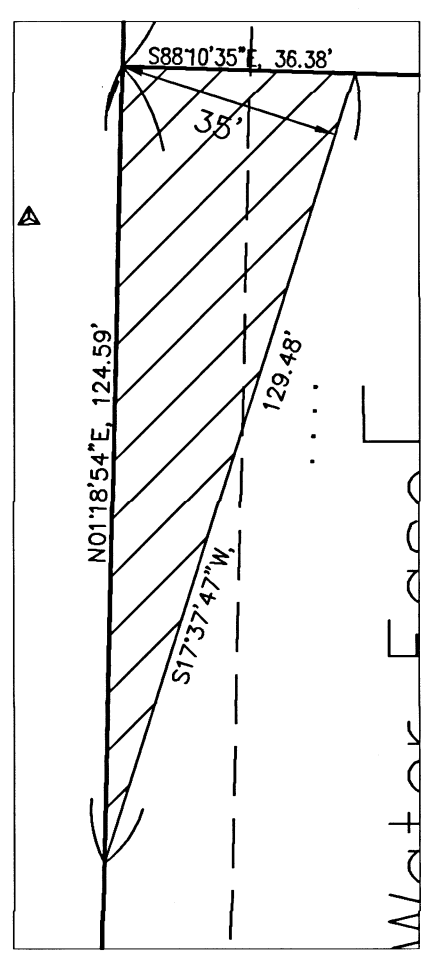
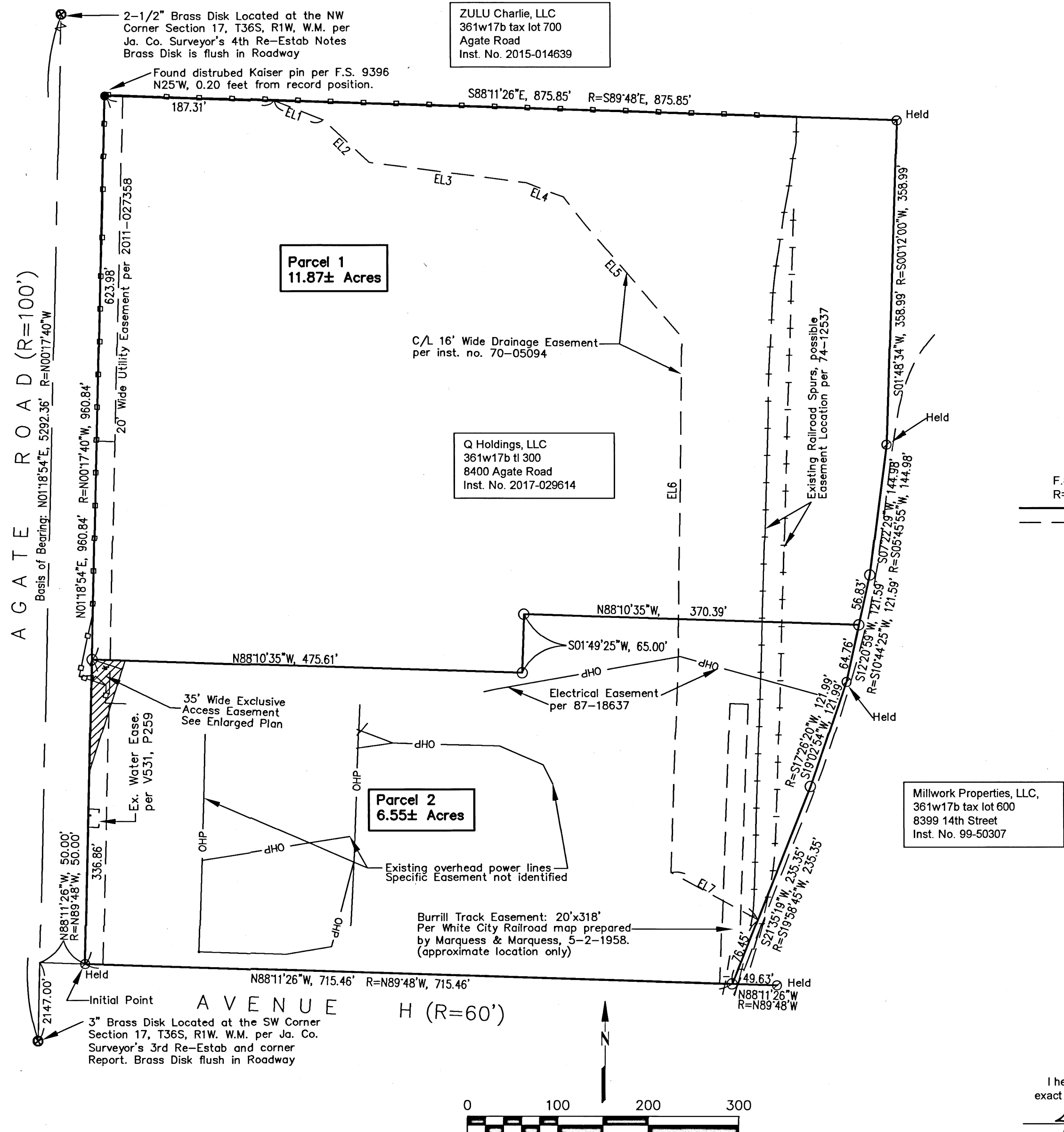


Partition Plat No. P-04-2023

Located In:
Northwest 1/4 Quarter Section 17,
Township 36 South, Range 1 West, W.M., Jackson County, Oregon

**** RECEIVED ****
DATE 2/9/23 BY SS
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

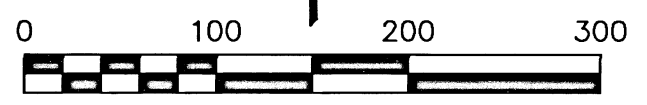


F.S. Filed Survey Number Ja. Co. Surveyor's Office
R= Record data per F.S. 5457 & Inst. No. 2017-29614 Ja. Co. Official Records
Boundary Lines
Easement Lines as noted
○ Found 3/4" Rebar per F.S. 5457.
○ Set 5/8"x30" Rebar w/Cap Marked "PARIANI LS 51382".
● Found 5/8" Rebar w/Cap Marked "KAISER LS" per F.S. 9396

Easement Line Table

EL1	=	S68°27'26"E, 58.42'
EL2	=	S47°15'26"E, 69.00'
EL3	=	S82°33'26"E, 175.00'
EL4	=	S68°55'26"E, 44.00'
EL5	=	S40°08'13"E, 202.97'
EL6	=	S01°12'44"W, 591.96'
EL7	=	S61°23'26"E, 109.42'

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



361W17B, Tax Lot 300

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

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

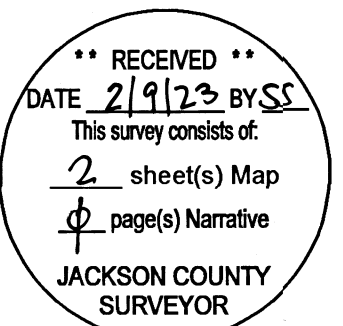
Jackson County File No. 439-22-00002-SUB
Partition Plat

TerraMai, Inc.
8400 Agate Road
White City, Oregon 97503

PROJECT NO.	2021-573
DATE:	January 27, 2023
DRAWN BY:	JRP
DESIGNED BY:	
CHECKED BY:	MB/CP
HORZ SCALE: 1" = 100'	VERT SCALE: n/a

SHEET	2 of 2
DRAWING NO.	PP-1
REV. NO.	

Partition Plat No. P-04-2023
Located In:
Northwest 1/4 Quarter Section 17,
Township 36 South, Range 1 West, W.M., Jackson County, Oregon



SURVEY NARRATIVE:

to comply with ORS 209.250 & ORS 92

Purpose:

The purpose of this survey is to survey, partition and monument the boundary of that property described in instrument no. 2017-29614 Jackson County Official Records and new lot corners of Partition.

Procedure:

Utilizing a Trimble, S6, fully robotic total station to establish the control network and monument ties. The nw and sw corners of Section 17 were tied in and offset 50 feet easterly to establish the west line of subject property. The Kaiser pin per F.S. 9396 seems to have been disturbed and was not held. The monument per F.S. 5457 at the ne corner fit well and was held. A two monuments per F.S. 5457 were found along the easterly line and they were held as depicted. The south line of the subject property was determined by the 3/4" rebar located at the sw corner and the 3/4" rebar located (R=49.63 easterly of the se corner) on the north line of Avenue H per F.S. 5457.

There are existing railroad track spurs along the easterly portion of the subject property. Although the Assessor shows there to be existing right of way for these tracks, the County staff, title company and Rogue Valley Terminal Railroad staff were unable to produce evidence confirming the existence of such right of way.

A White City Railroads map by Marquess & Marquess, dated 5/2/1958 identified a "Burrill Track" spur line easement and shown on this plat. Per instrument no. 74-12537, there is a map with railroad spurs shown, that are similar in location to the existing railroad spurs, but exact location of easement is ambiguous, thus not shown hereon. Existing rights of way/easements for other tracks on this property was not able to be confirmed.

New parcel corners were determined at my Clients request and as depicted hereon.

The basis of bearing for this project is Oregon State Plane, South Zone as applied to the west line of Section 17 as shown. The convergence for this project is 01°36'02" with a combined scale factor of 0.99991571.

Monuments were set as of January, 2023.

SURVEYOR'S CERTIFICATE:

I, John R. Pariani, a duly registered Professional Land Surveyor in 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 attached Partition Plat, said Plat being a correct representation of the same, and the following is an accurate description of the parent tract of land set forth hereon:

Commencing at the corner common to Sections 17, 18, 19 and 20 in Township 36 South, Range 1 West, of the Willamette Meridian, Jackson County, Oregon; thence along the center line of Agate Road, North 01°18'54" East, 2147.00 feet R=North 00°17'40" West, 2147.00 feet; thence South 88°11'28" East, 50.00 feet, R=South 89°48' East, 50.00 feet to a 3/4" iron pin located at the intersection of the north boundary of Avenue "H" with the east boundary of Agate Road for the True Point of Beginning; thence along the east boundary of Agate Road, North 01°18'54" East, 960.84 feet, R=North 00°17'40" West, 960.84 feet to the most northerly corner of tract described in Volume 308, Page 469, deed records, Jackson County, Oregon; thence along said tract boundary, South 88°11'26" East, 875.85 feet, R=South 89°48' East, 875.85 feet; thence South 01°48'34" West, 358.99 feet, R=South 00°12' West, 358.99 feet; thence South 07°22'29" West, 144.98 feet, R=South 05°45'55" West, 144.98 feet; thence South 12°20'59" West, 121.59 feet, R=South 10°44'25" West, 121.59 feet; thence South 19°02'54" West, 121.99 feet, R=South 17°26'20" West, 121.99 feet; thence South 21°35'19" West, 235.35 feet, R=South 19°58'45" West, 235.35 feet to the north boundary of Avenue "H"; thence along said avenue boundary, North 88°11'26" West, 715.46 feet, R=North 89°48' West, 715.46 feet to the point of beginning.

John R. Pariani, PLS

SURVEY BY:
Pariani Land Surveying
17 South Platt Avenue, Suite C
Eagle Point, OR 97524

SURVEY FOR:
Terra Mai
8400 Agate Road
White City, OR 97503

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

John R. Pariani

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that Q Holdings, LLC, an Oregon limited liability company is the owner of the lands represented on this Partition Plat and more particularly described in the Surveyor's Certificate, and have caused the same to be partitioned into parcels and grants a 35 foot wide exclusive access easement over Parcel 2 for the benefit of Parcel 1 and as shown on this Partition Plat.

In witness whereof, I have set our hand and seal this 7 day of Feb, 2023.

Kenneth E. Westrick, Manager

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

This certifies that on this 7TH day of FEBRUARY, 2023, that before me, a Notary Public, personally appeared Kenneth E. Westrick and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Signature
MASON N. BRANNEN
Notary Public - Oregon

988013
Commission No.
MAY 30, 2023
My Commission Expires

TICOR TITLE - Title Exceptions
Effective Date: January 25, 2023 Order No.:470321075651

- 1. Tax statement
- 2. Regulations, levies, liens, assessments, rights of way and easements of RVSS
- 3. Regulations, levies, liens, assessments, water and irrigation and easements of RRRVD
- 4. Electrical Easement (20' wide) fbo COPCO per Recording No: Volume 305, Page 432-Ambiguous Location, Not drafted
- 5. Electrical Easement (20' wide) fbo COPCO per Recording No: Volume 313, Page 168-Ambiguous Location, Not drafted
- 6. Electrical Easement fbo COPCO per Recording No: Volume 327, Page 121-Ambiguous Location, Not drafted
- 7. Electrical Easement fbo COPCO per Recording No: Volume 330, Page 466-Ambiguous Location, Not drafted
- 8. Sewer Easement fbo USA per Recording No: Volume 335, Page 216-Does not appear to affect this property, Not drafted
- 9. Sewer Easement per Recording No: Volume 335, Page 216-Ambiguous Location, Not drafted
- 10. Electrical Easement (20' wide) fbo COPCO per Recording No: Volume 342, Page 57-Ambiguous Location, Not drafted
- 11. Electrical Easement (20' wide) fbo COPCO per Recording No: Volume 375, Page 355-Ambiguous Location, Not drafted
- 12. Electrical Easement (20' wide) fbo COPCO per Recording No: Volume 378, Page 103 -Ambiguous Location, Not drafted
- 13. Sewer Easement per Recording No: Volume 408, Page 119-Does not appear to affect this property, Not drafted
- 14. Sewer Easement per Recording No: Volume 414, Page 185-Ambiguous Location, Not drafted
- 15. Electrical Easement (20' wide) fbo COPCO per Recording No: Volume 471, Page 161-Ambiguous Location, Not drafted
- 16. Electrical Easement (20' wide) fbo COPCO per Recording No: Volume 478, Page 212-Ambiguous Location, Not drafted
- 17. Sewer Easement per Recording No: Volume 519, Page 310-Ambiguous Location, Not drafted
- 18. Water Easement fbo White City Water system, Inc. per Recording No: Volume 531, Page 259 - Drafted hereon
- 19. Electrical Easement fbo COPCO per Recording No: Volume 570, Page 97-Ambiguous Location, Not drafted
- 20. Electrical Easement (20' wide) fbo Pacific Power & Light Company per Recording No: 68-06875-Ambiguous Location, Not drafted
- 21. Water Easement fbo White City Water System, Inc. per Recording No: 68-09788-Not drafted
- 22. Drainage Easement fbo Jackson County per Recording No: 70-05094-Drafted hereon
- 23. Railroad right of way/easement per Recording No: 74-12537-Spur Tracks Shown, Easement Not Drafted
- 24. Electrical Easement (10' wide) fbo Pacific Power & Light Co per Recording No: 76-22691-Ambiguous Location, Not drafted
- 25. Electrical Easement (20' wide) fbo Pacific Power & Light Co per Recording No: 87-18637-Drafted Hereon
- 26. Utility non-exclusive easement (20' wide) fbo Burrill Resources, Inc per Recording No: 2011-027358-Drafted hereon
- 27. Easement & Equitable Servitude fbo State of Oregon per Recording No: 2020-004784-Not drafted
- 28. Financing Statement fbo Bank of the West per Recording No: 2020-017108
- 29. Intentionally Deleted
- 30. Intentionally Deleted
- 31. Existing leases and tenancies that may appear upon examination of such leases
- 32. Required documents prior to issuance of title insurance
- 33. Rights, Easements or title of the Railroad Company, lying within the line of the rights of way granted to said railroad
- 34. Eminent Domain Corporate Resolution per ORS 824-024 per Recording No: 2022-03713-Railroad Spurs shown
- 35. Deed of Trust fbo People's Bank of Commerce per Recording No: 2021-027422, 202013546 & 2022-013691
- 36. Deed of Trust fbo People's Bank of Commerce per Recording No: 2022-013691
- 37. Assignment of Rents fbo People's Bank of Commerce per Recording no: 2022-013692
- 38. Declaration of Covenants fbo TerraMai Woodworking Factory per Recording No: 2022-025479

361W17B, Tax Lot 300



Jackson County File No. 439-22-00002-SUB
Partition Plat

TerraMai, Inc.
8400 Agate Road
White City, Oregon 97503

PROJECT NO.	2021-573	SHEET
DATE:	January 27, 2023	1 of 2
DRAWN BY:	JRP	
DESIGNED BY:		DRAWING NO.
CHECKED BY:	MB/CP	PP-1
HORZ SCALE:n/a	VERT SCALE:n/a	REV. NO.