

LAND PARTITION SURVEY
PARTITION PLAT NO. P-29-2023

Located in:
the N.E. & N.W. 1/4 of Section 19 (19A/B)
in Township 36S., R1W., W.M.,
Jackson County, Oregon
Tax Lot 500 & 3700
For:
BAR WHITE CITY, LLC
190 N. Ross Lane
Medford, Oregon 97501

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF TAX LOTS DESCRIBED IN DOC. NOS. 2022-004637 AND 2022-004638. (JACKSON COUNTY PLANNING FILE NO. 439-22-00034-SUB.)

PROCEDURE: I RECOVERED MONUMENTS SET PREVIOUSLY ON SURVEYS NO. 6311, 7516, 7803, 20228 AND 23580 TO ESTABLISH THE EXTERIOR BOUNDARIES OF THE AFFECTED TAX LOTS. I HELD THE EXISTING POSITIONS OF THE FOUND MONUMENTS FROM SURVEY NO. 23580, DONE PREVIOUSLY BY THIS OFFICE, AND SET NEW MONUMENTS DELINEATING THE THE CONFIGURATION OF THE NEW PARCELS AND ROADS.

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

TITLE EXCEPTION NOTES PER FIRST AMERICAN TITLE PUBLIC RECORD REPORT NO. 7169-3930100:

- 2.) THESE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
- 3.) 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.
- 4.) THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.
- 5.) RIGHT OF WAY OVER THOSE PORTIONS LYING WITHIN EXISTING RAILROAD LINES AND RAILROAD SPURS. (SHOWN ON SHEET 2)
- 6.) DRAINAGE EASEMENT, 10 FEET IN WIDTH, APPROXIMATELY 30 FEET NORTH OF THE ORIGINAL CENTERLINE OF AVENUE "C", INCLUDING THE TERMS AND CONDITIONS THEREOF PER DOC. NO. 77-06099. (EXISTING DITCH SHOWN ON SHEET 2-SEE EXTINGUISHMENT BELOW)
- 7.) AN EASEMENT RESERVED IN A DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF GRANTED WHITE CITY CORPORATION FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF A RAILROAD SPUR PER DOC. NO. 79-06516. (SHOWN ON SHEET 2)
- 8.) EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN FOR OPERATION AND MAINTENANCE OF EXISTING SANITARY SEWER MAINS, DRAINAGE DITCHES AND PIPES PER DOC. NO. 79-06516. (SPECIFIC LOCATION NO GIVEN-SEE EXTINGUISHMENT BELOW)
- 9.) EASEMENT FOR THE OPERATION AND MAINTENANCE OF EXISTING SANITARY SEWER MAINS, ELECTRICAL UTILITY LINES, DRAINAGE DITCHES AND PIPES, INCLUDING TERMS AND PROVISIONS THEREOF PER DOC. NO. 79-06517. (ELECTRICAL UTILITY LINES AND DRAINAGE DITCHES SHOWN ON SHEET 2-SEE EXTINGUISHMENT BELOW)
- 10.) COVENANTS, CONDITIONS, RESTRICTIONS AND COMPENSATION FOR THE BREACH THEREOF, INCLUDING TERMS AND PROVISIONS THEREOF PER DOC. NOS. 2008-038698, 2008-038699 AND 2008-038700. (MODIFICATION AND/OR AMENDMENT BY INSTRUMENT 2021-028640)
- 11.) SEWER EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, RECORDED AS DOCUMENT NO. 2022-034780. (SHOWN ON SHEET 2-SEE EXTINGUISHMENT BELOW)
- 12.) IMPROVEMENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF RECORDED AS DOCUMENT NO. 2023-012859.

EXTINGUISHMENT OF EASEMENTS

- 1.) ROGUE VALLEY SEWER SERVICES EXTINGUISHES ALL RIGHT, TITLE AND INTEREST, IF ANY, OF A CERTAIN PORTION OF THE GENERAL STORM AND SANITARY SEWER EASEMENTS DESCRIBED IN DOCUMENTS NO. 77-06099, 79-06516 AND 79-06517 PER DOCUMENT NO. 2023-018974.
- 2.) ROGUE VALLEY SEWER SERVICES EXTINGUISHES ALL RIGHT, TITLE AND INTEREST, IF ANY, OF A CERTAIN PORTION OF THE GENERAL STORM AND SANITARY SEWER EASEMENT DESCRIBED IN DOCUMENT NO. 2022-034780 PER DOCUMENT NO. 2023-018975.

APPROVALS:

FILE NO. 439-22-00034-SUB
EXAMINED AND APPROVED THIS 28th DAY OF August, 2023.
John J. Mum
DIRECTOR OF DEVELOPMENT SERVICES

EXAMINED AND APPROVED IN ACCORDANCE WITH ORS 9Z.100 THIS
1 DAY OF August, 2023.
Roth Geir
JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED THIS 04 DAY OF AUGUST, 2023.
J. P. Puz
JACKSON COUNTY ENGINEER

EXAMINED AND APPROVED THIS 07 DAY OF September, 2023.
Collin Roberts
JACKSON COUNTY COMMISSIONER

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT BAR-WHITE CITY, LLC, AN OREGON LIMITED LIABILITY COMPANY, 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 INTO PARCELS AS SHOWN HEREON. WE HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE AVENUE C AND 8TH STREET AS SHOWN HEREON TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS.

SURVEYORS CERTIFICATE:

I DAVID M. MINNECI, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HERBY 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:

ICOMMENCING AT THE SOUTHEAST CORNER OF AVENUE C BUSINESS CENTER CONDOMINIUMS LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 19, TOWNSHIP 36 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD IN SAID JACKSON COUNTY; THENCE, ALONG THE EASTERLY LINE OF SAID CONDOMINIUMS AND ITS NORTHERLY PROLONGATION, NORTH 00°12'00" EAST 462.00 FEET TO THE INITIAL POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY LINE OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2022-004637, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG THE BOUNDARY OF SAID TRACT AS FOLLOWS: NORTH 00°12'00" EAST 454.44 FEET; THENCE, ALONG THE ARC OF A 383.06 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 37°49'40" EAST 281.80 FEET), A DISTANCE OF 288.58 FEET; THENCE SOUTH 89°49'41" EAST 842.57 FEET; THENCE SOUTH 00°09'30" WEST 147.18 FEET; THENCE, ALONG THE ARC OF A 340.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 13°08'20" WEST 145.80 FEET), A DISTANCE OF 146.94 FEET; THENCE SOUTH 01°04'46" WEST 540.55 FEET; THENCE SOUTH 03°57'55" WEST 41.69 FEET; THENCE, ALONG THE ARC OF A 340.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 34°21'35" WEST 351.16 FEET), A DISTANCE OF 369.01 FEET TO A POINT OF COMPOUND CURVE; THENCE, ALONG THE ARC OF A 422.39 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 72°09'31" WEST 104.74 FEET), A DISTANCE OF 105.01 FEET; THENCE SOUTH 87°38'12" WEST 74.80 FEET; THENCE NORTH 89°51'20" WEST 508.12 FEET; THENCE SOUTH 89°53'30" WEST 10.91 FEET; THENCE NORTH 00°12'00" EAST 60.00 FEET TO THE NORTH-EAST CORNER OF THAT ROAD DEDICATION DESCRIBED IN DOCUMENT NO. 2022-002634, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE NORTH 89°53'30" EAST 10.73 FEET; THENCE SOUTH 89°51'20" EAST 322.35 FEET; THENCE, ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 45°10'20" EAST 42.41 FEET), A DISTANCE OF 47.09 FEET; THENCE NORTH 00°12'00" EAST 422.67 FEET; THENCE, ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 10°01'37" WEST 8.88 FEET), A DISTANCE OF 8.93 FEET; THENCE, WEST 442.00 FEET TO THE POINT OF BEGINNING.

David M. Minnici
SURVEYOR

BAR-WHITE CITY, LLC, AN OREGON LIMITED LIABILITY COMPANY,

IN WITNESS WHEREOF, SIGNED THIS 1 DAY OF August, 2023.

STATE OF OREGON)
COUNTY OF Jackson)

Richard Russell Batzer
RICHARD RUSSELL BATZER
MANAGING MEMBER

ON THIS 1st DAY OF August, 2023, PERSONALLY APPEARED THE ABOVE NAMED RICHARD RUSSELL BATZER, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF BAR-WHITE CITY, LLC, AN OREGON LIMITED LIABILITY COMPANY.

Christine D. Walker
NOTARY

NOTARY PUBLIC FOR THE STATE OF Oregon
COMMISSION NO: 1031752
MY COMMISSION EXPIRES: 12/13/2026

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

RECORDING

FILED FOR RECORD THIS THE 1th DAY OF SEPTEMBER, 2023 AT 2:34 O'CLOCK,
P.M. AND RECORDED AS PARTITION PLAT NO. P-29-2023 IN "RECORD OF PARTITION
PLATS" IN JACKSON COUNTY, OREGON. INDEX VOLUME 34, PAGE 29.
Christine D. Walker Deatner
COUNTY CLERK DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 23980

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF August, 29, 2023.

Chad Hallister 8/29/23
DATE
and for ASSESSOR
M. Minnici 08/29/2023
DATE
TAX COLLECTOR
Manissa Minnici

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

RECEIVED
Date 9/7/23 By SS
This survey Consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

LAND PARTITION SURVEY

PARTITION PLAT No. 2-29-2023

Located In:
the N.E. & N.W. 1/4 of Section 19 (19A/B)
in Township 36S., R1W., W.M.,
Jackson County, Oregon
Tax Lot 500 & 3700

For:
BAR WHITE CITY, LLC
190 N. Ross Lane
Medford, Oregon 97501



FOUND 5/8" IRON PIN WITH PLASTIC CAP MARKED "RHINE-GROSS GROUP LLC" S89°45'15"W 22.47' (N89°52'46"E 22.43' PER S/N 22063)

FOUND 5/8" IRON PIN S54°58'E 0.61' OF RECORD-ORIGIN UNKNOWN

275.03' 254.69' 4.99' [S89°48'25"E] 842.57' 562.55' [5/8" PER S/N 7803] FOUND PER S/N 6906
CORNER FALLS ON RAILROAD TIE RAILWAY SPUR EASEMENT PER DOC. NO. 79-06516 (SEE NOTES 6 & 8, SHEET 1) TL 3700

FOUND NAIL WITH WASHER STAMPED "FNF" S24°54'E 0.62' OF RECORD (ORIGIN UNKNOWN)
CORNER FALLS ON RAILROAD TIE

PARCEL 1
AREA = 285,822 SF
(6.56 AC)

TL 500
PARCEL 2
AREA = 329,105 SF
(7.56 AC)

S/N 5396,
7516, 7803

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	43°09'49"	383.06	288.58	281.80	N37°49'40"E
2	24°45'43"	340.00	146.94	145.80	S13°08'20"W
2	24°45'31"	340.00	146.92	145.78	S34°26'36"W
3	62°11'03"	340.00	369.01	351.16	S34°21'35"W
3	62°12'33"	340.00	369.16	351.29	S34°16'19"W
4	14°14'39"	422.39	105.01	104.74	S72°09'31"W
4	13°38'34"	422.39	105.23	104.95	S72°30'50"W
5	89°56'40"	30.00	47.09	42.41	S45°10'20"W
6	20°27'17"	25.00	8.93	8.88	N10°01'37"W
7	29°47'18"	25.00	13.00	12.85	N35°08'57"W
8	14°39'10"	61.00	122.07	102.69	N07°17'01"E
9	110°30'39"	61.00	117.66	100.25	S60°08'05"E
10	55°19'20"	61.00	58.90	56.64	S22°46'55"W
11	50°14'35"	25.00	21.92	21.23	S25°19'17"W
12	89°56'40"	60.00	94.19	84.81	N45°10'20"E
13	19°56'17"	75.00	26.10	25.97	S80°11'03"E
14	25°02'48"	141.00	61.64	61.15	N77°24'27"E
15	42°41'29"	40.00	29.80	29.12	S68°43'24"E
16	42°32'55"	17.50	13.00	12.70	S68°39'07"E

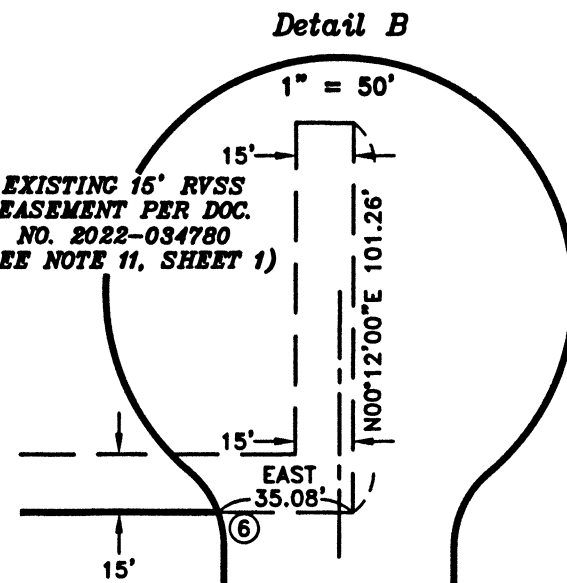
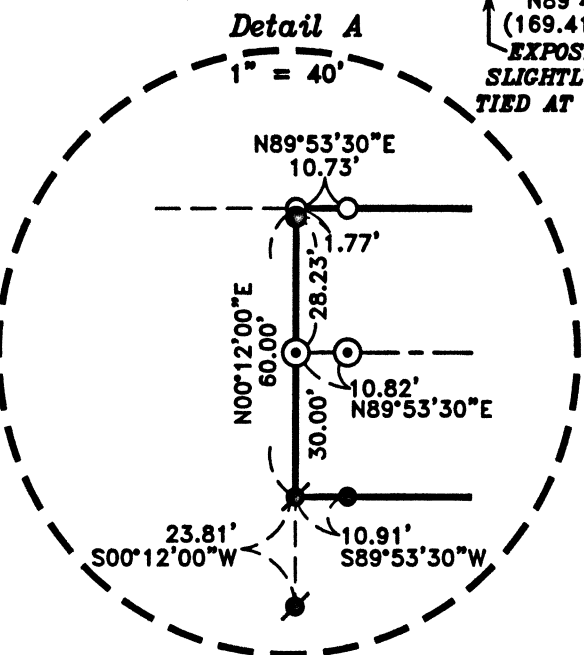
S/N 16312

AVENUE C BUSINESS CENTER CONDOMINIUMS

S/N 20228

(TL 200)

PARCEL 3
AREA = 247,059 SF
(5.67 AC)



****RECEIVED****
Date 9/7/23 By SS
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON
(541) 779-4841
BY: DAVID M. MINNECI RPLS NO. 2349
SCALE: 1 INCH = 100' JULY 31, 2023
BASIS OF BEARING: SURVEY NUMBER 23580 SOUTH LINE

- ⊗ = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
 - ⊙ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
 - = FOUND 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349".
 - = FOUND 5/8" IRON PIN PER S/N 7803 OR AS NOTED.
 - ⊘ = FOUND 3/4" IRON ROD PER S/N 6311 OR 7516 OR AS NOTED.
 - ⊗ = FOUND 5/8" IRON ROD WITH PLASTIC CAP STAMPED "LJ FRIAR & ASSOC." 0.50 DEEP (3/4" IRON PIN PER S/N 6311 & 20228).
- S/N = SURVEY NUMBER
W.C. = WITNESS CORNER
[] = RECORD PER DOC. NO. 2022-028812 AND/OR S/N 7803.

REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minnecci
OREGON
JULY 26, 1988
DAVID M. MINNECI
2349
EXPIRES 12/31/24

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