

APPROVAL:

FILE NO. LDP-23-020

EXAMINED AND APPROVED THIS 21st DAY OF JUNE, 2023.

MAPPING DIRECTOR
MATT BRINKLEY
APPROVAL:

EXAMINED AND APPROVED IN ACCORDANCE WITH ORS 92.100 THIS 12th DAY OF JUNE, 2023.

CITY SURVEYOR
Jon M. Froud

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT PIONEER PEAK, LLC IS THE OWNER OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE PARTITIONED PARCELS AS SHOWN HEREON.

SURVEYORS CERTIFICATE:

I DAVID M. MINNECI, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36 IN TOWNSHIP 36 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE NORTH 89°43'40" WEST (RECORD SOUTH 89°41' WEST) 368.00 FEET; THENCE NORTH 00°03'28" WEST (RECORD NORTH) 44.29 FEET TO THE SOUTHWEST CORNER OF PARCEL 3 DESCRIBED IN DOC. NO. 2021-021315, OFFICIAL RECORDS OF SAID JACKSON COUNTY FOR THE INITIAL POINT OF BEGINNING; THENCE, ALONG THE WESTERLY LINE OF SAID PARCEL 3, NORTH 00°03'28" WEST (RECORD NORTH) 1279.70 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE, ALONG SAID NORTH LINE, SOUTH 89°48'40" EAST 365.04 FEET (RECORD SOUTH 89°53'15" EAST 368.0 FEET, MORE OR LESS,) TO THE EASTERLY LINE OF SAID SECTION 36; THENCE, ALONG SAID EASTERLY LINE, SOUTH 00°11'07" EAST (RECORD SOUTH 0°03'50" EAST) 1109.54 FEET; THENCE, LEAVING SAID EASTERLY LINE, NORTH 89°43'40" WEST (RECORD NORTH 89°41' WEST) 215.00 FEET; THENCE SOUTH 00°11'07" EAST (RECORD SOUTH 00°3'51" EAST) 170.71 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 3; THENCE, ALONG SAID SOUTHERLY LINE, NORTH 89°43'40" WEST 152.90 FEET TO THE POINT OF BEGINNING.

David M. Minnici
SURVEYOR

PIONEER PEAK LLC.

IN WITNESS WHEREOF SIGNED THIS 7 DAY OF JUNE, 2023

STATE OF OREGON) SS.
COUNTY OF Jackson)

MEMBER

ON THIS 7th DAY OF June, 2023, PERSONALLY APPEARED THE ABOVE NAMED Walter P Sokolowski, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF PIONEER PEAK, LLC.

NOTARY PUBLIC FOR THE STATE OF Oregon
COMMISSION NO.: 1019658
MY COMMISSION EXPIRES: 11/30/25

RECORDING

FILED FOR RECORD THIS THE 29th DAY OF June, 2023 AT 10:11 O'CLOCK, A.M. AND RECORDED AS PARTITION PLAT NO. P-23-2023 IN "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. INDEX VOLUME 34, PAGE 23

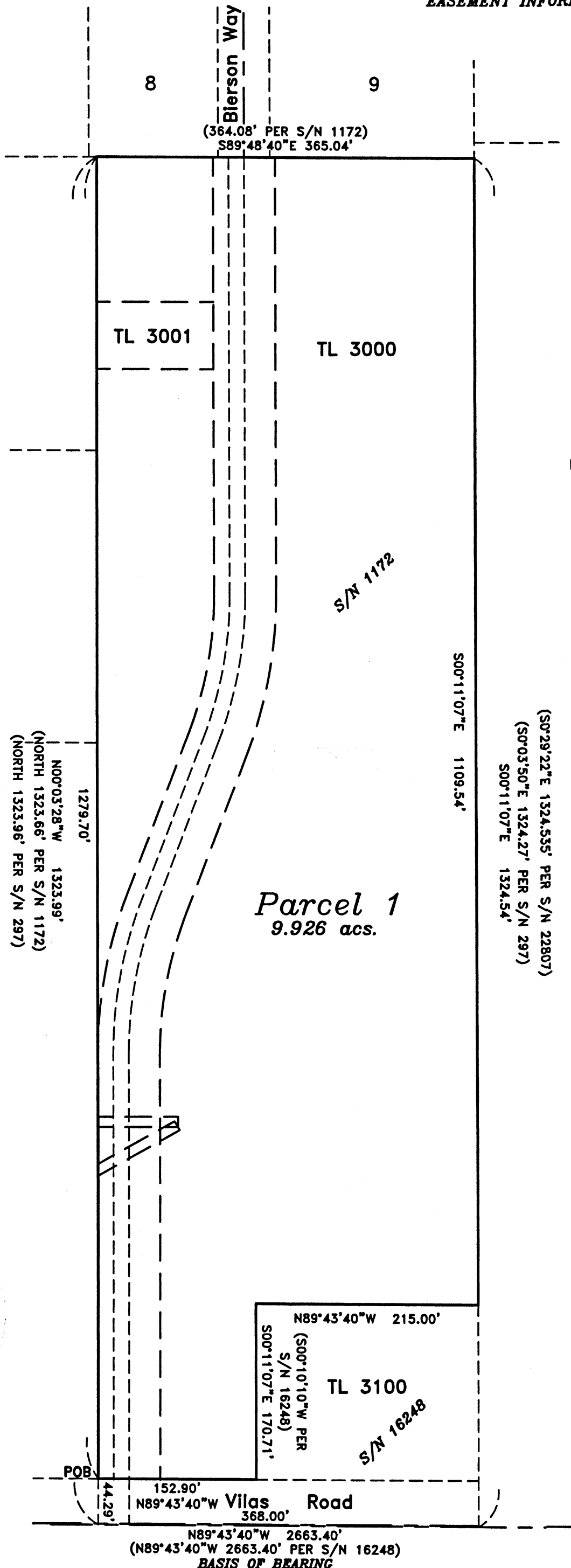
Christine Walker
COUNTY CLERK

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 23932

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF JUNE 23RD, 2023.

ASSESSOR
DATE 6/23/2023
TAX COLLECTOR
DATE 6/23/2023

FILED
Date 6/29/23 SS
This Survey Consist Of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR



(SEE SHEET 2 FOR EASEMENT INFORMATION)

LAND PARTITION SURVEY

PARTITION PLAT No. P-23-2023
(Validation of a Unit of Land)

Located in:
the S.E. 1/4 of Section 36 (36D)
in Township 36S., R2W., W.M.,
in the City of Medford,
Jackson County, Oregon
Tax Lots 3000 & 3001

For:
Pioneer Peak, LLC
1258 Applegate Lane
Medford, Oregon 97501

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A VALIDATION OF A UNIT OF LAND (CITY OF MEDFORD PLANNING FILE NO. LDP-23-020) IN ACCORDANCE WITH MEDFORD MUNICIPAL CODE 10.176A. THE PARENT PARCEL WAS LEGALLY CREATED IN 1958 BY SURVEY NO. 1172. IN 2002, TAX LOT 3001 WAS CREATED BY DOC. NO. 2002-371812, NOT APPROVED THROUGH ANY LAND DIVISION PROCESS. TAX LOT 3100, ALSO CREATED BY SURVEY NO. 1172, WAS RECONFIGURED BY DOC. NO. 96-15334, ALSO NOT THROUGH ANY LAND DIVISION PROCESS. MY CLIENT, ATTEMPTING TO DO A PROPERTY LINE ADJUSTMENT ON THE PARENT TRACT, WAS DENIED APPROVAL BECAUSE OF THE LOT ILLEGALITIES. THIS PROCEDURE IS TO CORRECT THE DEFECTS IN TITLE SO FUTURE DEVELOPMENT MAY PROCEED.

PROCEDURE: I USED CONTROL AND PREVIOUS TIES TO GOVERNMENT CORNERS FROM SURVEY NO. 22530 AND TIED MONUMENTS FROM SURVEY NO. 1172 AND 15015. THE NORTH LINE WAS ESTABLISHED AS THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND CLOSELY AGREES WITH RECORD INFORMATION FROM SURVEY NO. 22807. THE EAST LINE IS THE EAST LINE OF SECTION 36 AND THE SOUTH LINE IS PARALLEL AND 43.31' NORTHERLY OF THE CENTERLINE OF VILAS ROAD PER DOC. NO. 00-29146 AND 44.29' NORTHERLY OF THE SECTION LINE PER SURVEY NUMBER 22807. THE WEST LINE WAS ESTABLISHED AT RECORD DISTANCE WESTERLY OF THE SOUTHEAST CORNER OF SECTION 36 AND THE FOUND MONUMENT FROM SURVEY NO. 1172.

EQUIPMENT USED: TRIMBLE S6 ROBOTIC INSTRUMENT & TRIMBLE R8 GNSS.

TITLE EXCEPTION NOTES PER FIRST AMERICAN PUBLIC RECORD REPORT 7169-4017288:

- 3.) THESE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
- 4.) THESE PREMISES ARE SITUATED IN THE ROGUE RIVER VALLEY IRRIGATION DISTRICT, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
- 5.) RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.
- 6.) TEMPORARY WATER SERVICE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN LLOYD BENDICKSON ET AL AND THE CITY OF MEDFORD PER DOCUMENT NO. 94-25174.
- 7.) EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF THE CITY OF MEDFORD, BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS FOR INSTALLATION AND MAINTENANCE OF WATER MAINS PER DOC. NO. 94-35384. (SHOWN ON SHEET 2)
- 8.) ANNEXATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN THE CITY OF MEDFORD AND LEON L. EVANS ET UX PER DOC. NO. 94-25174.
- 9.) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF LLOYD A. BENDICKSON AND C.A. CASEBIER FOR INGRESS, EGRESS AND UTILITIES 60.00 WIDE PER DOC. NO. 95-07187. (SHOWN ON SHEET 2)
- 10.) ANNEXATION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN THE CITY OF MEDFORD, AN OREGON MUNICIPAL CORPORATION AND LEON L. EVANS AND DORIS G. EVANS PER DOC. NO. 95-11810.
- 11.) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF PACIFICORP, AN OREGON CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR DISTRIBUTION RIGHT-OF-WAY 10.00' IN WIDTH PER DOC. NO. 97-26244. (SHOWN ON SHEET 2)
- 12.) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF JACKSON COUNTY FOR SLOPE AND DRAINAGE PER DOC. NO. 00-291143. (SHOWN ON SHEET 2)
- 13.) PROPERTY LINE ADJUSTMENT AND EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN CRAIG C. COHEN OR ASSIGNS AND LEON L. EVANS AND DORIS G. EVANS PER DOC. NO. 02-37181. (SHOWN ON SHEET 2)
- 14.) AN EASEMENT, RESERVED IN DEED, INCLUDING TERMS AND PROVISIONS THEREOF FROM LEON L. EVANS AND DORIS G. EVANS TO CRAIG C. COHEN FOR ROAD 60 FEET WIDE PER DOC. NO. 02-37182. (SHOWN ON SHEET 2)
- 15.) EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF THE CITY OF MEDFORD, BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS FOR INSTALLATION AND MAINTENANCE OF WATER MAINS AND WATER FACILITIES PER DOC. NO. 2016-030039 10 FEET IN WIDTH (SHOWN ON SHEET 2)

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON
(541) 779-4841
BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 100' APRIL 14, 2023
BASIS OF BEARING: SURVEY NUMBER 16248
SECTION LINE
S/N = SURVEY NUMBER

REGISTERED PROFESSIONAL LAND SURVEYOR

David M. Minnici
OREGON
JULY 29, 1988
DAVID M. MINNECI
2349

EXPIRES 12/31/24

I certify this plat to be an exact copy of the original
David M. Minnici
SURVEYOR

(C:\dmg\2022\22052PartS1.dwg)
SHEET 1 OF 2

LAND PARTITION SURVEY

PARTITION PLAT No. P-23-2023

(Validation of a Unit of Land)

Located In:

the S.E. 1/4 of Section 36 (36D) In Township 36S., R2W., W.M., In the City of Medford, Jackson County, Oregon Tax Lots 3000 & 3001

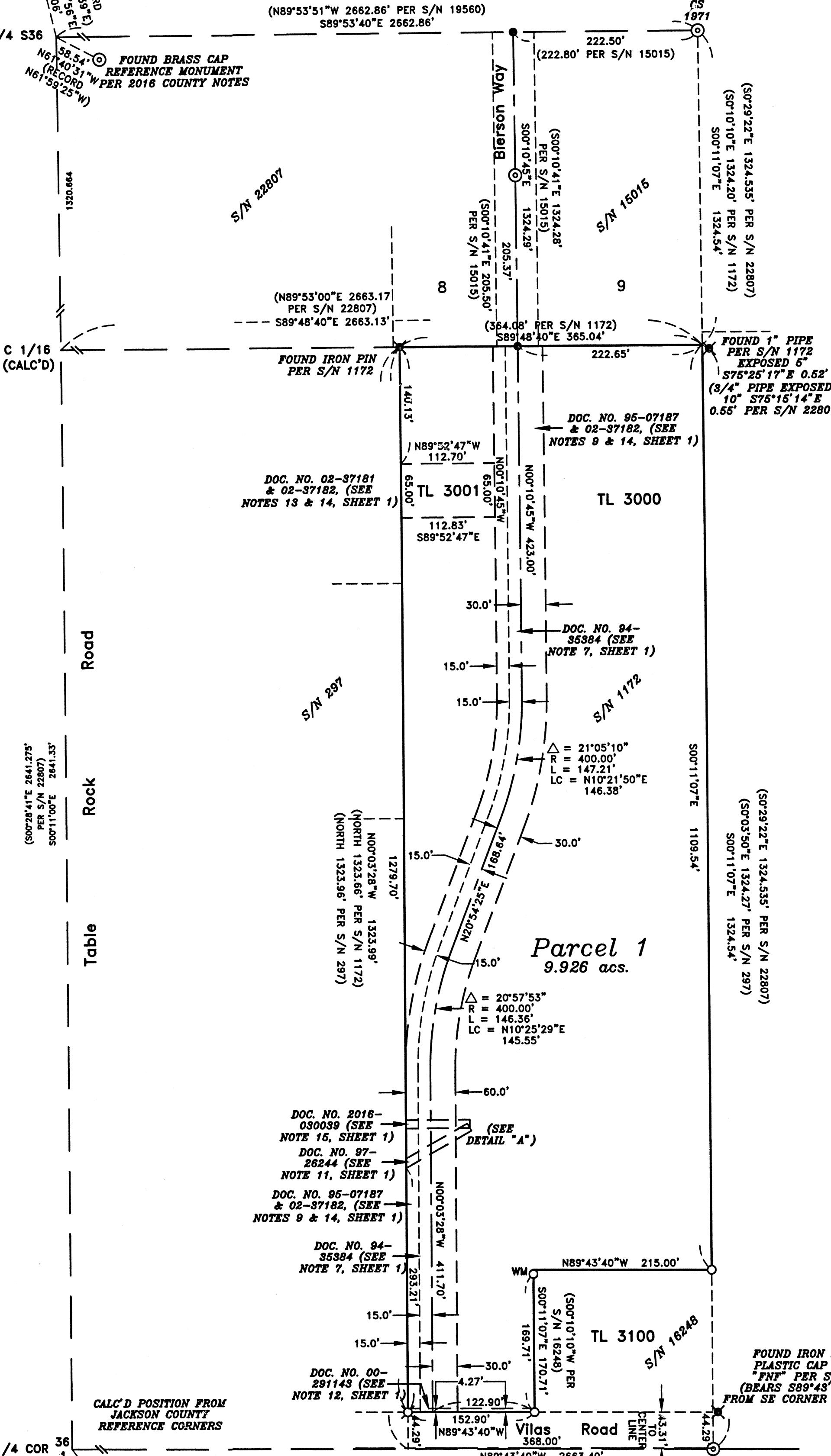
For: Pioneer Peak, LLC 1258 Applegate Lane Medford, Oregon 97501

FOUND BRASS CAP REFERENCE MONUMENT PER 2016 COUNTY NOTES

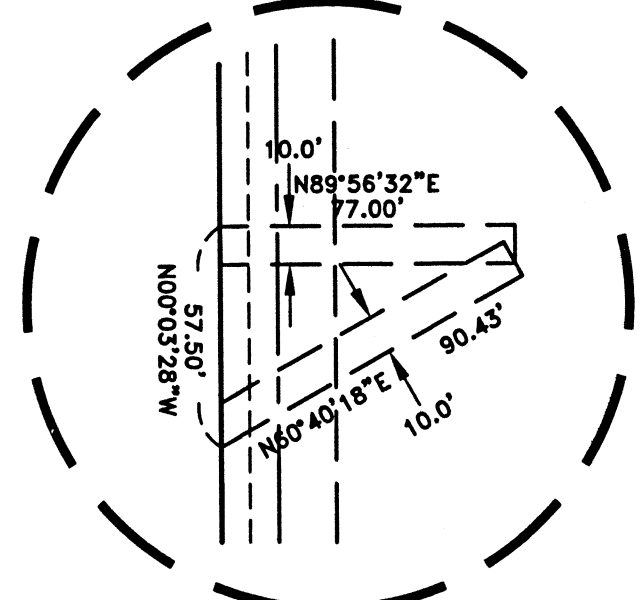
C 1/4 S36

FOUND BRASS CAP REFERENCE MONUMENT PER 2016 COUNTY NOTES

FOUND BRASS CAP STAMPED T36S 1/4 36 R2W R1W 1871



DETAIL "A" SCALE: 1" = 50'



FILED Date 6/21/23 by SS This Survey Consist Of: 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

HOFFBUHR & ASSOCIATES, INC. 880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON (541) 779-4641 BY: DAVID M. MINNECI RPLS NO. 2349 SCALE: 1 INCH = 100' APRIL 14, 2023 BASIS OF BEARING: SURVEY NUMBER 16248 SECTION LINE

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
- ⊗ = SET MAG SPIKE WITH WASHER STAMPED "LS 2349" IN ASPHALT.
- = FOUND 5/8" IRON PIN WITH YELLOW PLASTIC CAP STAMPED "FARBER PLS 2189" PER S/N 15015.
- ⊗ = FOUND MONUMENT AS NOTED.
- ⊙ = FOUND BRASS DISC AS NOTED.
- S/N = SURVEY NUMBER
- WM = WITNESS MONUMENT

REGISTERED PROFESSIONAL LAND SURVEYOR David M. Minneci OREGON JULY 28, 1988 DAVID M. MINNECI 2349 EXPIRES 12/31/24

I certify this plat to be an exact copy of the original David M. Minneci SURVEYOR