14	N 72°17'52" E	88.12'	L29	S 68°10'11" W	45.43'
L15	N 53°36'50" E	113.78'	L30	N 68°10'11" E	12.50'
			L31	S 23°06'27" E	62.00'



FILED
Date 4/29/22 By PB
This Survey Consists Of:
2 sheet(s) Map
2 sheet(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Darrell L. Huck
OREGON
FEBRUARY 4, 1985
DARRELL L. HUCK
2023
Expires 6/30/2023

I certify this plat to be an exact copy of the original
Darrell L. Huck
SURVEYOR