

PARTITION PLAT No. P-32-2023  
Located in the S.E. 1/4 of Section 17, T.36S., R.1W., W.M., Jackson County, Oregon

I HEREBY CERTIFY THAT THIS IS A  
EXACT COPY OF THE ORIGINAL PLAT

Bary D Kaiser  
SURVEYOR

SURVEY FOR:  
Freel & Associates LLC  
1750 Delta Waters Road, Suite 102  
Medford, OR. 97504

DATE:  
March 31, 2023

SURVEY BY:  
Kaiser Surveying  
2178 Butte Falls Highway  
Eagle Point, OR. 97524

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

I, Bary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the attached partition plat shown on Sheet 2, said plat being a correct representation of the same, the boundaries being described as follows:

Parcel No. 2 of Partition Plat recorded December 4, 2008 as Partition Plat No. P-69-2008 of the "Records of Partition Plats" in Jackson County, Oregon, and Filed as Survey No. 20249 in the Office of the County Surveyor.

Bary D Kaiser  
SURVEYOR

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

Known all men by these presents, that FREEL & ASSOCIATES, LLC, an Oregon Limited Liability Company hereafter referred to as Declarant, is the owner of the lands represented on this Partition Plat and more particularly described in the Surveyor's Certificate, and has caused the same to be partitioned into parcels and Private Road as shown on Sheet 2 of the Partition Plat. Declarant does hereby create that 25-foot wide private road easement "PLAZA WAY" across the subject property for the purpose of providing ingress-egress benefiting Parcel Nos. 1 and 3 of Partition Plat P-69-2008 also being used by the Partitioned property as shown on Sheet 2. Declarant does also create that 10-foot wide private storm drain easement across Parcel No. 1 benefiting Parcel No. 2 and Parcel Nos. 1 and 3 of Partition PLat No. P-69-2008 as shown on Sheet 2.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 28 DAY, OF JUNE, 20 23.

C. David Freel  
C. DAVID FREEL  
(member, Freel & Associates, LLC, an Oregon Limited Liability Company)

STATE OF OREGON )  
COUNTY OF JACKSON )ss

Personally appeared the above named C. DAVID FREEL and acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of Freel & Associates, LLC, an Oregon Limited Liability Company.

Subscribed and sworn to before me this 28 day of JUNE, 20 23.

(SIGN) Rebekah Alvarado  
Rebekah Maritza Alvarado NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 992640  
MY COMMISSION EXPIRES October 17, 2023

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Bary D Kaiser  
OREGON  
JULY 15, 2003  
BARY D. KAISER  
No. 52923  
EXP. 6-30-23

\*\* RECEIVED \*\*  
Date 10/6/23 By RB  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

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

Examined and approved this 3 day of July, 20 23.

Scott Pen  
JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Development Services. (439-23-00002-SUB).

27th day of September, 20 23.

Shandell Clark  
JACKSON COUNTY PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 6th day of OCTOBER, 20 23.

John V. Vata  
BY AND FOR ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 6th day of October, 20 23.

Joel Dize (Deputy)  
TAX COLLECTOR

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

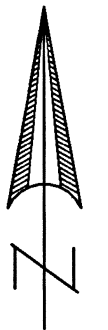
Filed for record, this 6th day of October, 20 23, at 2:52 O'clock P.m., and recorded as Partition Plat No. P-32-2023 of the Records of Jackson County, Oregon Index Volume 34, Page 32.

By: Christine W. Walker COUNTY CLERK  
Sonya L. Morgan DEPUTY

COUNTY SURVEYOR FILE No. 24000

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SCALE: 1" = 60'

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1750 Delta Waters Road, Suite 102  
Medford, OR. 97504  
DATE: March 31, 2023  
SURVEY BY: Kaiser Surveying  
2178 Butte Falls Highway  
Eagle Point, OR. 97524

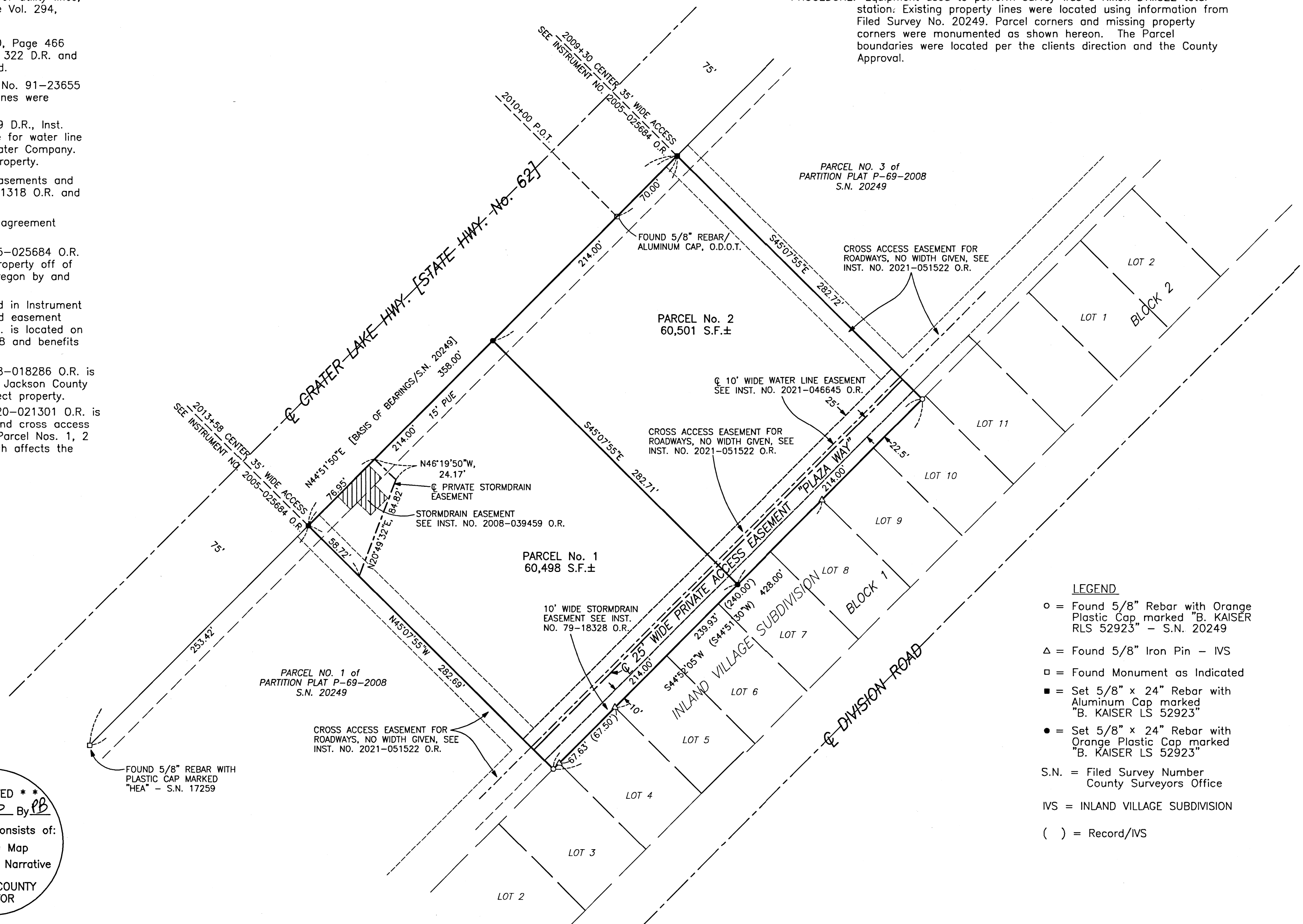
SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: Partition Survey of Parcel No. 2 of Partition Plat No. P-69-2008.

PROCEDURE: Equipment used to perform survey was a Nikon DTM522 total station. Existing property lines were located using information from Filed Survey No. 20249. Parcel corners and missing property corners were monumented as shown hereon. The Parcel boundaries were located per the clients direction and the County Approval.

EASEMENTS

- Property could be subject to reservations for utility lines, easements and right-of-ways by U.S.A. See Vol. 294, Page 307 D.R. and Vol. 308, Page 469 D.R..
- Power line easements recorded in Vol. 330, Page 466 D.R., Vol. 342, Page 57 D.R., Vol. 485, Page 322 D.R. and Vol. 572, Page 156 D.R. could not be located.
- Gas line easement recorded in Instrument No. 91-23655 O.R. could not be located. No natural gas lines were located on subject property.
- Documents recorded in Vol. 531, Page 259 D.R., Inst. Nos. 68-09787 O.R. and 68-09788 O.R. are for water line easements and agreements with White City Water Company. No water lines were found crossing subject property.
- Property could be subject to covenants, easements and restrictions imposed by Instrument Nos. 80-21318 O.R. and 84-13229 O.R..
- Property could be subject to development agreement recorded in Instrument No. 84-14722 O.R..
- Document recorded in Instrument No. 2005-025684 O.R. for indenture of access granted to subject property off of State Highway No. 62 by the the State of Oregon by and through its Department of Transportation.
- Reciprocal cross access easement recorded in Instrument No. 2008-011611 O.R. and Addendum to said easement recorded in Instrument No. 2008-017761 O.R. is located on Parcel No. 1 of Partition Plat No. P-69-2008 and benefits the subject property.
- Document recorded in Instrument No. 2008-018286 O.R. is Building Site Improvement Agreement between Jackson County and the property owner and affects the subject property.
- Document recorded in Instrument No. 2020-021301 O.R. is a Declaration for construction, maintenance and cross access for ingress-egress over roadway located on Parcel Nos. 1, 2 and 3 of Partition Plat No. P-69-2008, which affects the subject property.



LEGEND

- = Found 5/8" Rebar with Orange Plastic Cap marked "B. KAISER RLS 52923" - S.N. 20249
- △ = Found 5/8" Iron Pin - IVS
- = Found Monument as Indicated
- = Set 5/8" x 24" Rebar with Aluminum Cap marked "B. KAISER LS 52923"
- = Set 5/8" x 24" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923"
- S.N. = Filed Survey Number  
County Surveyors Office
- IVS = INLAND VILLAGE SUBDIVISION
- ( ) = Record/IVS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Bary D. Kaiser  
OREGON  
JULY 15, 2003  
BARY D. KAISER  
No. 52923  
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