

PARTITION PLAT NO. P-40-2022
LOCATED IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 24,
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN,
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON
DATE: MARCH 3, 2022

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SHEET 1 APPROVALS, RECORDING INFORMATION, PLAT NOTES,
SURVEYOR'S CERTIFICATE, DECLARATION, ACKNOWLEDGMENT, AND DETAIL D
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SHEET 3 EASEMENT DETAILS B AND C, AND EASEMENT CURVE TABLE

CITY OF MEDFORD APPROVALS AND
ACCEPTANCE OF DEDICATION:

EXAMINED AND APPROVED THIS 30th DAY OF NOVEMBER, 2022
CITY OF MEDFORD PLANNING DEPARTMENT FOR LDP-21-365.

BY: [Signature]

EXAMINED AND APPROVED THIS 31 DAY OF OCTOBER, 2022
CITY OF MEDFORD SURVEYOR

BY: [Signature]

EXAMINED AND APPROVED THIS 31 DAY OF OCTOBER, 2022
CITY OF MEDFORD ENGINEER

BY: [Signature]

APPROVALS

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY ORS
92.095 HAVE BEEN PAID AS OF THIS 13th DAY OF
December, 2022

BY: Chad Hollister, Assessor 12-13-22

ATTEST THIS 13th DAY OF December, 2022

BY: M. Menardo, Tax Collector

AFFIDAVIT OF CONSENT
FROM NORTHGATE CENTER, LLC -
AS INSTRUMENT NO. 2022-39191
OFFICIAL RECORDS JACKSON COUNTY, OREGON

RECORDING:

FILLED FOR RECORD THIS 13 DAY OF December, 2022 AT
10:44 O'CLOCK, A.M. AND RECORDED AS PARTITION PLAT NO. P-40-2022
OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY OREGON.

INDEX VOLUME 93, PAGE 40

Christine D. Walker, County Clerk

Elisa Hall, Deputy

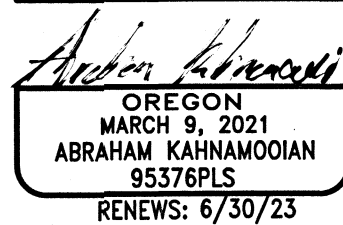
COUNTY SURVEYOR FILE NO. 23782

SURVEYOR'S CERTIFICATE

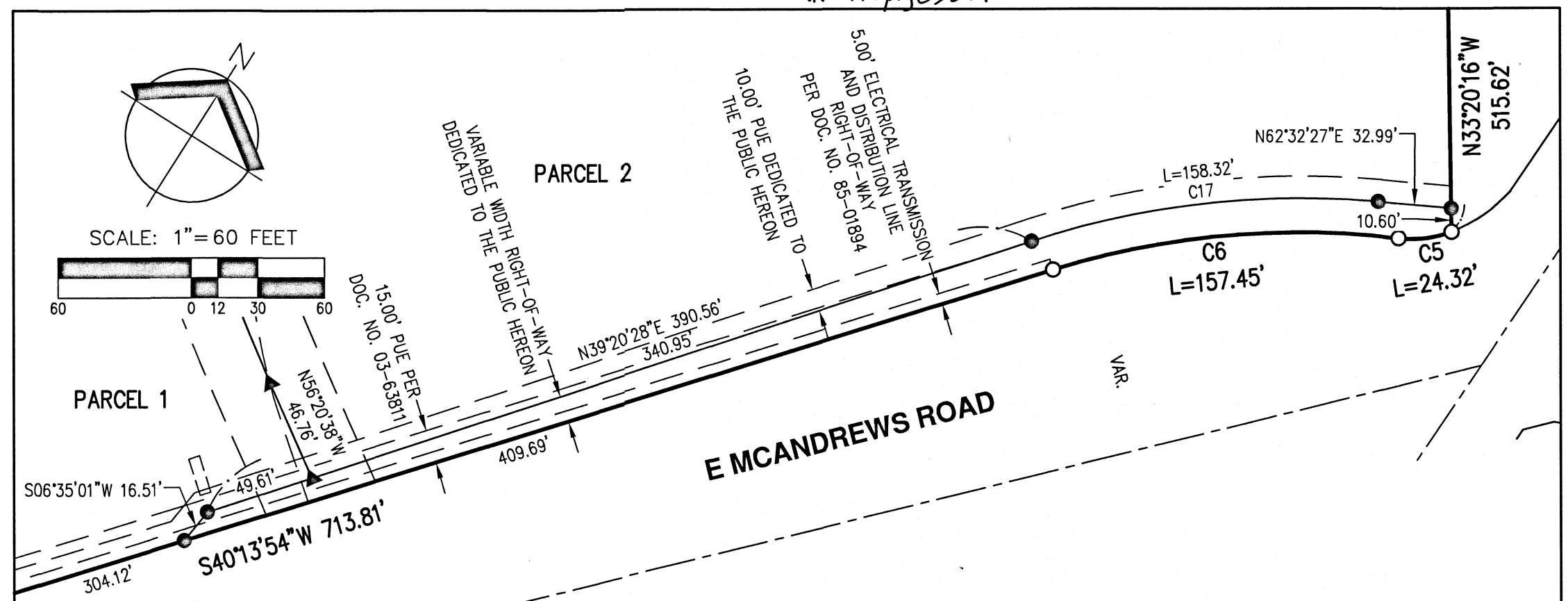
I, ABRAHAM KAHNAMOOIAN, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE
LANDS REPRESENTED ON THE ANNEXED PLAT, SITUATED IN THE NORTHEAST ONE-QUARTER AND SOUTHEAST ONE-QUARTER OF SECTION
24, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OREGON, AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8-INCH IRON ROD WITH ALUMINUM CAP INSCRIBED "AKS ENGR.", BEING LOCATED ON THE
EASTERLY RIGHT-OF-WAY LINE OF N CENTRAL AVENUE (VARIABLE WIDTH RIGHT-OF-WAY) AND THE SOUTHERLY LINE OF DOCUMENT
NUMBER 2015-042072, WHICH BEARS NORTH 51°54'10" EAST 104.33 FEET FROM THE SOUTHEASTERLY CORNER OF PARCEL 2 OF
PARTITION PLAT NUMBER P-38-2020; THENCE ALONG SAID SOUTHERLY LINE ON THE FOLLOWING 10 COURSES: NORTH 57°48'58" EAST
153.19 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 220.00 FEET, A DELTA OF 20°18'57", A LENGTH OF 78.01
FEET AND, A CHORD OF NORTH 67°58'27" EAST 77.60 FEET; THENCE NORTH 78°07'55" EAST 62.51 FEET; THENCE ALONG A CURVE TO
THE LEFT WITH A RADIUS OF 285.00 FEET, A DELTA OF 21°28'11", A LENGTH OF 106.80 FEET, AND A CHORD OF NORTH 67°23'50"
EAST 106.17 FEET; THENCE NORTH 56°39'44" EAST 144.32 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT (RADIAL
BEARING NORTH 58°02'04" EAST), WITH A RADIUS OF 500.00 FEET, A DELTA OF 31°57'38", A LENGTH OF 278.91 FEET, AND A CHORD
OF NORTH 15°59'07" WEST 275.31 FEET; THENCE NORTH 00°00'18" EAST 28.27 FEET; THENCE NORTH 89°59'42" EAST 19.49 FEET;
THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 200.00 FEET, A DELTA OF 33°19'58", A LENGTH OF 116.35 FEET, AND A
CHORD OF NORTH 73°19'43" EAST 114.72 FEET; THENCE NORTH 56°39'44" EAST 388.69 FEET TO THE WEST LINE OF VOLUME 340,
PAGE 15, JACKSON COUNTY OFFICIAL RECORDS; THENCE ALONG SAID WEST LINE SOUTH 33°20'16" EAST 515.62 FEET TO THE
NORTHERLY RIGHT-OF-WAY LINE OF E MCANDREWS ROAD (VARIABLE WIDTH RIGHT-OF-WAY); THENCE ALONG SAID NORTHERLY
RIGHT-OF-WAY LINE ON THE FOLLOWING COURSES: ON A NON-TANGENT CURVE TO THE RIGHT (RADIAL BEARING NORTH 53°38'27"
WEST) WITH A RADIUS OF 50.00 FEET, A DELTA OF 27°51'53", A LENGTH OF 24.32 FEET, A CHORD OF SOUTH 50°17'29" WEST 24.08
FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 376.00 FEET, A DELTA OF 23°59'32", A LENGTH OF 157.45 FEET, AND
A CHORD OF SOUTH 52°13'40" WEST 156.30 FEET; THENCE SOUTH 40°13'54" WEST 713.81 FEET, TO AN ANGLE POINT ON SAID
NORTHERLY RIGHT-OF-WAY LINE (45.00 FEET FROM CENTERLINE); THENCE SOUTH 43°39'11" WEST 301.83 FEET, TO THE EASTERLY
RIGHT-OF-WAY LINE OF N CENTRAL AVENUE (VARIABLE WIDTH RIGHT-OF-WAY); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE,
NORTH 32°25'05" WEST 618.48 FEET TO THE INITIAL POINT.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 14.42 ACRES, MORE OR LESS.



CURVE TABLE
CURVE RADIUS DELTA LENGTH CHORD
C5 50.00' 27°51'53" 24.32' N50°17'29"E 24.08'
C6 376.00' 23°59'32" 157.45' S52°13'40"W 156.30'
C17 391.00' 23°11'58" 158.32' N50°56'27"E 157.24'



DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT NORTHGATE MEDFORD APARTMENTS, LLC, AN
OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THE ANNEXED
MAP AND AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED
THE SAME TO BE SURVEYED AND PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE
PROVISIONS OF THE OREGON REVISED STATUTES CHAPTER 92.

I DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE UNDER THE JURISDICTION OF THE
CITY OF MEDFORD, THE ADDITIONAL STREET RIGHT OF WAY TOGETHER WITH THE PUBLIC UTILITY
EASEMENT AS SHOWN OR NOTED HEREON ON SAID PLAT.

[Signature]
HANS SCOTT THYGESON
NORTHGATE MEDFORD APARTMENTS, LLC

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS
COUNTY OF CLARK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 21st DAY OF
September, 2022 BY Hans Scott* AS member
OF NORTHGATE MEDFORD APARTMENTS, LLC, AN OREGON LIMITED LIABILITY COMPANY.

[Signature]
NOTARY SIGNATURE

Maxine L. Duff
NOTARY PUBLIC - Washington (PRINTED NAME)

COMMISSION NO. F09914

MY COMMISSION EXPIRES May 19, 2023
* Thygeson

PLAT NOTES:

- 1. THIS PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL SET FORTH IN CITY OF MEDFORD
PLANNING DEPARTMENT FILE NUMBER LDP-21-365.
2. THIS PLAT IS SUBJECT TO A SIGN EASEMENT PER DOCUMENT NUMBER 2016-015808,
APPROXIMATE LOCATION IS SHOWN.
3. THIS PLAT IS SUBJECT TO A RIGHT-OF-ENTRY EASEMENT TO THE DEPARTMENT OF
ENVIRONMENTAL QUALITY PER DOCUMENT NUMBER 2015-039391. SEE SHEET 3 DETAIL C FOR
AREA AFFECTED BY THIS EASEMENT.

* See affidavit of
Correction 2022-035890
12/21/2022

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

[Signature]
ABRAHAM KAHNAMOOIAN

DETAIL D

RIGHT-OF-WAY DEDICATION AND
10.00' PUBLIC UTILITY EASEMENT

PREPARED FOR

NORTHGATE CENTER, LLC
900 N G STREET
JACKSONVILLE, OR 97530

Table with 2 columns: Field Name, Value. Includes JOB NAME, JOB NUMBER, DRAWN BY, CHECKED BY, DRAWING NO.

AKS ENGINEERING & FORESTRY, LLC
3700 RIVER RD N, STE 1
KEIZER, OR 97303
503.400.6028
WWW.AKS-ENG.COM



ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

PARTITION PLAT NO. P-40-2022

LOCATED IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 24,
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN,
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON
DATE: MARCH 3, 2022

FILED
Date 12/12/22 By AB
This Survey Consist Of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

LEGEND

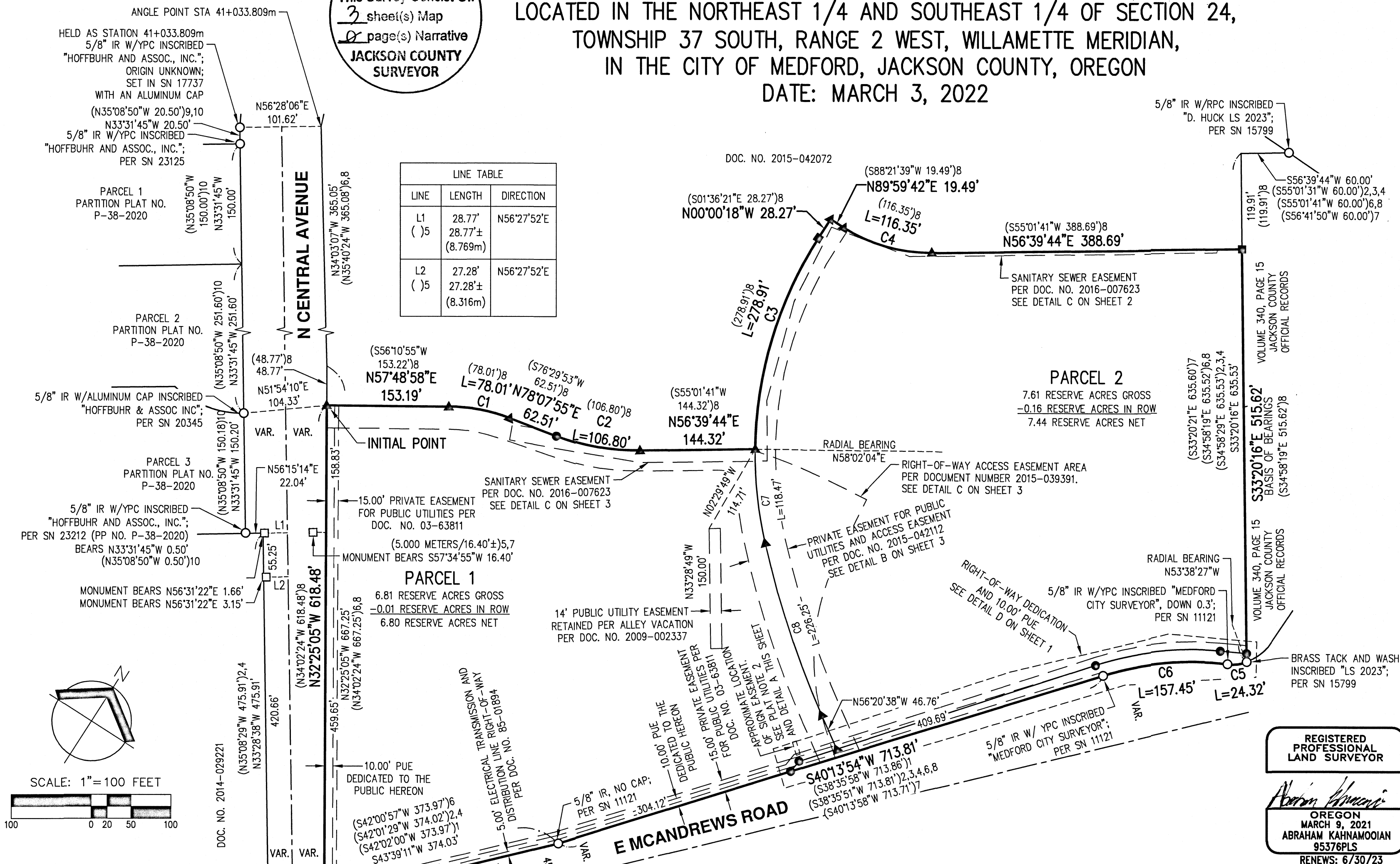
- SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR."
 - SET 1-1/8" BRASS DISK INSCRIBED "AKS ENGR."
 - ▲ SET 5/8" X 30" IRON ROD WITH AN ALUMINUM CAP INSCRIBED "AKS ENGR."
 - FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
 - FOUND 2" BRASS DISK INSCRIBED "ODOT CONTROL POINT"; PER SN 17737; HELD UNLESS NOTED OTHERWISE
- DOC. NO. DOCUMENT NUMBER PER JACKSON COUNTY OFFICIAL RECORDS
- IP IRON PIPE
IR IRON ROD
W/YPC WITH A RED PLASTIC CAP
W/YPC WITH A YELLOW PLASTIC CAP
SN SURVEY NUMBER PER JACKSON COUNTY SURVEY RECORDS
PUE PUBLIC UTILITY EASEMENT
ROW RIGHT-OF-WAY
VAR. VARIABLE
m METERS
- *CONVERSIONS FROM METERS TO FEET 1' = 0.3048 METERS EXACTLY
**NOTE ALL MONUMENTS CONSIDERED FLUSH UNLESS NOTED OTHERWISE

REFERENCES

- ()1 RECORD INFORMATION PER SN 11121
- ()2 RECORD INFORMATION PER SN 15799
- ()3 RECORD INFORMATION PER SN 15943
- ()4 RECORD INFORMATION PER SN 16154
- ()5 RECORD INFORMATION PER SN 17737
- ()6 RECORD INFORMATION PER SN 20255
- ()7 RECORD INFORMATION PER SN 20885
- ()8 RECORD INFORMATION PER SN 21871
- ()9 RECORD INFORMATION PER SN 21325
- ()10 RECORD INFORMATION PER PARTITION PLAT NUMBER P-38-2020 (SN 23212)

LINE	LENGTH	DIRECTION
L1 ()5	28.77' 28.77'± (8.769m)	N56°27'52"E
L2 ()5	27.28' 27.28'± (8.316m)	N56°27'52"E

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1 ()8	220.00'	20'18'57"	78.01'	N67°58'27"E 77.60' S66°20'24"W 77.60'
C2 ()8	285.00'	21'28'11"	106.80'	N67°23'50"E 106.17' S65°45'47"W 106.17'
C3 ()8	500.00'	31°57'38"	278.91'	N15°59'07"W 275.31' S17°37'09"E 275.31'
C4 ()8	200.00'	33°19'58"	116.35'	N73°19'43"E 114.72' N71°41'40"E 114.72'
C5 ()2,3,4 ()6 ()7 ()8	50.00'	27°51'53"	24.32'	S50°17'29"W 24.08'
	50.00'	27°55'10"	24.36'	S48°43'14"W 24.12'
	50.00'	27°55'03"	24.36'	S48°40'02"W 24.12'
	50.00'	27°44'11"	24.20'	S50°23'02"W 23.97'
	50.00'	27°54'53"	24.36'	N48°40'02"E 24.12'
C6 ()1 ()2,3,4 ()6 ()7 ()8	376.00'	23°59'32"	157.45'	S52°13'40"W 156.30' N50°33'29"E 156.27' S50°35'24"W 156.25'
	376.00'	23°59'31"	157.44'	S50°36'53"W 156.30'
	376.00'	24°01'52"	157.70'	S52°14'11"W 156.55'
	376.00'	23°59'32"	157.45'	S50°36'53"W 156.30'
C7	500.00'	13°34'32"	118.47'	N38°45'12"W 118.19'
C8	1200.00'	10°48'10"	226.25'	N50°56'33"W 225.92'



REGISTERED PROFESSIONAL LAND SURVEYOR
Abraham Kahnamoijan
OREGON
MARCH 9, 2021
ABRAHAM KAHNAMOIJAN
95376PLS
RENEWS: 6/30/23

NARRATIVE

THE PURPOSE OF THIS PLAT IS PARTITION INTO 2 PARCELS THAT TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2021-034011, JACKSON COUNTY OFFICIAL RECORDS. THE NORTHERLY RIGHT-OF-WAY LINE OF E MCANDREWS ROAD, WAS ESTABLISHED BY HOLDING THE FOUND BRASS TACK PER SURVEY NUMBER 15799, BY HOLDING THE FOUND IRON RODS PER SURVEY NUMBER 11121, AND BY HOLDING THE CURVE RADII.

THE WESTERLY PROPERTY LINE, BEING A PORTION OF THE EASTERLY RIGHT-OF-WAY LINE OF N CENTRAL AVENUE, WAS ESTABLISHED BY PERPETUATING SURVEY NUMBER 17737. SAID SURVEY ESTABLISHES THE CENTERLINE OF N CENTRAL AVENUE AND STATES OFFSETS TO MONUMENTS AND CONTROL SET AND FOUND DURING SAID SURVEY. I HELD THE LOCATION AND OFFSETS AS STATED ON SAID SURVEY NUMBER 17737 OF THE MONUMENTS FOUND PER SURVEY NUMBERS 20345, 23125, AND 23212. I HELD THE RECORD DISTANCES PER SURVEY NUMBER 21871 FROM THE NORTHERLY RIGHT-OF-WAY LINE OF E MCANDREWS ROAD ALONG THE EASTERLY RIGHT-OF-WAY LINE OF N CENTRAL AVENUE TO ESTABLISH THE WESTERLY PROPERTY LINE AND THE NORTHWESTERLY PROPERTY CORNER.

THE NORTHERLY PROPERTY LINE WAS ESTABLISHED BY HOLDING THE NORTHWESTERLY PROPERTY CORNER AS ESTABLISHED ABOVE, BY HOLDING THE RECORD TURNED ANGLES AND DISTANCE PER SURVEY NUMBER 21871 AND DOCUMENT NUMBER 2016-034011.

THE EASTERLY PROPERTY LINE WAS ESTABLISHED BY HOLDING THE BRASS TACK PER SURVEY NUMBER 15799 AT THE SOUTHEASTERLY CORNER, BY HOLDING RECORD DISTANCES OF 60.00 FEET SOUTHWESTERLY FROM THE FOUND IRON ROD PER SURVEY NUMBER 15799, AND BY HOLDING THE RECORD DISTANCES PER SURVEY NUMBER 21871 ALONG SAID EASTERLY PROPERTY LINE TO ESTABLISH THE NORTHEASTERLY PROPERTY CORNER.

THE 14 FOOT PUBLIC UTILITY EASEMENT CREATED BY DOCUMENT NUMBER 2009-002333 WAS ESTABLISHED BY ROTATING IN BEARINGS AND DISTANCES FROM THE PLAT BUNKER HILL ADDITION TO MEDFORD SO THAT THE 14 FOOT ALLEY LYING ALONG THE NORTHEASTERLY SIDE OF LOT 1, BLOCK 2 OF SAID PLAT COULD BE RETRACED. THIS ALLEY WAS VACATED BUT RETAINED A PUBLIC UTILITY EASEMENT FOR EXISTING PUBLIC UTILITIES. PREVIOUS SURVEYS HAVE THIS ALLEY LOCATED IN A DIFFERENT LOCATION BUT ONLY NOTE IT AS "APPROXIMATE" AND GIVE NO DIMENSIONS TO RECREATE ITS LOCATION.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE, BASED ON REAL TIME KINEMATIC MEASUREMENTS FROM THE ORGN.

PREPARED FOR

NORTHGATE CENTER, LLC
900 N G STREET
JACKSONVILLE, OR 97530

JOB NAME:	NORTHGATE APT.
JOB NUMBER:	9217
DRAWN BY:	AK
CHECKED BY:	MK
DRAWING NO.:	9217 PLAT

AKS ENGINEERING & FORESTRY, LLC
3700 RIVER RD N, STE 1
KEIZER, OR 97303
503.400.6028
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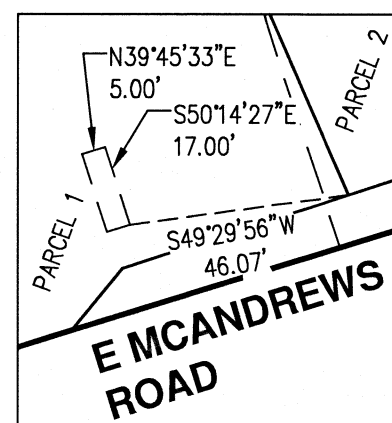


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* See affidavit of correction
2022-035890 12/21/2022

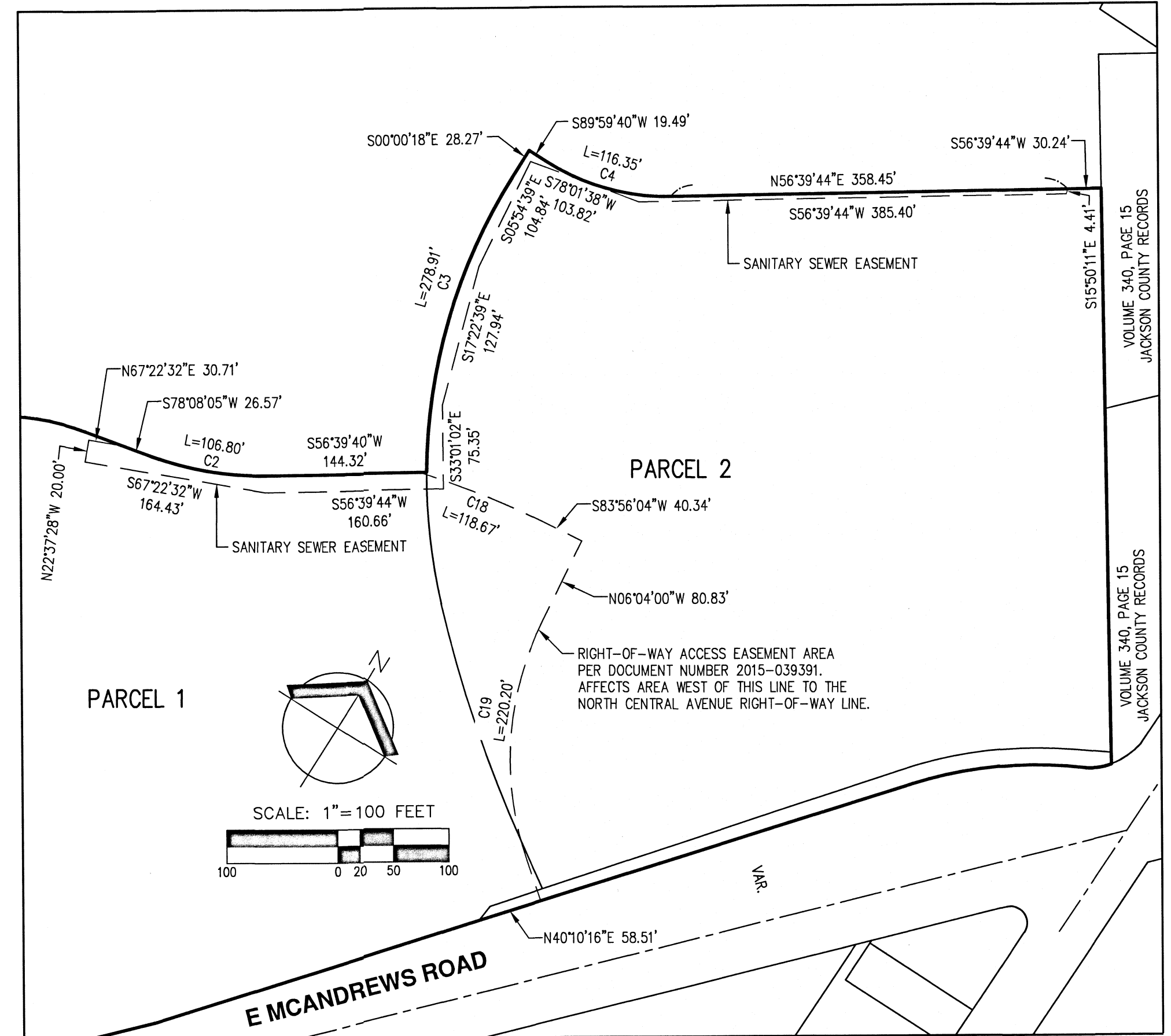
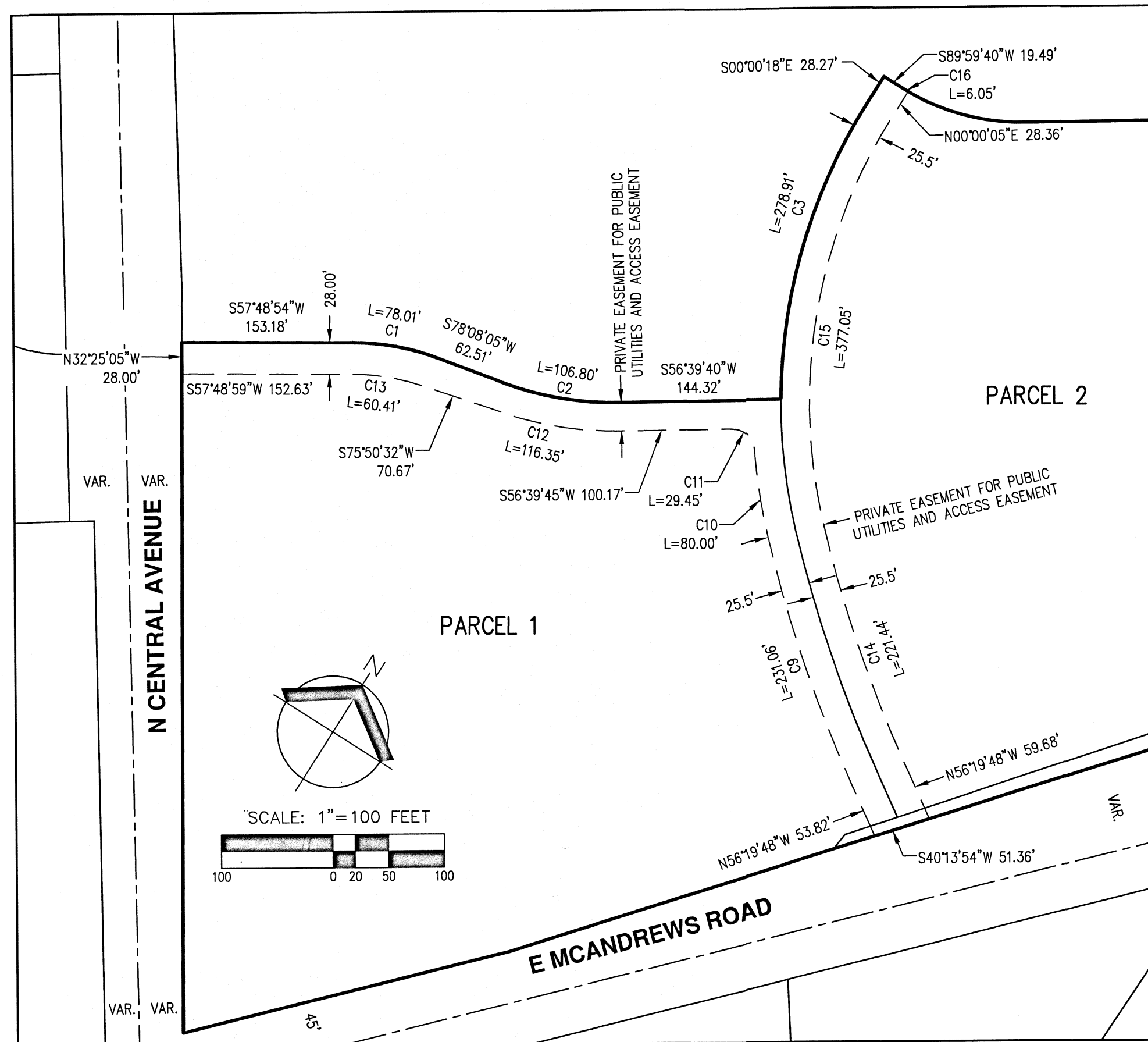
I HEREBY CERTIFY THAT THIS IS AN EXACT
DUPLICATE OF THE ORIGINAL PLAT.

Abraham Kahnamoijan
ABRAHAM KAHNAMOIJAN
Abraham Kahnamoijan AK



PARTITION PLAT NO. P-40-2022

LOCATED IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 24,
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN,
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON
DATE: MARCH 3, 2022



DETAIL B

DOCUMENT NUMBER 2015-042112
PUE AND ACCESS EASEMENT

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C9	1225.50'	10°48'10"	231.06'	N50°56'05"W 230.72'
C10	525.50'	08°43'21"	80.00'	N41°10'20"W 79.92'
C11	19.50'	86°31'53"	29.45'	N80°04'36"W 26.73'
C12	310.50'	21°28'11"	116.35'	S67°23'50"W 115.67'
C13	192.00'	18°01'33"	60.41'	S66°49'45"W 60.16'
C14	1174.50'	10°48'09"	221.44'	N50°56'05"W 221.11'
C15	474.50'	45°31'43"	377.05'	N22°46'09"W 367.21'
C16	200.00'	01°43'58"	6.05'	N89°07'43"E 6.05'
C18	749.97'	09°03'58"	118.67'	S79°24'05"W 118.55'
C19	280.00'	45°03'33"	220.20'	N28°35'40"W 214.57'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	220.00'	20°18'58"	78.01'	N67°58'27"E 77.60'
C2	285.00'	21°28'12"	106.80'	N67°23'50"E 106.17'
C3	500.00'	31°57'38"	278.91'	S15°59'07"E 275.31'
C4	200.00'	33°19'58"	116.35'	N73°19'43"E 114.72'

* See affidavit of correction
2022-035890 12/21/2022

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

Abraham Kahnmoorian
ABRAHAM KAHNMOORIAN
Abraham Kahnmoorian AK

ASSESSOR'S MAP NO. 37 2W 24, TAX LOT 800

DETAIL C

DOCUMENT NUMBER 2016-007623
SANITARY SEWER EASEMENT
AND
DOCUMENT NUMBER 2015-039391
DEQ ACCESS EASEMENT

FILED
Date 12/13/22 By PB
This Survey Consist Of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

PREPARED FOR

NORTHGATE CENTER, LLC
900 N G STREET
JACKSONVILLE, OR 97530

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Abraham Kahnmoorian
OREGON
MARCH 9, 2021
ABRAHAM KAHNMOORIAN
95376PLS
RENEWS: 6/30/23

JOB NAME:	NORTHGATE APT.
JOB NUMBER:	9217
DRAWN BY:	AK
CHECKED BY:	MK
DRAWING NO.:	9217 PLAT

AKS ENGINEERING & FORESTRY, LLC
3700 RIVER RD N, STE 1
KEIZER, OR 97303
503.400.6028
WWW.AKS-ENG.COM



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I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records. Christine Walker - County Clerk

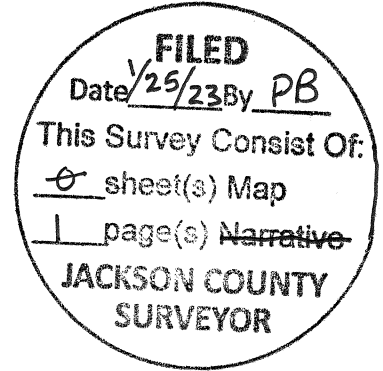
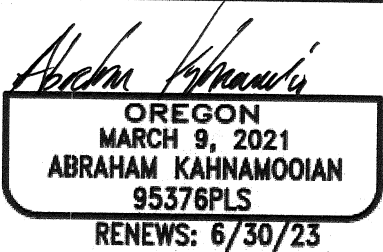
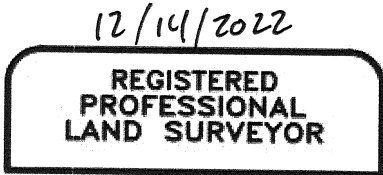
23782

After Recording, Return To: AKS Engineering & Forestry 3700 River Road N, Suite 1 Keizer, OR 97303

AFFIDAVIT OF CORRECTION Pursuant to O.R.S. 209.255

I, Abraham Kahnamooian, Registered Professional Land Surveyor of the State of Oregon, No. 95376, do hereby state I had omitted signing the certification of exact copy statement on the Partition Plat No. P-40-2022, filed as Survey Number 23782, on sheets 2 and 3. My signature was improperly signed by another party without my consent, that party being Stefano Natalini.

In Witness hereof, signed this 14th day of December, 2022.



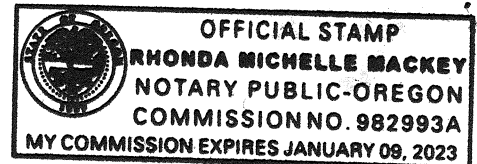
NOTARY CERTIFICATE

STATE OF OREGON)) ss COUNTY OF Marion)

Signed and sworn to before me this 14th of December, 2022 by Abraham Kahnamooian

[Signature] Notary Public for the State of Oregon

My Commission Expires: January 9, 2023



COUNTY SURVEYOR APPROVAL

I, Scott Fein, Jackson County Surveyor, do hereby certify that I have examined this Affidavit of Correction and that the changes are permitted with Chapter 209-Paragraph 255, Oregon Revised Statutes.

[Signature] Scott Fein, Jackson County Surveyor

12/19/2022 Date