

SURVEY NARRATIVE

PURPOSE:
TO SURVEY AND MONUMENT A TWO LOT PARTITION WITHIN INSTRUMENT NUMBER 2022-021110, OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, PER THE REQUEST OF THE CLIENT.

PROCEDURE:
THIS SURVEY WAS CONDUCTED USING A LEICA TS12 ROBOTIC TOTAL STATION, DISTANCE PRISMS, A LEICA CS15 DATA COLLECTOR AND JAVAD TRIUMPH-2 SURVEY GRADE GPS RECEIVERS. THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16 AS DETERMINED ON FILED SURVEY NUMBER 23691 BY THIS OFFICE, FILED IN THE JACKSON COUNTY, OREGON SURVEYOR'S OFFICE. EXISTING MONUMENTS AS SHOWN ON SAID SURVEY NUMBER 23691 WERE HELD AS PREVIOUSLY DETERMINED.

SURVEYOR'S CERTIFICATE

I, MATTHEW W. WASSON, OREGON REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 58691, DO HEREBY CERTIFY, THAT I HAVE ACCURATELY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE PROPERTY LINES DESIGNATED AND REPRESENTED ON THIS PARTITION PLAT LOCATED WITHIN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 36 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON. THE FOLLOWING BEING AN ACCURATE DESCRIPTION OF THE BOUNDARY AS SET FORTH HEREON:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 16, MONUMENTED WITH A 2-1/2 INCH BRASS CAP; THENCE NORTH 00°13'20" EAST, (RECORD NORTH), ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, 603.41 FEET, TO THE TRUE POINT OF BEGINNING, MONUMENTED WITH A 5/8-INCH REBAR; THENCE CONTINUE NORTH 00°13'20" EAST ALONG SAID EAST LINE, 404.86 FEET TO THE SOUTHERLY LINE OF SIXTH AVENUE IN DEKUM'S AMENDED ADDITION TO GOLD HILL; THENCE NORTH 77°18'29" WEST (RECORD NORTH 77°18' WEST), ON A PROJECTION OF SAID SOUTHERLY LINE, 51.25 FEET; THENCE NORTH 00°13'20" EAST (RECORD NORTH), PARALLEL TO THE EAST LINE OF SAID QUARTER-QUARTER, 297.78 FEET TO A POINT ON THE NORTH LINE SAID QUARTER-QUARTER; THENCE NORTH 89°45'50" WEST (RECORD WEST), ALONG SAID NORTH LINE, 750.59 FEET TO A 5/8-INCH REBAR; THENCE LEAVING SAID NORTH LINE, SOUTH 00°13'20" WEST, PARALLEL WITH THE EAST LINE OF SAID QUARTER-QUARTER, 536.74 FEET TO A 5/8-INCH REBAR; THENCE SOUTH 77°18'05" EAST, 820.00 FEET TO THE POINT OF BEGINNING. CONTAINING 11.14 ACRES MORE OR LESS.

Matthew Wasson
MATTHEW W. WASSON, P.L.S. NUMBER 58691

DECLARATIONS

KNOW ALL PERSONS BY THESE PRESENTS, THAT IDEAL STORAGE SOLUTIONS, LLC IS THE OWNER OF THE REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND ON THIS PLAT, HAS CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN ON THE ANNEXED MAP AND DO HEREBY DEDICATE THE 50 FOOT INGRESS AND EGRESS EASEMENT OVER PARCEL 1 FOR THE BENEFIT OF PARCEL 2.

Mark Huttema
MARK HUTTEMA, MANAGER

STATE OF OREGON)
)SS
COUNTY OF JACKSON)

BEFORE ME PERSONALLY APPEARED, MARK HUTTEMA, TO ME KNOWN TO BE THE IDENTICAL PERSON DESCRIBED IN AND WHO EXECUTED THE FORGOING DECLARATION AND THAT HE EXECUTED THE SAME FOR THE PURPOSE THEREIN SET FORTH.

DATED THIS 27 DAY OF Sept, 2023.

Cheryl Lynn Remillet NOTARY PUBLIC - OREGON (PRINT NAME)

Cheryl Lynn Remillet NOTARY PUBLIC - OREGON (SIGNATURE)

COMMISSION NO. 1033276

MY COMMISSION EXPIRES Jan 31, 2027

PARTITION PLAT NO. P-36-2023

LOCATED WITHIN

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 16
TOWNSHIP 36 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN
JACKSON COUNTY, OREGON

FOR

IDEAL STORAGE SOLUTIONS, LLC

1521 SECOND AVENUE
GOLD HILL, OREGON 97525

APPROVALS

EXAMINED AND APPROVED BY THE CITY OF GOLD HILL PLANNING DIRECTOR
THIS 3 DAY OF October, 2023

Amelia
PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 26 DAY OF October, 2023

Dan Sub
CITY ENGINEER

EXAMINED AND APPROVED THIS 7 DAY OF November, 2023
FOR COMPLIANCE WITH O.R.S. 92.100.

Scott Jen
JACKSON COUNTY SURVEYOR

JACKSON COUNTY SURVEYOR, FILE NUMBER 24020

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES, AS PROVIDED BY O.R.S. 92.095, HAVE BEEN PAID THIS 13th DAY OF November, 2023

Maissa Maith
JACKSON COUNTY TAX COLLECTOR

EXAMINED AND APPROVED THIS 13 DAY OF November, 2023
AS REQUIRED BY O.R.S. 92.100.

Chad Hollister
JACKSON COUNTY ASSESSOR OR DEPUTY

RECORDER

I DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORDING ON THE 13th DAY OF November, 2023 AT 10:23 O'CLOCK A.M. AND RECORDED AS PARTITION PLAT NO. P-36-2023 JACKSON COUNTY RECORDS.

Christine D Walker
JACKSON COUNTY CLERK

Heather Simpson
DEPUTY

SHEET INDEX

- 1) NARRATIVE, SURVEYOR'S CERTIFICATE, DECLARATIONS, EASEMENTS/ ENCUMBRANCES, RECORDER AND APPROVALS.
- 2) PARTITION AND LINE TABLE.
- 3) EASEMENTS AND NOTES.

** FILED **
Date 11/13/23 By PB
This survey consists of
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

EASEMENTS AND ENCUMBRANCES

(PER PUBLIC RECORD REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AS ORDER NO. 7169-4079605, EFFECTIVE DATE: 8:00 A.M. JULY 13, 2023)

- 1) EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: VOLUME 456, PAGE 124 IN FAVOR OF: CALIFORNIA OREGON POWER COMPANY FOR: TRANSMISSION AND DISTRIBUTION OF ELECTRICITY (SPECIFIC LOCATION NOT GIVEN, NOT SHOWN)
- 2) EASEMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: VOLUME 544, PAGES 316-317 IN FAVOR OF: CALIFORNIA-PACIFIC UTILITIES COMPANY, A CALIFORNIA CORPORATION FOR: RIGHT OF WAY TO CONSTRUCT, MAINTAIN AND OPERATE A GAS LINE (DO NOT FALL WITHIN SUBJECT PROPERTY, NOT SHOWN)
- 3) A 30 FOOT EASEMENT FOR INGRESS AND EGRESS AND UTILITIES, INCLUDING TERMS AND PROVISIONS THEREOF. RECORDED: DOCUMENT NO. 80-06485; DOCUMENT NO. 88-24421, AND DOCUMENT NO. 93-08873 (AS SHOWN)
- 4) EASEMENT FOR SEWER LINE AND SEPTIC SYSTEM INSTALLATION, INCLUDING TERMS AND PROVISIONS THEREOF. RECORDED: JUNE 09, 1980 AS DOCUMENT NO. 80-10591 RE-RECORDED: JUNE 16, 1980 AS DOCUMENT NO. 80-11037 (AS SHOWN)
- 5) EASEMENTS FOR INGRESS AND EGRESS, INCLUDING TERMS AND PROVISIONS THEREOF. (SEE ITEM 3 ABOVE) RECORDED: DOCUMENT NO. 86-22513 AND DOCUMENT NO. 92-08593
- 6) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: DOCUMENT NO. 92-03277 AND DOCUMENT NO. 92-03278 IN FAVOR OF: CITY OF GOLD HILL, AN OREGON MUNICIPAL CORPORATION FOR: A 20 FOOT EASEMENT FOR THE PLACEMENT AND MAINTENANCE OF A WATER LINE (DO NOT FALL WITHIN SUBJECT PROPERTY, NOT SHOWN)
- 7) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: DOCUMENT NO. 93-21674 IN FAVOR OF: PACIFICORP, AN OREGON CORPORATION DBA PACIFIC POWER AND LIGHT COMPANY FOR: A TEMPORARY EASEMENT FOR INSTALLATION AND MAINTENANCE OF IN GROUND ELECTRICAL EQUIPMENT (DOES NOT FALL WITHIN SUBJECT PROPERTY, EASEMENT WAS EXTINGUISHED AND TERMINATED WHEN "GOLD CREST ESTATES SUBDIVISION, PHASE I WAS RECORDED)
- 8) EASEMENT AGREEMENT, INCLUDING TERMS AND PROVISIONS THEREOF. RECORDED: SEPTEMBER 02, 1999 AS DOCUMENT NO. 99-46100 (SUBJECT PROPERTY MAY BENEFIT, SPECIFIC LOCATION NOT GIVEN)
- 9) EASEMENT AGREEMENT, INCLUDING TERMS AND PROVISIONS THEREOF. RECORDED: SEPTEMBER 02, 1999 AS DOCUMENT NO. 99-46101 (SUBJECT PROPERTY MAY BENEFIT, DOES NOT FALL ON SUBJECT PROPERTY)
- 10) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: JANUARY 19, 2022 AS DOCUMENT NO. 2022-002001 IN FAVOR OF: CITY OF GOLD HILL, JACKSON COUNTY, OREGON, ITS SUCCESSORS AND ASSIGNS SEWER FOR: (15' WIDE, AS SHOWN)

REGISTERED PROFESSIONAL LAND SURVEYOR
Matthew Wasson
OREGON JANUARY 14, 2003 MATTHEW W. WASSON 58691

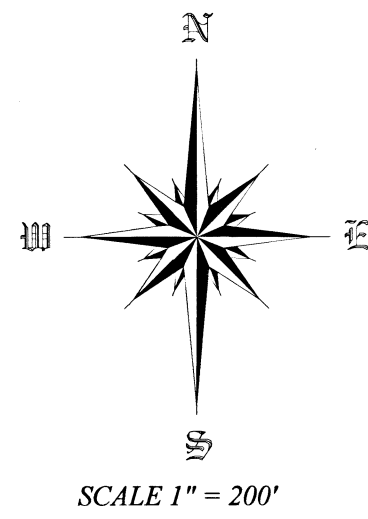
RENEWS: 7/1/2024

I, MATTHEW W. WASSON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 58691, HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE FINAL PLAT.

Matthew Wasson
MATTHEW W. WASSON, P.L.S. 58691

SURVEYED BY:
TO THE POINT LAND SURVEYING, LLC
230 EAST MAIN STREET
ROGUE RIVER, OR 97537
(541) 855-4280

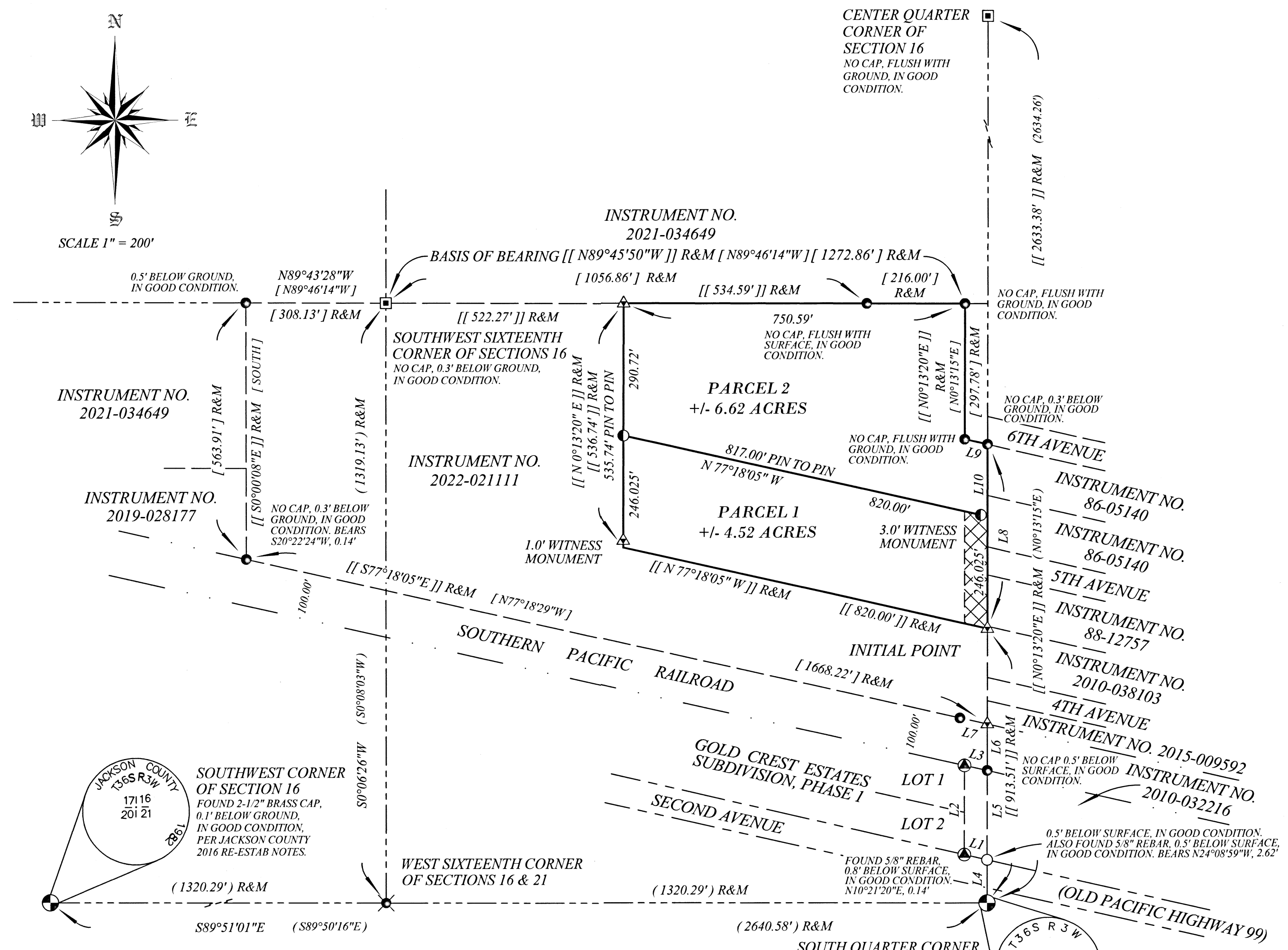
Date: July 31, 2023
Project No. 0047-22



PARTITION PLAT NO. P-30-2023
 LOCATED WITHIN
 THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 16
 TOWNSHIP 36 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN
 JACKSON COUNTY, OREGON
 FOR
IDEAL STORAGE SOLUTIONS, LLC
 1521 SECOND AVENUE
 GOLD HILL, OREGON 97525

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND 2" BRASS CAP IN CONCRETE, 0.5' BELOW SURFACE, IN GOOD CONDITION. PER S.N. 13908, OR AS NOTED
- △ FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "J. MARTIN, PLS 54729", PER S.N. 23691, 0.1' BELOW GROUND, IN GOOD CONDITION
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "WEAVER, LS 1679", PER S.N. 10530
- FOUND 5/8" REBAR, AS NOTED, PER S.N. 8381
- FOUND 5/8" REBAR, WITH YELLOW PLASTIC CAP STAMPED "D. MCMAHAN, PLS 1913", PER S.N. 11193
- ⊗ COMPUTED POSITION, NOTHING FOUND OR SET
- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC CAP STAMPED "TO THE POINT L.S."
- () RECORD SURVEY DATA PER S.N. 8381
- [] RECORD SURVEY DATA PER S.N. 10530
- { } RECORD SURVEY DATA PER S.N. 11193
- (()) RECORD SURVEY DATA PER S.N. 13908
- [[]] RECORD SURVEY DATA PER S.N. 23691
- S.N. SURVEY NUMBER
- R&M RECORD AND MEASURED
- SUBJECT PROPERTY
- - - DEED LINE
- - - CADASTRAL LINE
- - - RIGHT OF WAY LINE
- - - RAILROAD RIGHT OF WAY LINE
- ⊠ 50' WIDE INGRESS AND EGRESS EASEMENT



LINE	MEASURED BEARING	RECORD BEARING	MEASURED DISTANCE	RECORD DISTANCE
L1	N76°58'40"W	((N76°58'40"W))	51.27'	((51.27'))
L2	N 0°13'20"E	[N 0°13'15"E]	195.95'	((195.95'))
L3	S77°18'05"E	[N77°18'29"W]	51.21'	[51.21']
L4	N 0°13'20"E	{N 0°13'15"E} {N 0°13'53"E}	94.74'	{96.87'} {94.74'}
L5	N 0°13'20"E	{N 0°13'15"E} {N 0°13'53"E}	196.25'	{194.15'} {196.25'}
L6	N 0°13'20"E	{N 0°13'15"E}	102.42'	{102.42'}
L7	S 77°18'05"E	[N77°18'29"W]	61.45'	[61.45']
L8	N 0°13'20"E	[N 0°13'20"E]	404.86'	[404.86']
L9	N 77°18'29"W	[N77°18'34"W]	51.25'	[51.25']
L10	N 0°13'20"E	[N 0°13'20"E]	158.835'	—

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REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JANUARY 14, 2003
 MATTHEW W. WASSON
 58691

RENEWS: 7/1/2024

BASIS OF BEARING

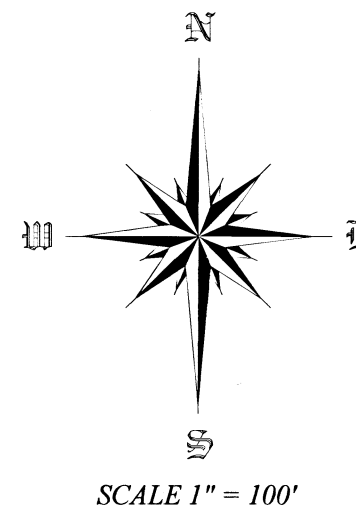
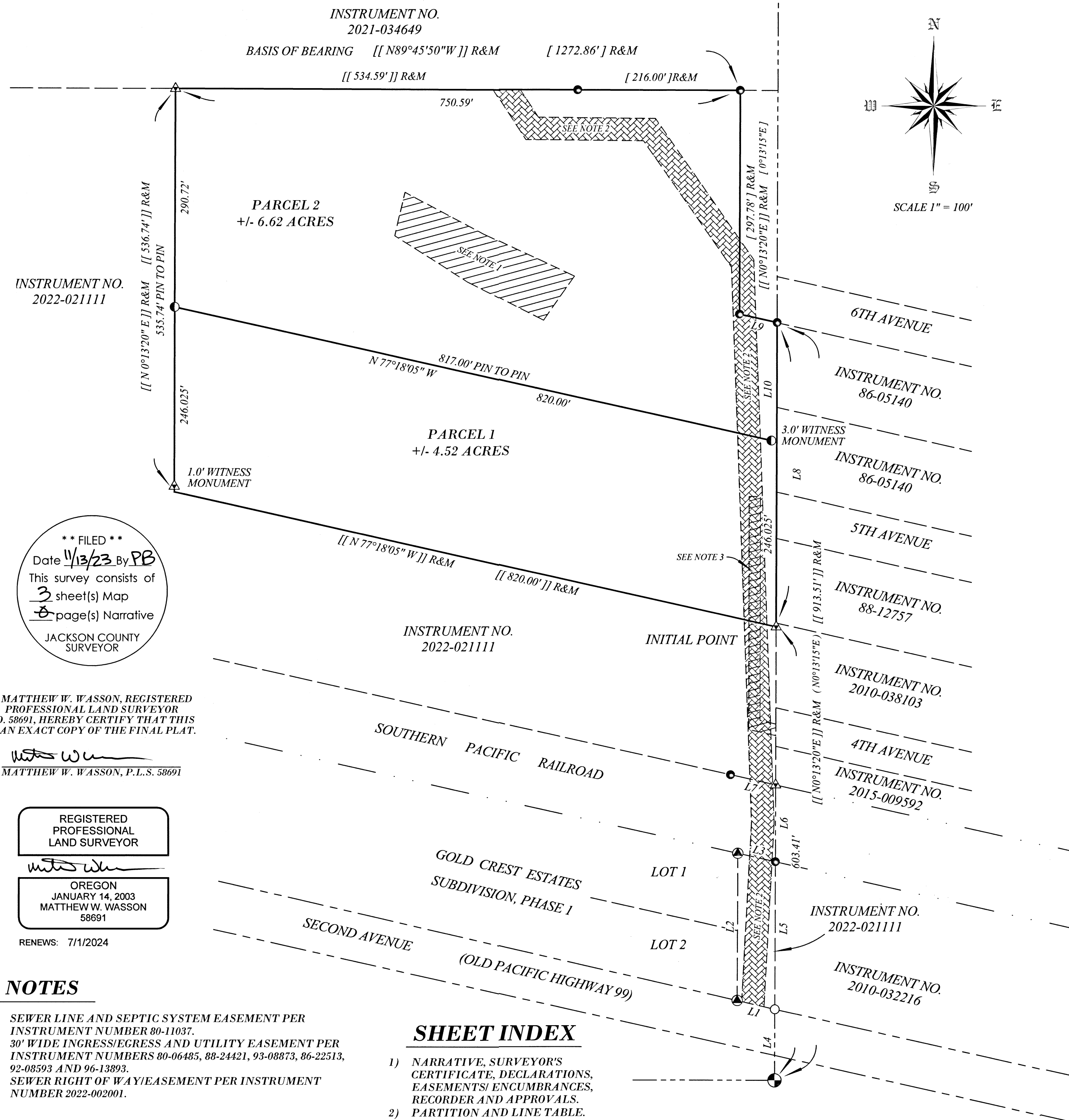
THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16 AS DETERMINED ON FILED SURVEY NUMBER 23691 BY THIS OFFICE, FILED IN THE JACKSON COUNTY, OREGON SURVEYOR'S OFFICE

Assessor's Map No. 363W16CD, Tax Lot 3200

TO THE POINT LAND SURVEYING

SURVEYED BY:
TO THE POINT LAND SURVEYING, LLC
 230 EAST MAIN STREET
 ROGUE RIVER, OR 97537
 (541) 855-4280
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- ▨ SEPTIC OR SEWER EASEMENT AS NOTED
- ▩ INGRESS/EGRESS/UTILITY EASEMENT AS NOTED

INITIAL
PT. GOLD
CREST EST.
SUBDV. PHASE 1
LS 1913

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Matthew W. Wasson
 MATTHEW W. WASSON, P.L.S. 58691

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Matthew W. Wasson
 OREGON
 JANUARY 14, 2003
 MATTHEW W. WASSON
 58691

RENEWS: 7/1/2024

NOTES

- 1) SEWER LINE AND SEPTIC SYSTEM EASEMENT PER INSTRUMENT NUMBER 80-11037.
- 2) 30' WIDE INGRESS/EGRESS AND UTILITY EASEMENT PER INSTRUMENT NUMBERS 80-06485, 88-24421, 93-08873, 86-22513, 92-08593 AND 96-13893.
- 3) SEWER RIGHT OF WAY/EASEMENT PER INSTRUMENT NUMBER 2022-002001.

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Assessor's Map No. 363W16CD, Tax Lot 3200

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