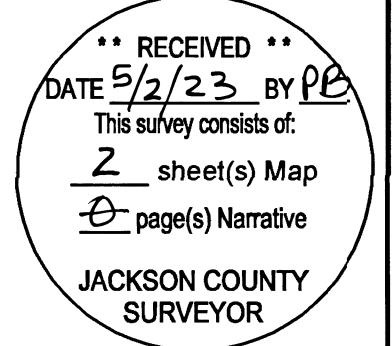


Partition Plat P-18-2023

Located at:
North Phoenix Road
NE 1/4 Section 9 and NW 1/4 Section 10, Township 38 South,
Range 1 West, W. M., the City of Phoenix, Jackson County, Oregon



DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that Medford Acres, LLC, an Oregon limited liability company is the owner of the lands hereon described and has caused the same to be partitioned into parcels as shown on Sheet 2, of this Plat and the number, size of the parcels and course and lengths of all lines are plainly set forth and this map is a correct representation of the partition. No new grants or dedications provided on this Plat.

In witness whereof, I have set our hand and seal this 19th day of April, 2023.

Thomas L. Thomsen
Thomas Thomsen, Manager
Medford Acres, LLC, an Oregon limited liability company

ACKNOWLEDGEMENT:

State of Oregon)
County of Clackamas S.S.
This certifies that on this 19th day of April, 2023, that before me, a Notary Public, personally appeared Thomas Thomsen, Manager of Medford Acres, LLC, an Oregon limited liability company and acknowledged the foregoing instrument to be his voluntary act and deed.

Jonathan Robert Lewin
Notary Signature
Jonathan Robert Lewin
Notary Public - Oregon
1034208
Commission No.
02/20/2027
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 described and 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 Three (3), as shown on the Partition Plat filed in the Office of the Jackson County Surveyor as No. 22715, and recorded as Partition Plat No. P-03-2019 of "Record of Partition Plats" in Jackson County, Oregon.

John R. Pariani
John R. Pariani, PLS

APPROVALS:

All taxes, fees, assessments or other charges as required by ORS 92.095 have been paid in full as of the 2 day of May, 2023.

Robert Crawford
Tax Collector Deputy

Examined and approved as required by ORS 92.100 this 5-2-23 day of May, 2023.

David C. ...
Assessor, Department of Assessment

Approved by Rogue Valley Sewer Services.

W.B.
District Engineer
Date 4/27/2023

Examined and approved by the Planning Director of the City of Phoenix, Jackson County, Oregon.

Dated this 27th day of April, 2023.

Joe ...
City Planning Director

Examined and approved by the City Engineer of the City of Phoenix, Jackson County, Oregon.

Dated this 27 day of April, 2023.

W. Holland
City Engineer

Examined and approved this 26 day of April, 2023 per ORS 92.100.

Scott Fein
Jackson County Surveyor

RECORDER'S CERTIFICATE:

Filed for record this 2nd day of May, 2023, at 9:12 AM, and recorded in Volume 341 of Plats on page 18 of the Records of Jackson County, Oregon.

Christine Walker County Clerk
Senya S. Morgan Deputy

Jackson County Surveyor File Number: 23882

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

John R. Pariani
John R. Pariani

SURVEY NARRATIVE: to comply with ORS 209.250 & ORS 92

The purpose of this survey is to establish the boundaries of the properties described in instrument number 2011-16393 ORJC and partition the properties as shown on Sheet 2 of this plat.

Utilizing a Trimble S6, fully robotic total station and TSC5 data collector for establishing the control network and monument ties, I surveyed this tract of land and set corners as depicted on Sheet 2 of this plat. The found monuments along the boundary of these properties fit well with their respective record positions shown on filed survey 22715. Monuments were set as depicted on Sheet 2 of this plat.

Surveying equipment used: Trimble S6, fully robotic, total station and TSC 5 data collector.

Monuments were set in March, 2023.

AmeriTitle Report for Land Partition number 572554AM and dated March 16 2023.

Exceptions:

1. City liens fbo City of Phoenix
2. Property within the boundaries of RVSS and subject to assessments, levies and easements.
3. Property within the boundaries of MID and subject to assessments, levies water & irrigation rights and easements
4. Property incorporated into Urban Renewal Project and subject to terms per Inst. #2005-065966 & 2005-074803
5. Electrical easement fbo COPCO per Book 423, Page 443-Ambiguous location, not drafted
6. Access control per Book 534, Page 059, Book 504, Page 255, and Book 516, Page 297-Not drafted
7. All existing access easements to Interstate 5 per Volume 160, Page 561 Circuit Court Journal of Jackson County
8. Easement fbo CP National Corp. per Inst. #68-09634, re-assigned to WWPC per Inst. #91-23655-Ambiguous location, not drafted
9. Electrical easement (20' wide) fbo Pacific Power and Light Co. per Inst. #70-05700-Ambiguous location, not drafted
10. Cross Access Non-Exclusive easement per Inst #2006-020690 & #2006-020820-Ambiguous location, not drafted
11. Development Agreement per Inst. #2006-021141-Not drafted
12. Covenants & Restrictions per Inst. #2006-021558-Not drafted
13. Deferred Improvement Agreement per Inst. #2019-001834-Not drafted
14. Slope & Utility easement (5' wide) fbo ODOT per Inst. #2014-023512 & per Partition Plat P-03-2019-Drafted hereon
15. Slope & utility easement (variable width) fbo ODOT per Inst. #2014-023512 & per Partition Plat P-03-2019-Drafted hereon
16. Public utility Easement per Partition Plat P-03-2019-drafted hereon
17. Cross access, Parking & utility easement per Partition Plat P-03-2019-drafted hereon
18. Declaration for Covenants for Stormwater Facilities per Inst. 2022-007442

Survey For/Owner:

Medford Acres, LLC
25355 NE Glass Road
Aurora, OR 97002

Survey By:

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

381W10 tax lot 202



381W10
Tax Lot 202

MP22-05
Partition Plat

Medford Acres, LLC
25355 NE Glass Road
Aurora, OR 97002

PROJECT NO.	2022-648	SHEET	
DATE:	April 14, 2023		1 of 2
DRAWN BY:	JRP		
REVIEWED BY:	CJP/MB/TJA	DRAWING NO.	PP-1
APPROVED BY:	JRP		
HORZ SCALE: n/a	VERT SCALE: n/a	REV. NO.	

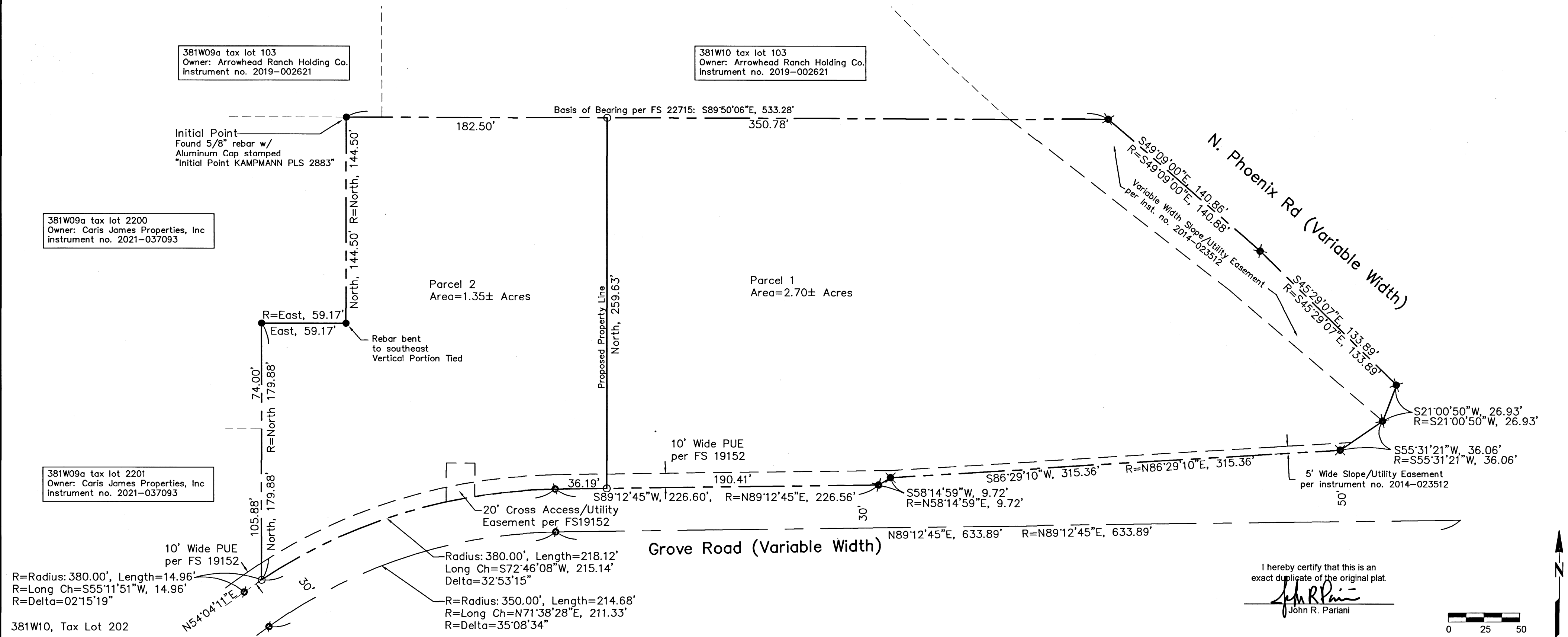
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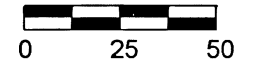
**** RECEIVED ****
 DATE 5/2/23 BY PB
 This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

LEGEND:

- ORJC Official Records of Jackson County
- R= Record data per FS 22715
 FS Filed Survey at Jackson County Surveyors Office
- Found 5/8" rebar w/Cap marked KAMPMANN PLS 2883" per FS 22715, unless noted otherwise.
 - ⊗ Found rebar w/cap marked "WRG Designs Inc" per FS 19152
 - ⊗ Found rebar w/cap marked "ODOT RIGHT OF WAY" per FS 22564
 - Set 5/8" x 30" rebar w/cap marked "PARIANI PLS51382"
- Resolved Boundary Line
 ----- Easement Lines
 ----- Right of Way Center Line



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



 Pariani Land Surveying PHONE: (541) 890-1131 EMAIL: JOHN@PARIANILS.COM	REGISTERED PROFESSIONAL LAND SURVEYOR OREGON July 13, 1999 JOHN R. PARIANI #51382 Renews: December 31, 2024	381W09a Tax Lot 2201 MP22-05 Partition Plat	Medford Acres, LLC 25355 NE Glass Road Aurora, OR 97002	PROJECT NO. 2022-648 SHEET
				DATE: April 14, 2023 2 of 2
				DRAWN BY: JRP
				REVIEWED BY: CJP/MB/TJA DRAWING NO. PP-1
APPROVED BY: JRP				
HORIZ SCALE: 1" = 30'	VERT SCALE: n/a	REV. NO.		