

**** RECEIVED ****
 DATE 2/8/23 BY SS
 This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

Partition Plat No. P-03 - 2023

Located at:
 SW 1/4 Section 32, Township 38 South, Range 1 East, W. M.,
 Jackson County, Oregon

SURVEY BY:
 Pariani Land Surveying
 P.O. Box 551
 Shady Cove, Oregon 97539

SURVEY FOR:
 Taylored Elements
 1679 Jackson Road
 Ashland, OR 97520

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 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 Partition Plat No. P-98-1994 and filed as survey 14200 Jackson County Surveyor's office.

John R. Pariani
 John R. Pariani, PLS

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that Roen Properties LLC, an Oregon limited liability company is the owner of the lands hereon described and has caused the same to be partitioned as shown hereon and the number and size of the lots and course and lengths of all lines are plainly set forth and this map is a correct representation of the partition. Granting hereon a permanent, exclusive easement for a shared well, water lines and the installation and maintenance thereof, for the benefit of Parcel 1 and Parcel 2, created by this plat.

In witness whereof, I have set our hand and seal this 1ST day of FEBRUARY, 2023.

Kyle Taylor
 Kyle Taylor, Member
 Roen Properties LLC, an Oregon limited liability company

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

This certifies that on this 1ST day of FEBRUARY, 2023, that before me, a Notary Public, personally appeared Kyle Taylor and acknowledged the foregoing instrument to be his voluntary act and deed.

MB
 Notary Signature

988013
 Commission No.

MASON N BRANNEN
 Notary Public - Oregon

MAY 30, 2023
 My Commission Expires

SURVEY NARRATIVE:

to comply with ORS 209.250 & ORS 92
 Purpose:
 The purpose of this plat is to partition Parcel 1, P-98-1994 per filed survey 14200 Jackson County Surveyor's office, into 2 parcels and monument the boundaries thereof.

Procedure:
 Utilizing a Trimble S6, fully robotic total station for establishing the control network and monument ties for the said partition, I surveyed this tract of land and set corners as depicted on this plat.
 The north line of said Parcel 1, of said partition, is the basis of bearing, the south line of Jackson Road. The boundary of said Parcel 1 was held and fit with found monumentation, as shown. The east line of said Parcel 1 was resolved using the 15' witness corner and the northeast corner of Parcel 2 of said partition. The south line of said Parcel 2 was resolved using the record distance from the northeast corner. The monuments set per filed survey 14200 were accepted as the northeasterly line of Highway 99. The northeasterly line of Highway 99 was confirmed with the found ODOT monument along northeasterly line as shown.

Surveying equipment used: Trimble S6, fully robotic, total station.
 Monuments were set as of January, 2023.

AmeriTitle Sort Report Order No.: 574253AM and dated January 31, 2023.

None of the encumbrances listed below are not drafted on sheet 2 of this plat, as they are ambiguous in nature or are not draftable items.

- Taxes assessed under Code No. 5-08 Account No. 1-012653-5 Map No. 381E32 5000 The 2022-2023 Taxes: \$7,657.65, plus interest, unpaid.
 - The property lies within the boundaries of Rogue Valley Sewer Services and is subject to any charges or assessments levied by said District and easements in connection therewith.
 - Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Talent Irrigation District.
 - Right, title & interest of the public in those portions of the land lying within roads, streets or highways.
 - An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument: Granted To: California Oregon Power Company Recorded: December 10, 1937 in Book: 215, Page: 255
 - An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument: Granted To: Pacific Telephone and Telegraph Co. Recorded: April 21, 1943 in Book: 243, Page: 96
 - Limited access provisions contained in Deed to State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property, Recorded: August 31, 1954 in Book: 399, Page: 4
 - An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument: Granted To: Pacific Power & Light Company Recorded: June 5, 1962 in Book: 527, Page: 123
 - Application and Consent to Annexation, including the terms and provisions thereof, Recorded: July 9, 1985 as Instrument No.: 85-10963
 - An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument: Granted To: PacifiCorp, an Oregon corporation Recorded: November 29, 1990 as Instrument No.: 90-29784
 - Restrictive Covenants regarding Jackson Road, including the terms and provisions thereof, and including among other things a waiver of right of remonstrance, Recorded: July 5, 1994 as Instrument No.: 94-24865 Notice of Extension, Recorded: December 30, 2020 as Instrument No.: 2020-050124 Re-recorded: April 28, 2022 as Instrument No.: 2022-014122
 - Restrictive Covenant, including the terms and provisions thereof, Recorded: Sept. 13, 1994 Inst. No.: 94-33039
 - Restrictive Covenants regarding Jackson Road, including the terms and provisions thereof, and including among other things a waiver of right of remonstrance, Recorded: September 27, 1994 as Instrument No.: 94-34432
 - A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any: Amount: \$880,000.00 Trustor/Grantor: Roen Properties LLC, an Oregon Limited Liability Company Trustee: Patrick J. Kelly, Attorney at Law Beneficiary: Evergreen Federal Bank, Dated: October 21, 2020 Recorded: October 23, 2020 as Instrument No.: 2020-039667
- Assignment of Rents, given in connection with the above Deed of Trust
 Recorded: October 23, 2020 as Instrument No.: 2020-039668.
- A Financing Statement filed in the Office of the County Recorder showing:
 Debtor: Roen Properties LLC; Secured Party: Evergreen Federal Bank
 Recorded: October 23, 2020 as Instrument No.: 2020-039669
 - The Land, as defined in the policy to be issued, does not include any improvement(s) located on the Land which is described or defined as a mobile home (manufactured housing unit) under the provisions of State Law and is subject to registration. ID Number X133171.
 - Rights of tenants under existing leases or tenancies.

APPROVALS:

All taxes, fees, assessments or other charges as required by ORS 92.095 have been paid in full as of the 01st day of February, 2023.

[Signature] Tax Collector Date 2/8/23

Examined and approved as required by ORS 92.100 this 8th day of February, 2023.

[Signature] Assessor, Department of Assessment

Examined and approved this 7 day of February, 2023.

[Signature] Jackson County Planning Department

Examined and recommended for approval this 6 day of February, 2023.

[Signature] Jackson County Surveyor

Consent:

For Evergreen Federal Bank as secured party of that lien recorded on October 23, 2020, as instrument no. 2020-039667 & 2020-039669 of the Official Record of Jackson County, Oregon. An affidavit of consent was recorded as instrument no. 203-002485 affecting the lands described herein, hereby releases from the lien of said deed.

RECORDER'S CERTIFICATE:

Filed for record this 8th day of FEBRUARY, 2023 at 2:48P M., and

recorded in Volume 34 of Plats on page 03 of the Records of Jackson County, Oregon

By: Christine D Wallace County Clerk

[Signature] Deputy

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

[Signature]
 John R. Pariani

381E32 Tax Lot 5000

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

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
 OREGON July 13, 1999
 JOHN R. PARIANI #51382
 Renews: December 31, 2024

381E32 Tax Lot 5000
 Minor Land Partition

Roen Properties, LLC
 1679 Jackson Road
 Ashland, OR 97520

PROJECT NO.	2021-561	SHEET	1 of 2
DATE:	January 31, 2023	DRAWING NO.	PP-1
DRAWN BY:	JRP	REV. NO.	
REVIEWED BY:	CJP/MB/TJA		
APPROVED BY:	JRP		
HORZ SCALE:	N/A	VERT SCALE:	N/A

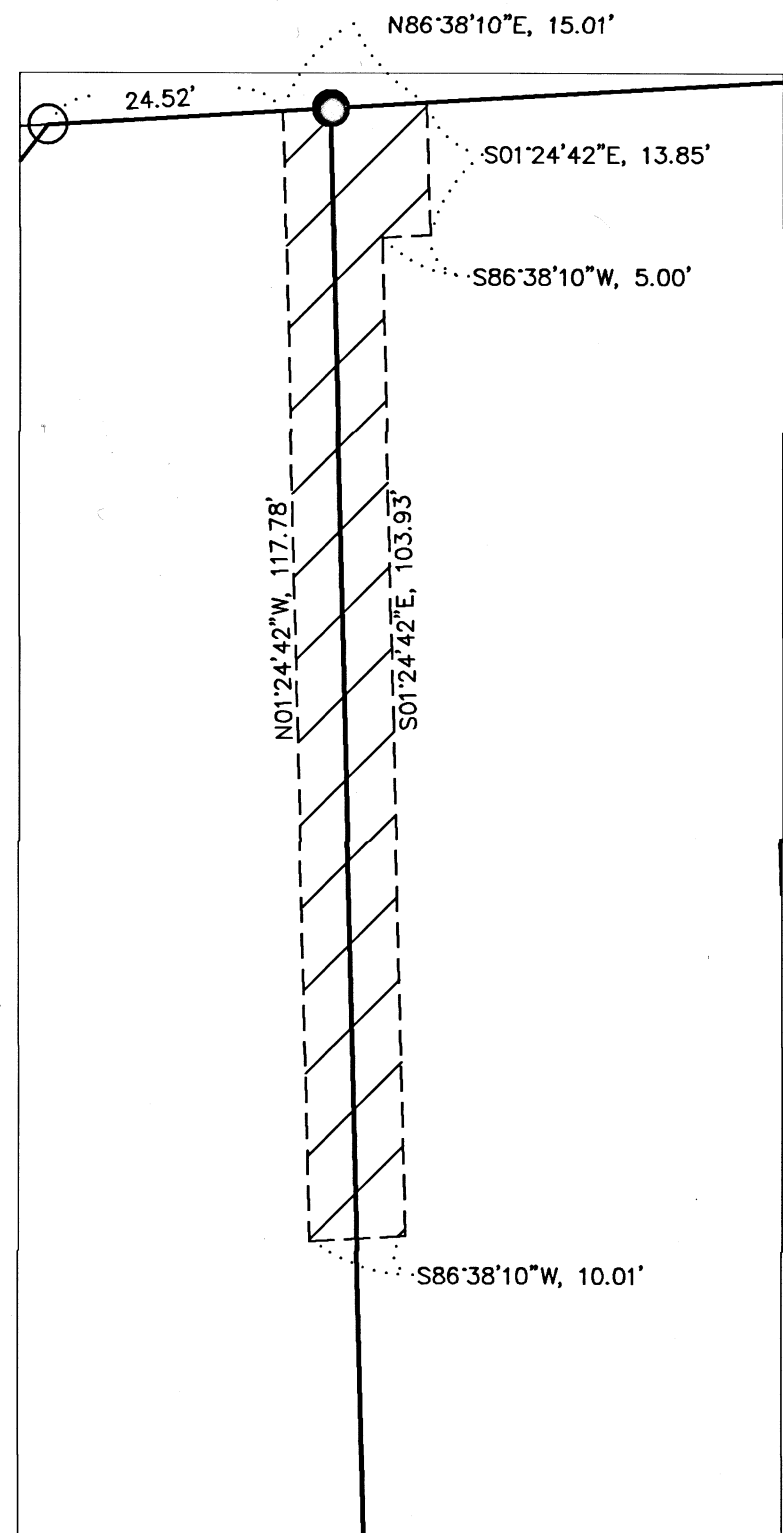
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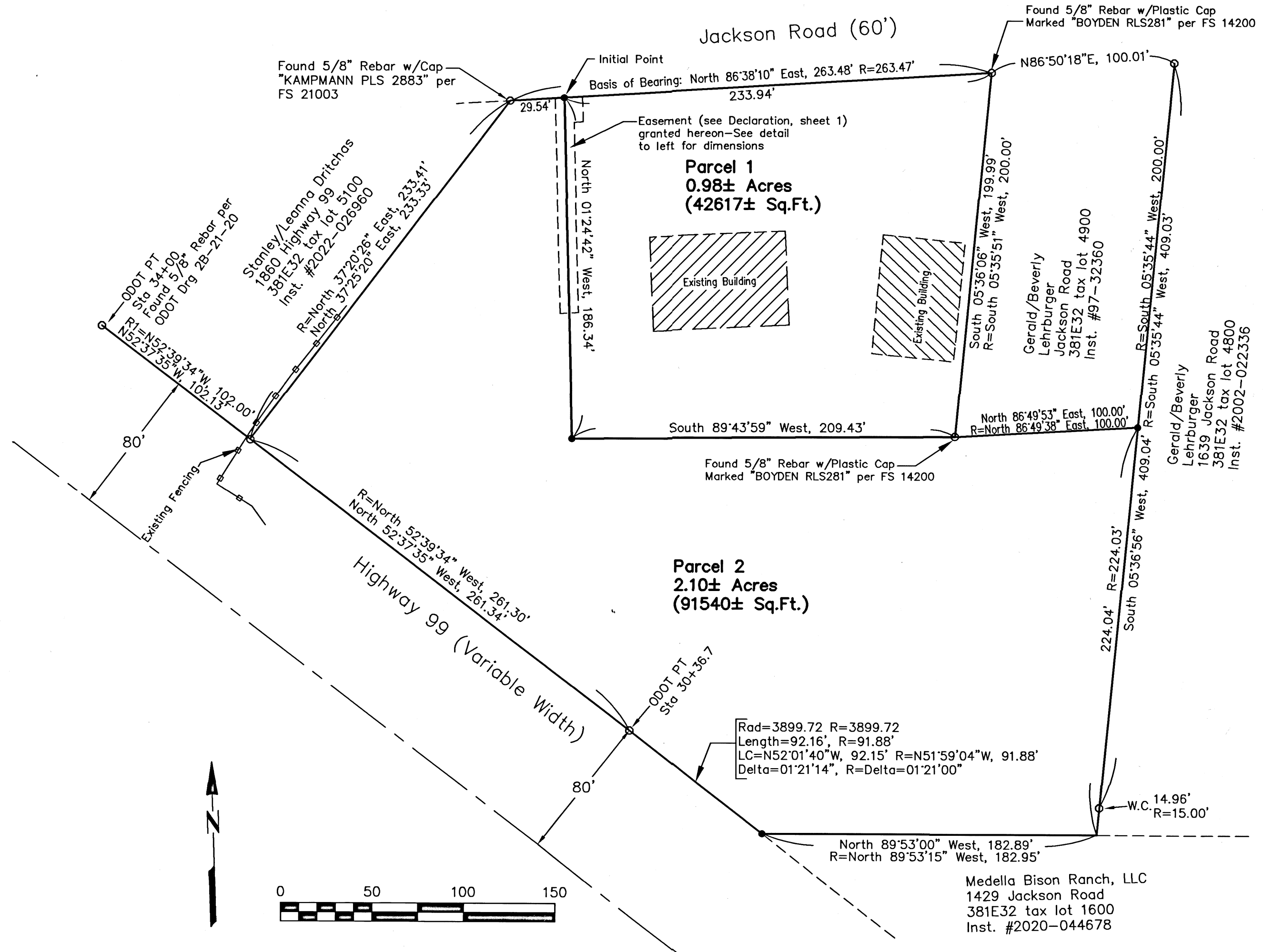
FILED
Date 2/8/23 By SS
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2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR



Easement Detail
1" = 20'

- FS Filed Survey at Jackson County Surveyor's Office.
- R= Record Data per FS 14200
- R1= Record Data per FS 12935
- Found 5/8" Rebar w/Plastic Cap Marked "BOYDEN RLS281" per FS 12935 Unless Noted Otherwise
- Set 5/8" x 30" Rebar w/Plastic Cap marked "PARIANI LS 51382"

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John R. Pariani
John R. Pariani



381E32 Tax Lot 5000

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

REGISTERED PROFESSIONAL LAND SURVEYOR
John R. Pariani
OREGON
July 12, 1999
JOHN R. PARIANI
#51382
Renews: December 31, 2024

381E32 Tax Lot 5000
Minor Land Partition

Roen Properties, LLC
1679 Jackson Road
Ashland, OR 97520

PROJECT NO.	2021-561	SHEET	2 of 2
DATE:	January 31, 2023	DRAWING NO.	PP-1
DRAWN BY:	JRP	REV. NO.	
REVIEWED BY:	CJP/MB/TJA		
APPROVED BY:	JRP		
HORZ SCALE: 1"=20'/1"=50'	VERT SCALE:		