

\*\*\* APPROVALS \*\*\*

PARTITION PLAT NO. P-27-2023

\*\*\* RECORDER'S CERTIFICATE \*\*\*

FILE 439-22-00092-SUB

EXAMINED AND APPROVED this 11th day of August, 2023

In the S.W. 1/4 of Sec. 31, T.36S., R.1W., W.M. Jackson County, Oregon (JCDS File #439-22-00092-SUB)

FILED FOR RECORD THIS 24th DAY OF August, 2023 AT 1:58 O'CLOCK P.M., AND RECORDED AS PARTITION PLAT NO. P-27-2023 OF "RECORD OF PARTITION PLATS" OF JACKSON COUNTY, OREGON. INDEX VOLUME 34, PAGE 27 & DOC. #2023-07896, ORJCO.

EXAMINED AND APPROVED this 31 day of July, 2023 as required by ORS 92.100.

SURVEY FOR: JUAN MERAZ PO BOX 1517 TALENT, OR 97540

Christine D Walker COUNTY CLERK Heather Simpson DEPUTY

COUNTY SURVEYOR FILE NO. 23971

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of August 24th, 2023.

SURVEY BY: L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS P.O. BOX 1947 PHOENIX, OREGON 97535 PHONE: (541) 772-2782 lfriarandassociates@charter.net

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME, AND CONFORMS WITH THE REGULATIONS FOR PARTITIONS, AND REPRESENTS LAND, THE EXTERIOR OF WHICH BEING ACCURATELY DESCRIBED AS FOLLOWS:

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of August 24th, 2023.

DATE OF SURVEY: MAY 25, 2023

COMMENCING AT THE ONE-QUARTER CORNER COMMON TO SECTION 31, TOWNSHIP 36 SOUTH, RANGE 1 WEST AND SECTION 6, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 37°33'40" WEST, 1300.45 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF THAT TRACT SET FORTH IN DOCUMENT NO. 2013-001057, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON AND THE INITIAL POINT OF BEGINNING; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID TRACT THE FOLLOWING FIVE (5) COURSE: 1) NORTH 01°26'27" EAST, 341.65 FEET (RECORD NORTH 00°10'20" EAST, 341.62 FEET, MORE OR LESS) TO A 5/8 INCH IRON PIN; 2) THENCE NORTH 88°23'08" WEST, 61.095 FEET (RECORD NORTH 89°53'40" WEST, 61.27 FEET) TO A 5/8 INCH IRON PIN; 3) THENCE NORTH 01°27'11" EAST (RECORD NORTH 00°10'20" EAST), 500.00 FEET; 4) THENCE SOUTH 88°21'32" EAST, 844.63 FEET (RECORD SOUTH 89°53'40" EAST, 844.78 FEET) TO A 5/8 INCH IRON PIN; THENCE NORTH 01°49'28" EAST (RECORD NORTH 00°05'50" EAST), 596.10 FEET TO A 5/8 INCH IRON PIN ON THE SOUTHERLY LINE OF JUSTICE ROAD; THENCE ALONG SAID SOUTHERLY LINE, ALONG THE ARC OF A 501.07 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°01'58", A DISTANCE OF 35.27 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 53°13'41" EAST, 35.26 FEET) TO THE WESTERLY LINE OF THE ROGUE VALLEY EXPRESSWAY SET FORTH IN DOCUMENT NO. 2016-002788, SAID OFFICIAL RECORDS; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO COURSES: 1) SOUTH 01°06'23" WEST, 811.99 FEET TO A 5/8 INCH IRON PIN AT STATION "B"2167+25 80.00 FEET RIGHT; THENCE CONTINUE ALONG SAID WESTERLY LINE, SOUTH 04°12'04" WEST, 609.65 FEET TO INTERSECT THE SOUTH LINE OF THAT TRACT SET FORTH IN DOCUMENT NO. 2013-001057, SAID OFFICIAL RECORDS; THENCE ALONG SAID SOUTH LINE, NORTH 88°05'59" WEST (RECORD NORTH 89°34'30" WEST), 791.81 FEET TO THE INITIAL POINT OF BEGINNING.

BY AND FOR County Assesment [Signature]

M. Menitt, County Taxation [Signature]

\*\*\* DECLARATION \*\*\*

Know all men by these presents that ANTHONY C. MEEKS, is the owner in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate and has partitioned the same into the Parcels and does hereby make and establish the Shared Access and Utility Easement (SAUE) for the benefit of Parcels 1 & 2 and the Private Sanitary Sewer Easement for the benefit of Parcel 1 as shown on Sheet 2.

[Signature] ANTHONY C. MEEKS (PUBLIC & PRIVATE)

STATE OF OREGON ) ) SS. COUNTY OF JACKSON )

PERSONALLY APPEARED THE ABOVE NAMED ANTHONY C. MEEKS AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS 28 DAY OF July, 2023

[Signature] Anthony C. MEEKS

[Signature] NOTARY PUBLIC - OREGON

COMMISSION NO. 1006852

MY COMMISSION EXPIRES 12/8/2024

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF TWO PARCELS CREATED THROUGH A LAND PARTITION. SEE JCDS FILE NO. 439-22-00092-SUB. THE PARENT TRACT IS SET FORTH IN DOC. 2013-001057 & 2016-002788, ORJCO.

PROCEDURE: USING TRIMBLE R10 G.P.S. RECEIVERS, MADE TIES TO MONUMENTS SHOWN ON SHEET 2 AND HELD THEM IN THEIR FOUND POSITION TO POSITION MOST THE BOUNDARY LINES. THE SOUTH LINE WAS HELD PARALLEL TO THE SOUTH LINE OF SECTION 31 AND AT DEED RECORD DISTANCE FROM THE COMPUTED POSITION OF THE ORIGINAL S.E. CORNER OF DOC. 2013-001057, ORJCO. THE MOST WESTERLY N.W. CORNER WAS POSITIONED BY HOLDING DEED RECORD ANGLE FROM THE SOUTH LINE AND DEED RECORD DISTANCE NORTHERLY FROM THE FOUND MONUMENTS PER FS2378. THIS RESULTED IN A MEASUREMENT TO THE MONUMENT TO THE EAST OF THIS CORNER TO BE VERY CLOSE TO RECORD. THE DIRECTION OF WESTERLY LINE OF THE FLAG POLE WAS POSITIONED BY HOLDING A LINE FROM THE FOUND MONUMENT PER FS2597 THROUGH THE COMPUTED POSITION OF THE PIN PER FS2597 REFERENCED ON FS22866 AS POINT #3000. THE SOUTH LINE OF JUSTICE ROAD AND THE WESTERLY LINE OF THE ROGUE VALLEY EXPRESSWAY WERE HELD AS FOUND MONUMENTED BY FS22866. COMPUTED THE POSITION OF THE DIVIDING LINE BETWEEN PARCEL 1 & 2 AS SHOWN PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AT THE LOCATIONS AS SHOWN ON SHEET 2.

EASEMENT PER TICOR TITLE PRRS 470323065946 DATED 2023/05/02

- 1. REGULATIONS, LEVIES, LIENS, ASSESSMENTS, RIGHTS OF WAY AND EASEMENTS OF ROGUE VALLEY SEWER SERVICE.
2. REGULATIONS, INCLUDING LEVIES, LIENS, ASSESSMENTS, WATER AND IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS OF THE ROGUE RIVER VALLEY IRRIGATION DISTRICT.
3. EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER V.260, P.61 & V.366, P.363, JCDR. CANNOT DETERMINE EXACT LOCATION.
4. EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER V.547, P.505 & V.578, P.193, JCDR. CANNOT DETERMINE EXACT LOCATION.
5. EASEMENT FOR IRRIGATION PURPOSES PER V.567, P.449, JCDR. NOT ON SUBJECT PROPERTY.
6. CC&R'S PER DOC. 01-52458, ORJCO. BLANKET.
7. EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER DOC. 87-18646, ORJCO. CANNOT DETERMINE EXACT LOCATION.
9. EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER DOC. 92-23402, ORJCO. SHOWN.
10. EASEMENT FOR IRRIGATION DITCH PER DOC. 02-03563 & 02-04470, ORJCO. NOT ON SUBJECT PROPERTY.

FILED Date 8/24/23 By SS This Survey Consists Of: 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

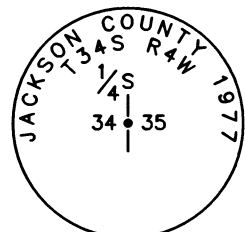
[Signature] OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-25

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

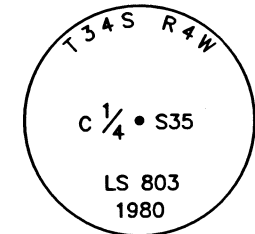
[Signature] JAMES E. HIBBS, PLS2234



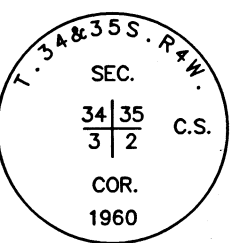
FILED  
Date 8/24/23 By SS  
This Survey Consists Of:  
1 sheet(s) Map  
1 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR



FOUND 2-1/2" BRASS CAP,  
0.6' ABOVE GRADE PER  
JACKSON COUNTY FIRST  
RE-ESTAB.



FOUND 2" BRASS CAP,  
0.3' BELOW GRADE  
PER S/N 8266



FOUND 2-1/2" BRASS CAP,  
0.2' ABOVE GRADE PER JACKSON  
COUNTY FIRST RE-ESTAB.

ASSESSOR'S MAP NO. 34 4W 35, TAX LOT 601

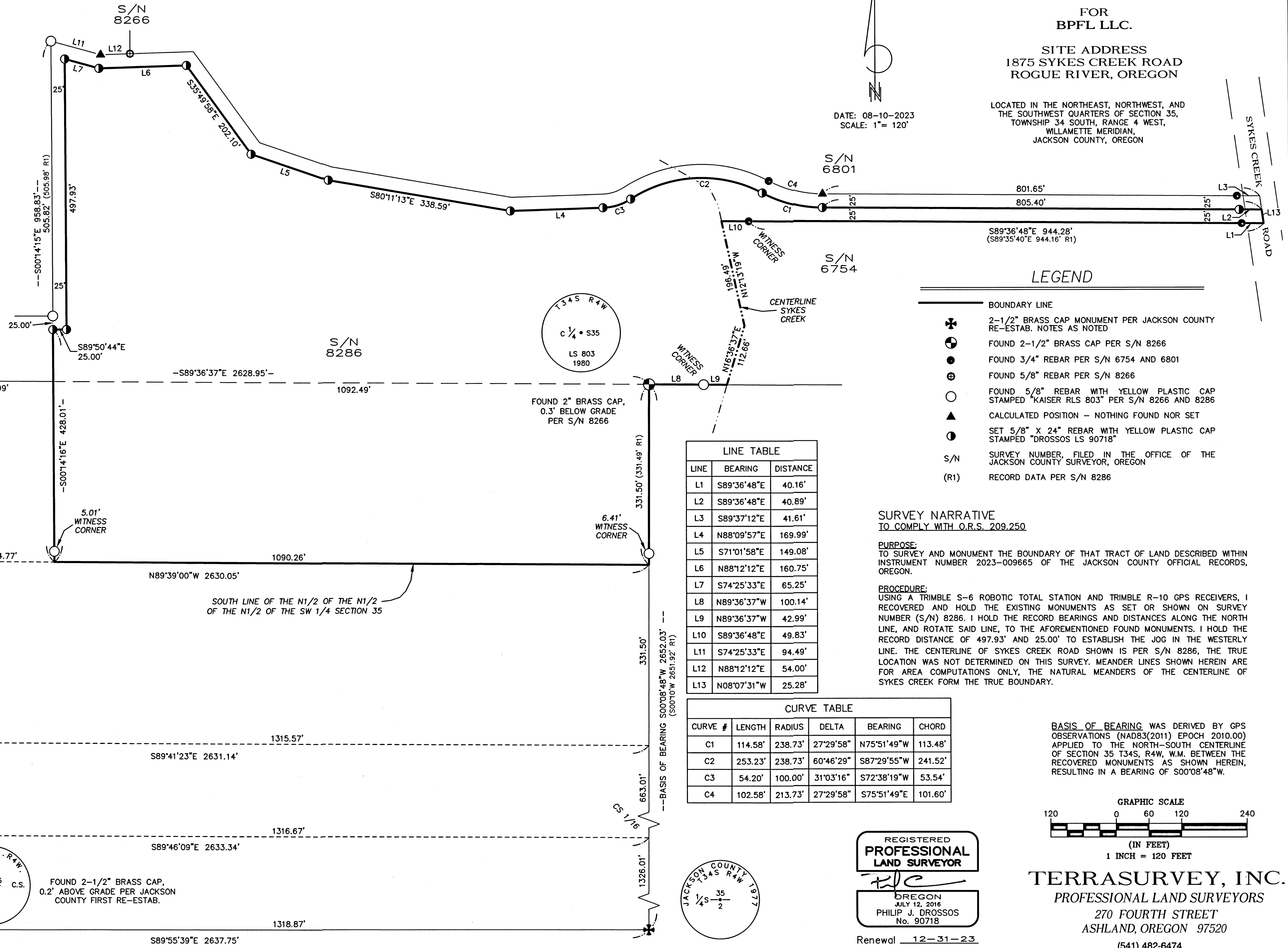
# MAP OF SURVEY

FOR  
BPFL LLC.

SITE ADDRESS  
1875 SYKES CREEK ROAD  
ROGUE RIVER, OREGON

LOCATED IN THE NORTHEAST, NORTHWEST, AND  
THE SOUTHWEST QUARTERS OF SECTION 35,  
TOWNSHIP 34 SOUTH, RANGE 4 WEST,  
WILLAMETTE MERIDIAN,  
JACKSON COUNTY, OREGON

DATE: 08-10-2023  
SCALE: 1" = 120'



## LEGEND

- BOUNDARY LINE
- ✦ 2-1/2" BRASS CAP MONUMENT PER JACKSON COUNTY RE-ESTAB. NOTES AS NOTED
- FOUND 2-1/2" BRASS CAP PER S/N 8266
- FOUND 3/4" REBAR PER S/N 6754 AND 6801
- FOUND 5/8" REBAR PER S/N 8266
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "KAISER RLS 803" PER S/N 8266 AND 8286
- ▲ CALCULATED POSITION - NOTHING FOUND NOR SET
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "DROSSOS LS 90718"
- S/N SURVEY NUMBER, FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, OREGON
- (R1) RECORD DATA PER S/N 8286

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°36'48"E	40.16'
L2	S89°36'48"E	40.89'
L3	S89°37'12"E	41.61'
L4	N88°09'57"E	169.99'
L5	S71°01'58"E	149.08'
L6	N88°12'12"E	160.75'
L7	S74°25'33"E	65.25'
L8	N89°36'37"W	100.14'
L9	N89°36'37"W	42.99'
L10	S89°36'48"E	49.83'
L11	S74°25'33"E	94.49'
L12	N88°12'12"E	54.00'
L13	N08°07'31"W	25.28'

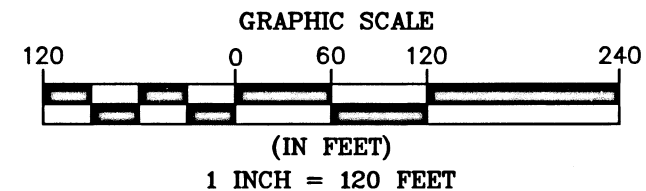
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	114.58'	238.73'	27°29'58"	N75°51'49"W	113.48'
C2	253.23'	238.73'	60°46'29"	S87°29'55"W	241.52'
C3	54.20'	100.00'	31°03'16"	S72°38'19"W	53.54'
C4	102.58'	213.73'	27°29'58"	S75°51'49"E	101.60'

## SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE:  
TO SURVEY AND MONUMENT THE BOUNDARY OF THAT TRACT OF LAND DESCRIBED WITHIN INSTRUMENT NUMBER 2023-009665 OF THE JACKSON COUNTY OFFICIAL RECORDS, OREGON.

PROCEDURE:  
USING A TRIMBLE S-6 ROBOTIC TOTAL STATION AND TRIMBLE R-10 GPS RECEIVERS, I RECOVERED AND HOLD THE EXISTING MONUMENTS AS SET OR SHOWN ON SURVEY NUMBER (S/N) 8286. I HOLD THE RECORD BEARINGS AND DISTANCES ALONG THE NORTH LINE, AND ROTATE SAID LINE, TO THE AFOREMENTIONED FOUND MONUMENTS. I HOLD THE RECORD DISTANCE OF 497.93' AND 25.00' TO ESTABLISH THE JOG IN THE WESTERLY LINE. THE CENTERLINE OF SYKES CREEK ROAD SHOWN IS PER S/N 8286, THE TRUE LOCATION WAS NOT DETERMINED ON THIS SURVEY. MEANDER LINES SHOWN HEREIN ARE FOR AREA COMPUTATIONS ONLY, THE NATURAL MEANDERS OF THE CENTERLINE OF SYKES CREEK FORM THE TRUE BOUNDARY.

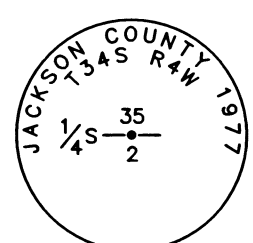
BASIS OF BEARING WAS DERIVED BY GPS OBSERVATIONS (NAD83(2011) EPOCH 2010.00) APPLIED TO THE NORTH-SOUTH CENTERLINE OF SECTION 35 T34S, R4W, W.M. BETWEEN THE RECOVERED MONUMENTS AS SHOWN HEREIN, RESULTING IN A BEARING OF S00°08'48"W.



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 12, 2016  
PHILIP J. DROSSOS  
No. 90718

Renewal 12-31-23



FOUND 2-1/2" BRASS CAP,  
FLUSH PER JACKSON COUNTY  
FIRST RE-ESTAB.

TERRASURVEY, INC.  
PROFESSIONAL LAND SURVEYORS  
270 FOURTH STREET  
ASHLAND, OREGON 97520

(541) 482-6474  
terrain@bisp.net  
JOB NO. 1727-23