

Partition Plat No. P-23-2022

Located at:
NE 1/4 Section 12, Township 37 South, Range 2 West, W.M.
in the City of Medford, Jackson County, Oregon

RECEIVED
DATE 6/28/22 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that Sedona Properties, LLC, an Oregon limited liability company is the owner of the lands hereon described and has caused the same to be partitioned into 2 lots total, as shown on Sheet 2 of this Plat. The course and lengths of all lines are plainly set forth and this map is a correct representation of the partition. The private easements granted hereon are as follows:

* A 10 foot wide private storm drain easement over the easterly portion of Parcel 1 for the benefit of Parcel 2, as shown on sheet 2 of this plat

* A 10 foot wide private sanitary sewer easement over a portion of Parcel 2 for the benefit of Parcel 1, as shown on Sheet 2 of this Plat.

In witness whereof, I have set our hand and seal this 17 day of JUNE, 2022.

[Signature]
Authorized Signature

ACKNOWLEDGEMENT:

State of Oregon)
)S.S.
County of Jackson)

This certifies that on this 17 day of June, 2022, that before me, a Notary Public, personally appeared Tom Becker and acknowledged the foregoing instrument to be their voluntary act and deed.

[Signature] Commission No. 990534
Notary Signature
08-14-2023
Notary Public - Oregon My Commission Expires

SURVEYOR'S CERTIFICATE:

I, John R. Pariani, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and marked with the proper monuments as provided by law.

The parcel of land is shown on Sheet 2 of this plat, of which is a correct representation of the same and the following is an accurate description of the parent parcel, as set forth hereon:

Parcel 1 as shown on the Partition Plat filed in the Office of the Jackson County, Oregon, Surveyor No. 22921, and recorded as Partition Plat No. P-37-2019 of "Record of Partition Plats" in Jackson County, Oregon.

[Signature]
John R. Pariani, PLS

SURVEY NARRATIVE: to comply with ORS 209.250 & ORS 92

Purpose:
The purpose of this plat is to survey and monument a partition of that tract of land described in instrument number 2011-00311 to create 2 lots total, as directed by my Client and as shown on sheet 2 of this plat.

Procedure:
Utilizing the found monuments along the west line as the basis of bearings and holding those positions to control the west line. Record data per filed survey 22921 was used to establish the southerly line of Airport Road and the Westerly line of Biddle Road. The southerly and easterly lines were established by holding the found monuments as shown. Those destroyed pins were reset on this survey in the as-tied/record positions as depicted on the plat map for this subdivision.

The basis of bearing for this project is the west line of filed survey 22921, as shown hereon.

Surveying equipment used: Trimble S6, fully robotic, total station.

Monuments were set April, 2022.

Survey For:

Sedona Properties, LLC
590 Airport Road
Medford, Oregon 97501

Survey By:

Pariani Land Surveying
17 South Platt Street, Suite C
Eagle Point, Oregon 97524

I hereby certify that this is an exact duplicate of the original plat.
[Signature]
John R. Pariani

APPROVALS:

All taxes, fees, assessments or other charges as required by ORS 92.095 have been paid in full as of the 28th day of June, 2022.

[Signature] Tax Collector Date 6/28/22

Examined and approved as required by ORS 92.100 this 28th day of JUNE, 2022.

[Signature] AGENT
Assessor, Department of Assessment

Examined and approved this 24th day of JUNE, 2022.

[Signature]
Medford Planning Department

Examined and recommended for approval this 17th day of June, 2022.

[Signature]
City Surveyor

County Surveyor File Number: 23676

RECORDER'S CERTIFICATE:

Filed for record this 28th day of JUNE, 2022 at 3:28 P.M., and

recorded in Volume 33 of Plats on page 23 of the Records of Jackson County, Oregon

By Christine D Walker County Clerk
Heather Simpson Deputy

372W12A, tax lot 1102



372W12a, Tax Lot 1102
City File No. LDP-21-375

Partition Plat

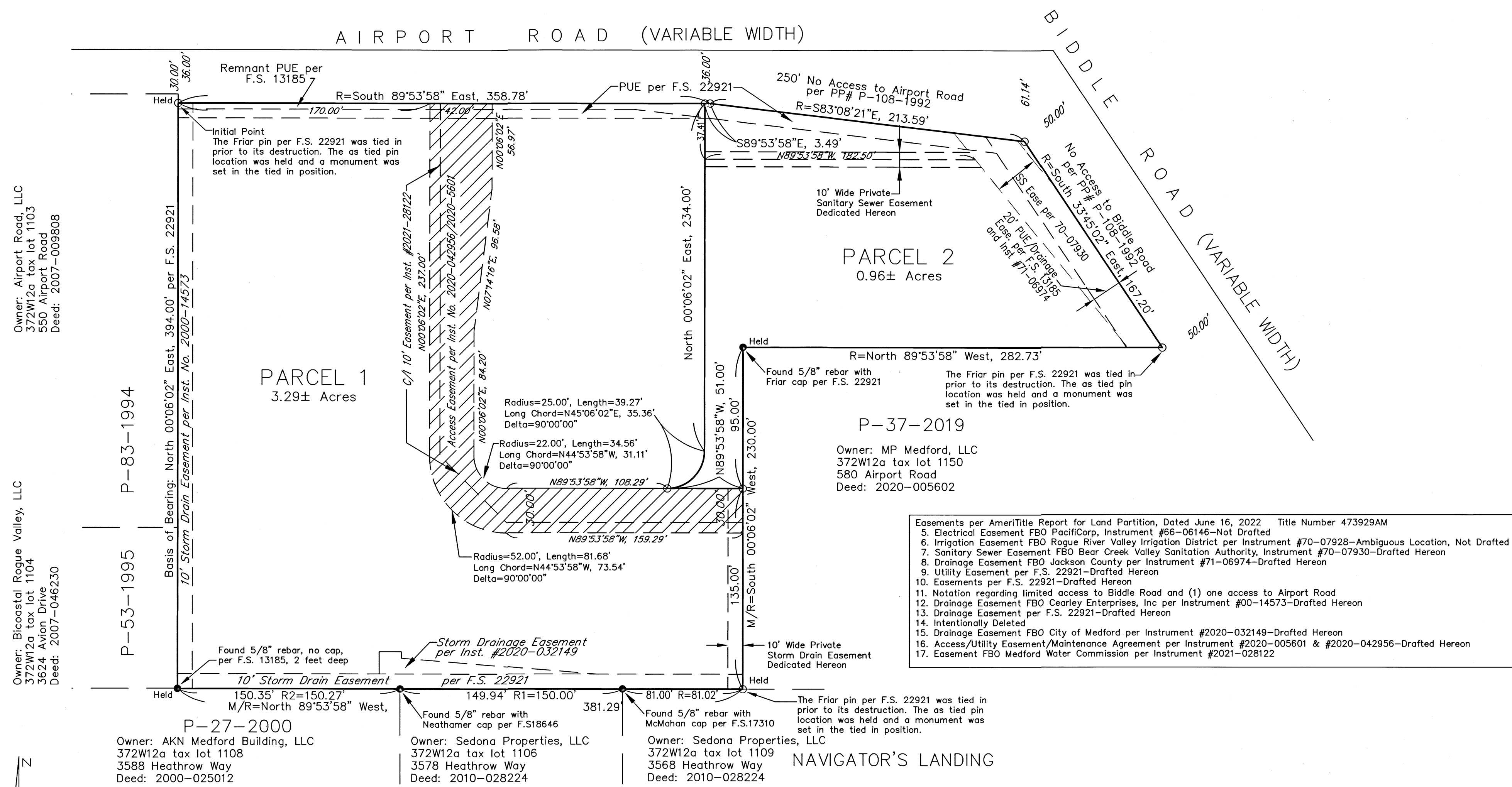
Survey for:
Sedona Properties, LLC
Medford, OR 97504

PROJECT NO.	2021-588	SHEET
DATE:	June 16, 2022	1 of 2
DRAWN BY:	JRP	DRAWING NO.
REVIEWED BY:	MB/CJP/TJA	V-1
APPROVED BY:	JRP	REV. NO.
HORZ SCALE:	n/a	VERT SCALE:

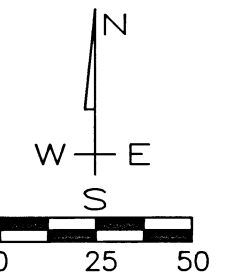
**** RECEIVED ****
 DATE 6/28/22 BY RP
 This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

Partition Plat No. P-23-2022

Located at:
 NE 1/4 Section 12, Township 37 South, Range 2 West, W.M.
 in the City of Medford, Jackson County, Oregon



- Easements per AmeriTitle Report for Land Partition, Dated June 16, 2022 Title Number 473929AM
5. Electrical Easement FBO PacificCorp, Instrument #66-06146-Not Drafted
 6. Irrigation Easement FBO Rogue River Valley Irrigation District per Instrument #70-07928-Ambiguous Location, Not Drafted
 7. Sanitary Sewer Easement FBO Bear Creek Valley Sanitation Authority, Instrument #70-07930-Drafted Hereon
 8. Drainage Easement FBO Jackson County per Instrument #71-06974-Drafted Hereon
 9. Utility Easement per F.S. 22921-Drafted Hereon
 10. Easements per F.S. 22921-Drafted Hereon
 11. Notation regarding limited access to Biddle Road and (1) one access to Airport Road
 12. Drainage Easement FBO Cearley Enterprises, Inc per Instrument #00-14573-Drafted Hereon
 13. Drainage Easement per F.S. 22921-Drafted Hereon
 14. Intentionally Deleted
 15. Drainage Easement FBO City of Medford per Instrument #2020-032149-Drafted Hereon
 16. Access/Utility Easement/Maintenance Agreement per Instrument #2020-005601 & #2020-042956-Drafted Hereon
 17. Easement FBO Medford Water Commission per Instrument #2021-028122



- Found Monument as Noted
- Set 5/8" x 30" Rebar with Cap Marked "Pariani PLS 51382"
- R = Record Data per F.S. 22921
- R1 = Record Data per Navigator's Landing, F.S. 17310
- R2 = Record Data per F.S. 18646
- F.S.=Filed Survey

I hereby certify that this is an exact duplicate of the original plat.
 John R. Pariani

372W12A, tax lot 1102

Pariani Land Surveying
 PHONE: (541) 890-1131 EMAIL: JOHN@PARIANILS.COM

REGISTERED PROFESSIONAL LAND SURVEYOR
 JOHN R. PARIANI
 #51382
 RENEWS: December 31, 2022

372W12a, Tax Lot 1102
 City File No. LDP-21-375

Partition Plat

Survey for:
Sedona Properties, LLC
 Medford, OR 97504

PROJECT NO.	2021-588	SHEET	2 of 2
DATE:	June 16, 2022		
DRAWN BY:	TJA/MB		
REVIEWED BY:	CJP/MB/TJA	DRAWING NO.	V-1
APPROVED BY:	JRP		
HORZ SCALE: 1" = 50'	VERT SCALE:		REV. NO.