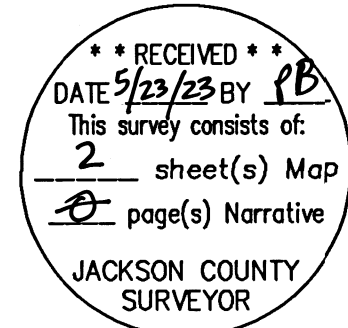


# Partition Plat P-20-2023

Located at:  
3326 Grove Road  
NE 1/4 Section 9, Township 38 South, Range 1 West,  
W. M., in the City of Phoenix, Jackson County, Oregon



DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that Caris James Properties, 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. 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. There are no grants or dedications on this plat.

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

Brian Garrison, Manager  
Caris James Properties, LLC, an Oregon limited liability company

ACKNOWLEDGEMENT:

State of Oregon )  
County of JACKSON ) S.S.

This certifies that on this 19TH day of MAY, 2023, that before me, a Notary Public, personally appeared Brian Garrison, manager of Caris James Properties, LLC, an Oregon limited liability company and acknowledged the foregoing instrument to be its voluntary act and deed.

Mason N Branwen  
Notary Public - Oregon  
Commission No. 988015  
MAY 30, 2023  
My Commission Expires

AmeriTitle Report for Land Partition number 555824AM and dated March 28, 2023.

Exceptions:

- Taxes assessed under Code No. 4-29 Account No. 1-100794-5 Map No. 381W09DA 2201  
The 2022-2023 Taxes: 6,905.12 Balance Due: \$2,301.70, plus interest, unpaid.
- City liens fbo City of Phoenix
- Property within the boundaries of RVSS and subject to charges, or assessments levied by said district and easements.
- Property within the boundaries of MID and subject to assessments, levies water & irrigation rights and easements
- Property incorporated into Urban Renewal Project and subject to terms per Inst. #2005-065966 & 2005-074803
- Electrical easement fbo COPCO per Book 423, Page 443-Ambiguous location, not drafted
- Access control per Book 534, Page 059, Book 504, Page 255, and Book 516, Page 297-Not drafted
- All existing access easements to Interstate 5 per Volume 160, Page 561 Circuit Court Journal of Jackson County
- Easement fbo CP National Corp. per Inst. #68-09634, re-assigned to WWPC per Inst. #91-23655-Ambiguous location, not drafted
- Electrical easement (20' wide) fbo Pacific Power and Light Co. per Inst. #70-05700-Ambiguous location, not drafted
- Cross Access Non-Exclusive easement per Inst #2006-020690 & #2006-020820-Ambiguous location, not drafted
- Development Agreement per Inst. #2006-021141-Not drafted
- Covenants & Restrictions per Inst. #2006-021558-Not drafted
- Deferred Improvement Agreement per Inst. #2019-001834-Not drafted
- Public Utility easement (5' wide) per Partition Plat P-03-2019-Drafted hereon
- Public utility Easement (10' wide) per Partition Plat P-03-2019-drafted hereon
- Declaration for Covenants for Stormwater Facilities per Inst. #2022-007442
- Deed of Trust fbo First Interstate Bank per Inst. #2022-013671
- Assignment of Rents fbo First Interstate Bank per Inst. #2022-013672
- Deed of Trust fbo First Interstate Bank per Inst. #2022-013673
- Assignment of Rents fbo First Interstate Bank per Inst. #2022-013674
- Deferred Improvement Agreement per Inst. #2023-002391

381W09a tax lot 2201

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 Two (2), 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, PLS

SURVEY NARRATIVE: to comply with ORS 209.250 & ORS 92

The purpose of this survey is to resolve the boundary of and to partition Parcel 2, Partition Plat P-03-2019 of the records of Partition Plats of Jackson County in Volume 30, Page 3 and filed as survey 22715 Jackson County Survey records.

The control for this survey are the monument ties found per said Parcel 2, filed survey 19152 and filed survey 19556 to control the boundary and more particularly described as follows.

The westerly line of said Parcel 2 was confirmed by the found monuments per filed survey 22715 and 19152 as shown on Sheet 2 of this Plat. The portion of curve of the center line shown for Kirk Way, aka North Phoenix Road, was derived by using the record alignment geometry per filed survey 15190 and rotating that geometry to fit the right of way angle points at station 254+15 and station 256+67.07. Kirk Way right of way was not resolved beyond the limits shown on sheet 2 of this Plat.

The east line of said Parcel 2 was confirmed by the found monuments set per filed survey 22715 and as shown on Sheet 2 of this Plat.

The north line of said Parcel 2 is controlled by the found monuments per filed survey 22715, of which is also the basis of bearing for this survey with a bearing of East. Those said found monuments along the north line were subsequently destroyed during recent construction and reset in their respective, record positions as shown on Sheet 2 of this Plat.

The south line of said Parcel 2 was controlled by the found monuments per filed survey 19152. Ties to the center line monuments of Grove Way, per filed survey 19152, confirmed the location of said south line. The monuments along the said south line were destroyed during construction and subsequently reset in their respective record positions as shown on Sheet 2 of this Plat.

Monuments were set as depicted on Sheet 2 of this plat.

Surveying equipment used: Trimble S6, fully robotic, total station and TSC5 data collector.

Monuments were set as of April, 2023.

Survey For/Owner:

Caris James Properties, LLC  
325 Ehrman Way  
Medford, OR 97501

Survey By:

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

APPROVALS:

All taxes, fees, assessments or other charges as required by ORS 92.095 have been paid in full as of the 23 day of May, 2023.

Tax Collector Signature

Tania Jimenez as Deputy  
Printed Name/Title

\*\*\*\*\*

Examined and approved by Jackson County Assessor as required by ORS 92.100 this 23 day of MAY, 2023.

Department of Assessment Signature

JUSTIN YATES AGENT  
Printed Name/Title

\*\*\*\*\*

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

Dated this 22 day of May, 2023.

City Planning Signature

ZAC MOODY MP22-02  
Printed Name/Title

\*\*\*\*\*

Examined and approved this 19 day of May, 2023 per ORS 92.100.

Scott Fein, Jackson County Surveyor

\*\*\*\*\*

RECORDER'S CERTIFICATE:

Filed for record this 23rd day of MAY, 2023, at 12:35 P.M.,

and recorded in Volume 34 of Plats on page 20 of the Records of Jackson County, Oregon.

By: Christine Walker, County Clerk

Deputy Clerk Signature Printed Name

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

John R. Pariani



381W09a  
Tax Lot 2201

MP22-02  
Partition Plat

Caris James Properties  
325 Ehrman Way  
Medford, OR 97501

PROJECT NO.	2022-648
DATE:	May 5th, 2023
DRAWN BY:	JRP
REVIEWED BY:	CJP/MB/TJA
APPROVED BY:	JRP
HORZ SCALE: 1" = 30'	VERT SCALE: n/a

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

# Partition Plat P-20-2023

Located at:  
3326 Grove Road  
NE 1/4 Section 9, Township 38 South, Range 1 West, W. M.,  
in the City of Phoenix, Jackson County, Oregon

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

254+15.35'  
per FS15190

Westerly Corner of Parcel 1  
per FS 22715

Westerly Corner of Parcel 3  
per FS 22715

381W09a tax lot 2200  
Parcel 1, P-03-2019  
Owner: Caris James Properties, Inc  
instrument no. 2021-037093

381W10 tax lot 202  
Parcel 3, P-03-2019  
Owner: Medford Acres, LLC  
instrument no. 2011-16393

The existing 5' wide PUE is per FS22715  
The existing 10' wide PUE is per FS19152

381W09a tax lot 2201  
Parcel 2, P-03-2019  
Owner: Caris James Properties, Inc  
instrument no. 2021-037093

### 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 and FS 19556

○ Set 5/8" x 30" rebar w/cap marked "PARIANI PLS51382"

⊗ Set 1-1/4" Copper Disk marked "PARIANI PLS51382"

— Resolved/New Property Line

- - - Easement Lines

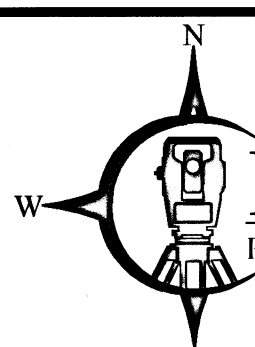
— Right of Way Center Line

— Adjacent Property Line

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

*John R. Pariani*  
John R. Pariani

381W09a, Tax Lot 2201



**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

381W09a  
Tax Lot 2201

MP22-02  
Partition Plat

**Caris James Properties**  
325 Ehrman Way  
Medford, OR 97501

PROJECT NO.	2022-648
DATE:	April 28, 2023
DRAWN BY:	JRP
REVIEWED BY:	CJP/MB/TJA
APPROVED BY:	JRP
HORZ SCALE: 1" = 30'	VERT SCALE: n/a

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