

**PARTITION PLAT NO. P-34-2022**

**REPLAT OF PARCEL 3 OF P-34-2008**

LOCATED WITHIN  
THE SOUTH HALF OF SECTION 25,  
TOWNSHIP 35 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN  
JACKSON COUNTY, OREGON

FOR  
**MSM PROPERTY, LLC**  
1020 OAK ROCK RUN  
WHITE CITY, OREGON 97503

**DECLARATIONS**

KNOW ALL PERSONS BY THESE PRESENTS, THAT MILO JOVANOVIC, PRESIDENT OF MSM PROPERTY, LLC AND IS THE FEE TITLE OWNER FOR THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 2021-023103 AND OF THE REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ON THIS PLAT; HAS PARTITIONED THE SAME INTO PARCELS AS SHOWN.

*[Signature]*  
MILO JOVANOVIC, PRESIDENT  
THIS 04<sup>th</sup> DAY OF Oct., 2022

STATE OF OREGON )  
                                  )SS  
COUNTY OF JACKSON )

BEFORE ME PERSONALLY APPEARED MILO JOVANOVIC, TO ME KNOWN TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND THAT HAS EXECUTED THE SAME FOR THE PURPOSE THEREIN SET FORTH.

DATED THIS 4<sup>th</sup> DAY OF October, 2022.

Cheryl Lynn Remillet NOTARY PUBLIC - OREGON (PRINT NAME)

Cheryl Lynn Remillet NOTARY PUBLIC - OREGON (SIGNATURE)

COMMISSION NO. 985073

MY COMMISSION EXPIRES March 10, 2023

**EASEMENTS AND ENCUMBRANCES**

(PER OWNER'S PUBLIC RECORD REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS FILE NO. 7169-3967119, DATE OF REPORT; AUGUST 22, 2022)

- 4) SITUATED IN THE SAMS VALLEY IRRIGATION DISTRICT, SHOWN IN INSTRUMENT RECORDED MAY 29, 1980 AS DOCUMENT NUMBER 80-10053. (LOCATION CANNOT BE DETERMINED BY DOCUMENT)
- 5) THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROAD AND HIGHWAYS.
- 6) LEASE FOR COAL, OIL AND GAS, DATED MARCH 27, 1909, GIVEN TO J.G. ROGERS, WHICH LEASE IS NOT OF RECORD BUT IS DISCLOSED IN VOLUME 75, PAGE 210.
- 7) EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED TO PACIFIC POWER AND LIGHT COMPANY, RECORDED JUNE 6, 1965 IN VOLUME 579, PAGE 484 (20-FOOT WIDE), NOVEMBER 10, 1972 AS INSTRUMENT NUMBER 72-15406 (NO SPECIFIED WIDTH) AND DECEMBER 17, 1976 AS INSTRUMENT NUMBER 76-22345 (20-FOOT WIDE). NO SPECIFIC LOCATION SPECIFIED IN THESE DOCUMENTS.
- 8) PRIVATE ROAD MAINTENANCE AND ACCESS AGREEMENT, INCLUDING TERMS AND PROVISIONS THEREOF. DATED MAY 22, 2008 AS INSTRUMENT NUMBER 2008-019413.
- 9) RESTRICTIVE COVENANTS, FOR NO SEPTIC, SEWER OR POTABLE WATER APPROVAL. DATED MAY 22, 2008 IN INSTRUMENT NUMBERS 2008-019414, 2008-019415, 2008-019416 AND 2008-019417.
- 10) EASEMENT FOR AN UNDERGROUND RIGHT OF WAY, GRANTED TO PACIFICORP, AN OREGON CORPORATION, RECORDED MAY 10, 2017 AS INSTRUMENT NUMBER 2017-007857. (10-FEET WIDE)
- 11) RESTRICTIVE COVENANT, FOR STRUCTURE USE. DATED DECEMBER 28, 2021 IN INSTRUMENT NUMBER 2021-052428.
- 12 TO 43) RESTRICTIVE COVENANT, FOR STRUCTURE USE. DATED DECEMBER 29, 2021 IN INSTRUMENT NUMBERS 2021-052678, 2021-052689 TO 2021-052698, 2021-052718, 2021-052722, 2021-052723, 2021-052728, 2021-052729, 2021-052737 TO 2021-052740, 2021-052743 TO 2021-052745, 2021-052810, 2021-052813 TO 2021-052817 AND 2021-052819 TO 2021-052821.
- 44 TO 71) RESTRICTIVE COVENANT, FOR STRUCTURE USE. DATED DECEMBER 30, 2021 IN INSTRUMENT NUMBERS 2021-052826, 2021-052827, 2021-052829 TO 2021-052831 AND 2021-052834 TO 2021-052856.

**SURVEY NARRATIVE**

PURPOSE: TO SURVEY AND MONUMENT THE DIVIDING LINE OF TWO PARCELS OF LAND CREATED THROUGH A LAND PARTITION WITHIN THE BOUNDARY OF INSTRUMENT NUMBER 2021-02310 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, PER JACKSON COUNTY DEVELOPMENT SERVICES PLANNING ACTION 439-21-00068-SUB.

PROCEDURE: THIS SURVEY WAS CONDUCTED USING A LEICA TCRP 1203+ ROBOTIC TOTAL STATION, DISTANCE PRISMS AND A LEICA CS15 DATA COLLECTOR. THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH BOUNDARY LINE OF PARCEL 3 OF PARTITION PLAT P-34-2008, RECORDED IN VOLUME 19, PAGE 34 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON AS DETERMINED BETWEEN THE NORTH-NORTHWEST AND NORTHEAST CORNERS AND FILED AS SURVEY NUMBER 20038 IN THE JACKSON COUNTY, OREGON SURVEYOR'S OFFICE. THE MAJORITY OF THE MONUMENTS FOR SAID PARCEL 3 FOUND TO FIT REASONABLY WELL WITH RECORD DIMENSIONS AND WERE HELD AS TIED TO DETERMINE THE REST OF THE BOUNDARY.

**SURVEYOR'S CERTIFICATE**

I, JASON M. MARTIN, AN OREGON REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 54729, DO HEREBY CERTIFY THAT I HAVE ACCURATELY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE PROPERTY LINES DESIGNATED AND REPRESENTED ON THIS PARTITION PLAT LOCATED WITHIN THE SOUTH HALF OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON. THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY AS SET FORTH HEREON:

PARCEL 3 OF PARTITION PLAT P-34-2008, RECORDED IN VOLUME 19, PAGE 34 OF PLAT RECORDS OF JACKSON COUNTY, OREGON AND FILED AS SURVEY NUMBER 20038 IN THE JACKSON COUNTY, OREGON SURVEYORS OFFICE.

*[Signature]*  
JASON M. MARTIN, P.L.S. 54729

**RECORDER**

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORDING ON THE 3<sup>rd</sup> DAY OF November, 2022 AT 1:09 O'CLOCK P.M. AND RECORDED AS PARTITION PLAT NO. P-34-2022. JACKSON COUNTY RECORDS.

*[Signature]*  
CHRISTINE D. WALKER  
JACKSON COUNTY CLERK

*[Signature]*  
SONYA S. MORGAN  
DEPUTY

**SHEET INDEX**

- 1) SURVEYOR'S CERTIFICATE, NARRATIVE, DECLARATIONS, RECORDER, APPROVALS AND EASEMENTS.
- 2) OVERALL PROPERTY.
- 3) DETAIL OF EXISTING PRIVATE ROAD.

**APPROVALS**

EXAMINED AND APPROVED BY THE JACKSON COUNTY PLANNING DEPARTMENT, FILE NO.: 439-21-00068-SUB  
APPROVED THIS 25<sup>th</sup> DAY OF October, 2022

*[Signature]*  
PLANNING DIRECTOR

APPROVED THIS 11 DAY OF October, 2022  
APPROVED IN ACCORDANCE WITH ORS 92.100

*[Signature]*  
JACKSON COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES, AS PROVIDED BY O.R.S. 92.095, HAVE BEEN PAID THIS 3<sup>rd</sup> DAY OF November, 2022

*[Signature]* agent  
JACKSON COUNTY ASSESSOR OR DEPUTY

*[Signature]*  
JACKSON COUNTY TAX COLLECTOR

I, JASON M. MARTIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 54729, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.

*[Signature]*  
JASON M. MARTIN, P.L.S. 54729

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON MAY 8, 2012  
JASON M. MARTIN  
54729

RENEWS: 1/1/2023

\*\* FILED \*\*  
Date 11/3/22 by SS  
This survey consists of 3 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

**SURVEYED BY:**  
**TO THE POINT LAND SURVEYING, LLC**  
**230 EAST MAIN STREET**  
**ROGUE RIVER, OR 97537**  
**(541) 855-4280**

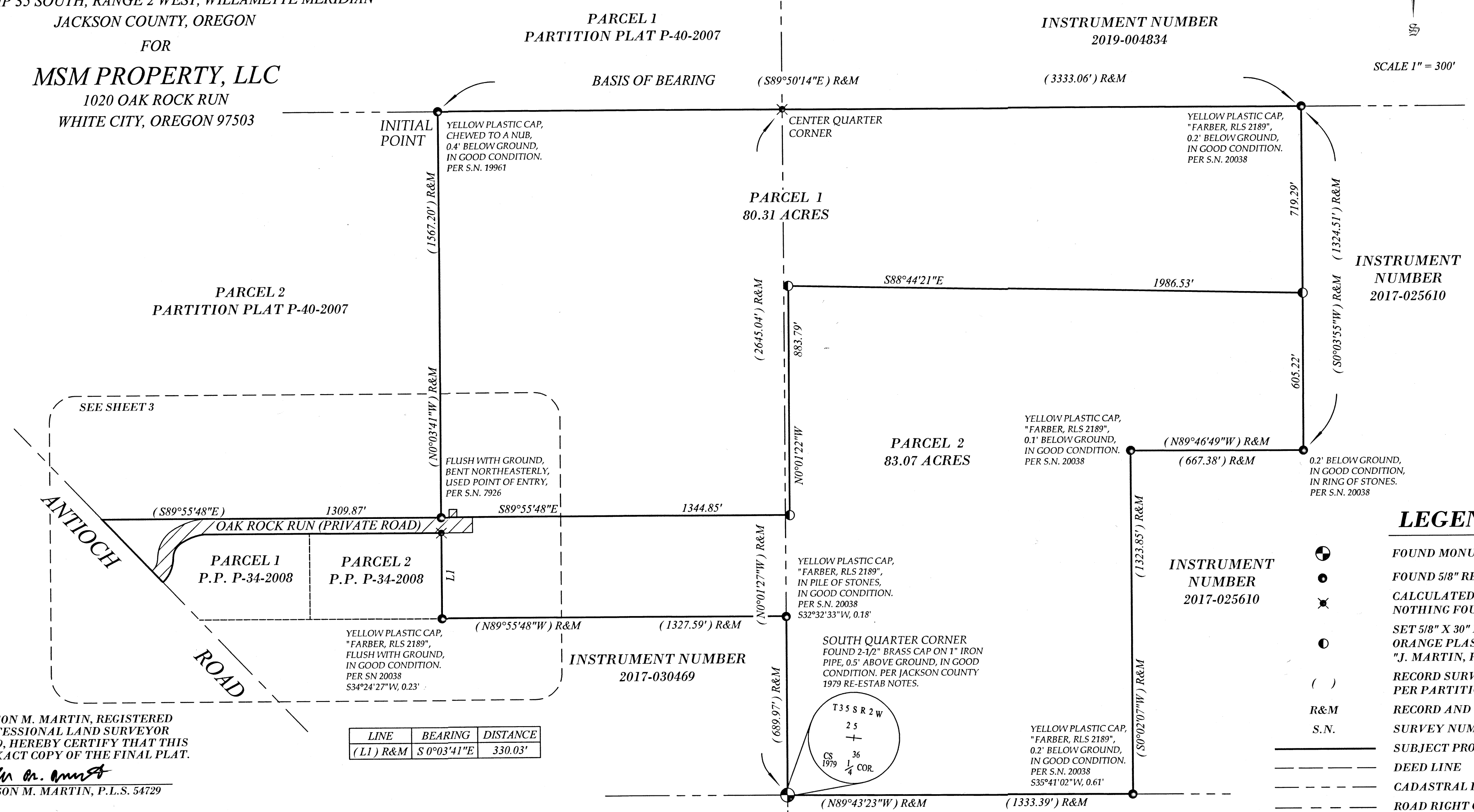
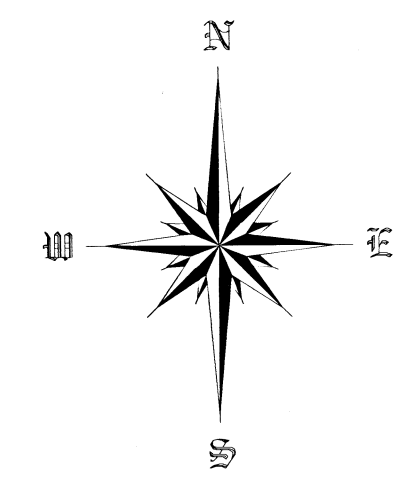
Date: August 26, 2022  
Project No. 0019-22

**PARTITION PLAT NO. P-34-2022**

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LOCATED WITHIN  
THE SOUTH HALF OF SECTION 25,  
TOWNSHIP 35 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN  
JACKSON COUNTY, OREGON

FOR  
**MSM PROPERTY, LLC**  
1020 OAK ROCK RUN  
WHITE CITY, OREGON 97503



INSTRUMENT NUMBER  
2017-025610

INSTRUMENT NUMBER  
2017-030469

INSTRUMENT NUMBER  
86-11689

INSTRUMENT NUMBER  
99-29157

**LEGEND**

- FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR AS NOTED
- CALCULATED POSITION, NOTHING FOUND OR SET
- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP STAMPED "J. MARTIN, PLS 54729"
- RECORD SURVEY DATA PER PARTITION PLAT P-34-2008
- RECORD AND MEASURED
- SURVEY NUMBER
- SUBJECT PROPERTY
- DEED LINE
- CADASTRAL LINE
- ROAD RIGHT OF WAY

I, JASON M. MARTIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 54729, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.  
*Jason M. Martin*  
JASON M. MARTIN, P.L.S. 54729

LINE	BEARING	DISTANCE
(L1) R&M	S 0°03'41"E	330.03'

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**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH BOUNDARY LINE OF PARCEL 3 OF PARTITION PLAT P-34-2008 IN VOLUME 19, PAGE 34 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON AS DETERMINED BETWEEN THE NORTH-NORTHWEST AND NORTHEAST CORNERS AND FILED AS SURVEY NUMBER 20038 IN THE JACKSON COUNTY, OREGON SURVEYOR'S OFFICE

\*\* FILED \*\*  
Date 11/3/22 By SS  
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0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

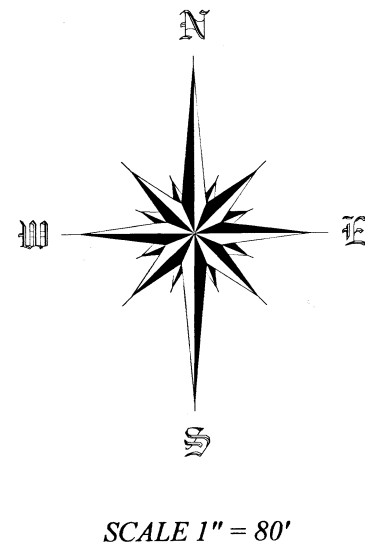
REGISTERED PROFESSIONAL LAND SURVEYOR  
*Jason M. Martin*

OREGON  
MAY 8, 2012  
JASON M. MARTIN  
54729

RENEWS: 1/1/2023

**SURVEYED BY:**  
**TO THE POINT LAND SURVEYING, LLC**  
230 EAST MAIN STREET  
ROGUE RIVER, OR 97537  
(541) 855-4280

Date: June 30, 2022  
Project No. 0019-22



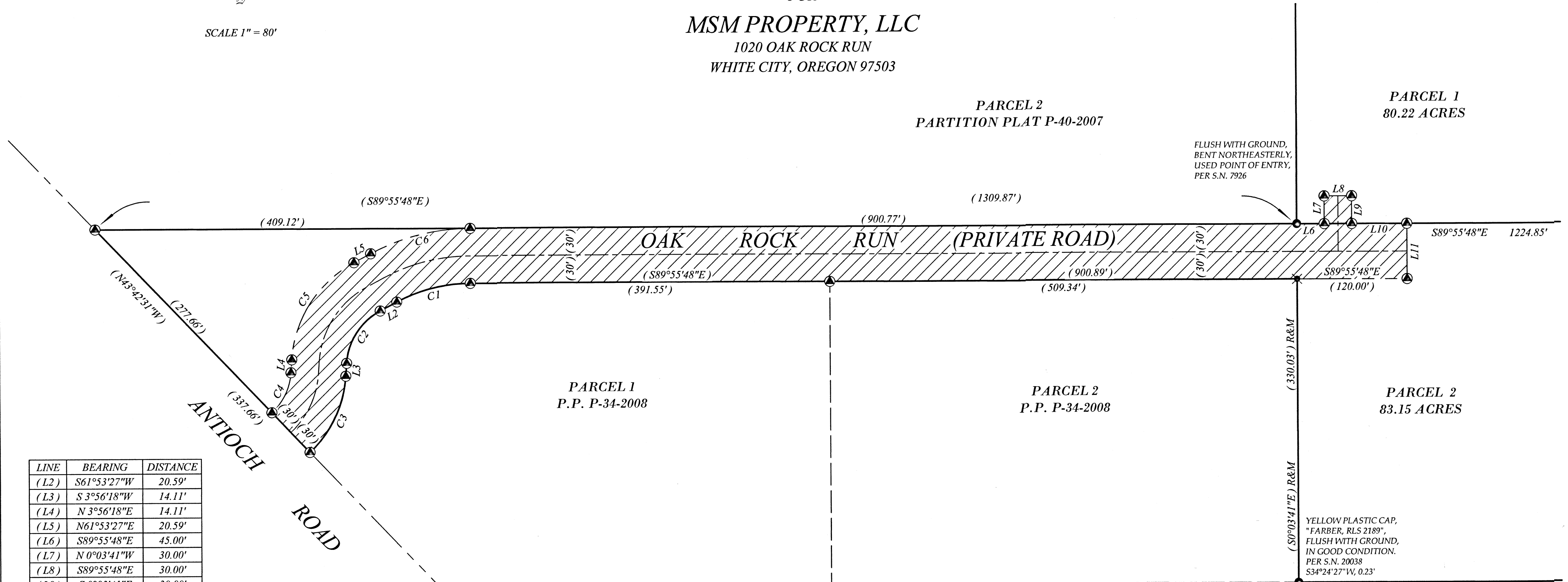
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 JACKSON COUNTY, OREGON  
 FOR

**MSM PROPERTY, LLC**

1020 OAK ROCK RUN  
 WHITE CITY, OREGON 97503



LINE	BEARING	DISTANCE
(L2)	S61°53'27"W	20.59'
(L3)	S3°56'18"W	14.11'
(L4)	N3°56'18"E	14.11'
(L5)	N61°53'27"E	20.59'
(L6)	S89°55'48"E	45.00'
(L7)	N0°03'41"W	30.00'
(L8)	S89°55'48"E	30.00'
(L9)	S0°03'41"E	30.00'
(L10)	S89°55'48"E	60.00'
(L11)	S0°03'41"E	60.00'

CURVE	Δ	ARC	RADIUS	BEARING	DISTANCE
(C1)	28°10'45"	83.61'	170.00'	S75°58'49"W	82.77'
(C2)	57°57'09"	70.80'	70.00'	S32°54'52"W	67.82'
(C3)	43°02'54"	93.92'	125.00'	S25°27'45"W	91.72'
(C4)	43°41'24"	49.56'	65.00'	N25°47'00"E	48.37'
(C5)	57°57'09"	131.49'	130.00'	N32°54'52"E	125.96'
(C6)	28°10'45"	113.12'	230.00'	N75°58'49"E	111.98'

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**LEGEND**

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- ✕ CALCULATED POSITION, NOTHING FOUND OR SET
- ⊙ CALCULATED POSITION
- ( ) RECORD SURVEY DATA PER PARTITION PLAT P-34-2008
- R&M RECORD AND MEASURED
- S.N. SURVEY NUMBER
- SUBJECT PROPERTY
- - - DEED LINE
- - - ROAD RIGHT OF WAY
- - - CENTERLINE OF EASEMENT

INSTRUMENT NUMBER  
 2017-030469

I, JASON M. MARTIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 54729, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.

*Jason M. Martin*  
 JASON M. MARTIN, P.L.S. 54729

REGISTERED PROFESSIONAL LAND SURVEYOR

*Jason M. Martin*

OREGON  
 MAY 8, 2012  
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