

LAND PARTITION SURVEY (Historical Dwelling) PARTITION PLAT No. P-04-2024

Located in: the N.E. & N.W. 1/4 of Section 24 in Township 39S., R1E., W.M., Jackson County, Oregon Tax Lot 101 For: Rodgers Real Estate Holdings, LLC 871 Medford Center Medford, Oregon 97504

TITLE EXCEPTION NOTES PER TICOR TITLE PUBLIC RECORD REPORT NO. 470323085006:

- 1.) THE LAND HAS BEEN CLASSIFIED AS FARM, AS DISCLOSED BY THE TAX ROLL IF THE LAND BECOMES DISQUALIFIED, SAID LAND MAY BE SUBJECT TO ADDITIONAL TAXES AND OR PENALTIES. 2.) REGULATIONS, INCLUDING LEVIES, LIENS, ASSESSMENTS, WATER AND IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS OF THE TALENT IRRIGATION DISTRICT. 3.) ANY ADVERSE CLAIM BASED ON THE ASSERTION THAT ANY PORTION OF THE SUBJECT LAND HAS BEEN REMOVED FROM OR BROUGHT WITHIN THE SUBJECT LAND'S BOUNDARIES BY THE PROCESS OF ACCRETION OR RELICTION OR ANY CHANGE IN THE LOCATION OF THE CREEKS. 4.) ANY ADVERSE CLAIM BASED ON THE ASSERTION THAT ANY PORTION OF THE SUBJECT LAND HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETTED TO SUCH PORTIONS SO CREATED OR BASED ON THE PROVISIONS OF ORS 274.906 THROUGH 274.940. 5.) RIGHTS OF THE PUBLIC, RIPARIAN OWNERS AND GOVERNMENTAL BODIES AS TO THE USE OF THE WATERS OF CREEKS AND THE NATURAL FLOW THEREOF ON AND ACROSS THAT PORTION OF THE SUBJECT LAND LYING BELOW THE HIGH WATER LINE OF SAID WATERWAY. 6.) RIGHTS OF THE PUBLIC AND GOVERNMENTAL AGENCIES IN AND TO ANY PORTION OF SAID LAND LYING WITHIN THE BOUNDARIES OF STREETS, ROADS AND HIGHWAYS. 7.) EASEMENT FOR WATER DITCH AS PER VOL. 30, PAGE 122. (SPECIFIC LOCATION UNDETERMINABLE) 8.) EASEMENT FOR WATER DITCH AS PER VOL. 41, PAGE 547. (DOES NOT AFFECT SUBJECT PROPERTY) 9.) EASEMENT FOR WATER DITCH AS PER VOL. 48, PAGE 582. (SPECIFIC LOCATION NOT GIVEN) 10.) EASEMENT FOR PUBLIC UTILITIES GRANTED THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER VOL. 116, PAGE 431. (SPECIFIC LOCATION UNDETERMINABLE) 11.) EASEMENT FOR PUBLIC UTILITIES GRANTED THE CALIFORNIA OREGON POWER COMPANY PER VOL. 179, PAGE 205. (SPECIFIC LOCATION UNDETERMINABLE) 12.) EASEMENT FOR PUBLIC UTILITIES GRANTED THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER VOL. 179, PAGE 422. (SPECIFIC LOCATION UNDETERMINABLE) 13.) EASEMENT FOR PUBLIC UTILITIES GRANTED THE CALIFORNIA OREGON POWER COMPANY PER VOL. 447, PAGE 457 AND CORRECT PER VOL. 456, PAGE 455. (SPECIFIC LOCATION NOT DETERMINABLE) 14.) LIMITED ACCESS TO AND FROM THE LAND AS SET FORTH IN VOL. 631, PAGE 396 WHICH PROVIDES THAT THERE SHALL BE NO RIGHT OF EASEMENT OR RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN AS EXPRESSLY PROVIDED FOR IN SAID DEED. 15.) EASEMENT FOR POWER POLE AND ANCHOR GRANTED CITY OF ASHLAND PER INST. NO. 71-08839. (NO SPECIFIC LOCATION GIVEN) 16.) LIMITED ACCESS TO AND FROM THE LAND AS SET FORTH IN DOC. NO. 99-51099 WHICH PROVIDES THAT THERE SHALL BE NO RIGHT OF EASEMENT OR RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN AS EXPRESSLY PROVIDED FOR IN SAID DEED.

APPROVALS:

FILE NO. 439-23-00029-SUB EXAMINED AND APPROVED THIS 15th DAY OF February, 2024. [Signature] DIRECTOR OF DEVELOPMENT SERVICES

EXAMINED AND APPROVED IN ACCORDANCE WITH ORS 97.100 THIS 12 DAY OF February, 2024. [Signature] JACKSON COUNTY SURVEYOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT RODGERS REAL ESTATE HOLDINGS, LLC, AN OREGON LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 50% INTEREST AND NEUMAN REAL ESTATE HOLDINGS, LLC, AN OREGON LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 50% INTEREST, ARE THE OWNERS OF THE REAL PROPERTY REPRESENTED ON THIS PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAVE CAUSED THE SAME TO BE PARTITIONED INTO PARCELS AS SHOWN HEREON.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF TAX LOTS PARTIALLY DESCRIBED AS PARCEL 3 OF DOC. NO. 2022-014279. (JACKSON COUNTY PLANNING FILE NO. 439-23-00029-SUB). PARCEL 1 IS BEING CREATED TO ENCOMPASS AN EXISTING STRUCTURE WITH "HISTORICAL DWELLING" CLASSIFICATION.

PROCEDURE: DUE TO A DECISION BY JACKSON COUNTY ON LOT LEGALIZATION, (FILE NO. 439-23-00057-ZON), IT WAS DETERMINED THAT TAX LOT 101 IS COMPRISED OF 3 SEPARATE PARCELS, "A", "B" AND "C". PARCEL "A", ADJOINING AND WEST OF THE SUBJECT PROPERTY, IS DESCRIBED IN VOL. 31, PG. 23. PARCEL "B" WAS CREATED IN THE SOUTHWEST CORNER OF PARCEL "A" WHEN PROPERTY WAS DEEDED TO THE STATE IN 1962 BY VOL. 531, PG. 396. PARCEL "C", PARENT OF THE PROPERTY BEING PARTITIONED, IS DESCRIBED IN VOL. 48, PG. 582 DOC. NO. 69-10667 FURTHER DIVIDED PARCEL "C" AS PARCELS 1, 2, 3 AND 4. THERE IS NO SPECIFIC DESCRIPTION FOR THE PARCEL BEING PARTITIONED. IT IS A REMNANT OF PARCEL 2 OF DOC. NO 69-10667 MINUS PARCELS "A", "B" AND THE PROPERTY LINE ADJUSTMENT (439-17-00044-SUB) EAST OF HIGHWAY 66 DESCRIBED IN DOC. NO. 2017-036822.

UNFORTUNATELY, SEVERAL OF THE CORNERS NEEDED TO ACCURATELY ESTABLISH THE WESTERLY AND NORTHERLY LINES OF THE PROPERTY ARE MISSING. THE NORTHWEST CORNER OF DLC NO. 56 IS GONE. I THEREFORE ESTABLISHED THE WESTERLY LINE BETWEEN THE SOUTHWEST CORNER OF DLC NO. 56, THE FOUND MONUMENT AT THE SOUTHEAST CORNER OF DOCUMENT NO. 84-12329 AND THE RECORD POSITION OF THE 3/4" IRON PIPE FROM SURVEY NO. 21107. THE NORTHERLY LINE IS DESCRIBED IN PARCEL 2 OF DOC. NO. 69-10667. IT REFERS TO "THE NORTH LINE OF SECTION 24" WHICH HAS NO EXISTING SECTION OR QUARTER CORNER. BECAUSE OF THIS UNCERTAINTY, I CREATED AN ARBITRARY LINE AND HAD THE OWNERS RECORD A BOUNDARY LINE AGREEMENT (DOC. NO. 2024-001937) TO ESTABLISH A PERMANENT PROPERTY LINE; FOR THE EASTERLY LINE, I USED MONUMENTS FROM SURVEYS NO. 14620 AND 15349 DONE FOR THE OREGON DEPARTMENT OF TRANSPORTATION AS TO THE RE-ALIGNMENT OF HIGHWAY 66. BECAUSE NO CENTERLINE MONUMENTS WERE SET ON THE RE-ALIGNMENT SURVEY, I HELD THE EXISTING RIGHT-OF-WAY MONUMENTS AS FOUND AND SET OTHERS BASED ON COMPUTED CENTERLINE STATIONS. THE WESTERLY LINE OF PARCEL 1 IS BASED ON THE POINTS OF INTERSECTION OF THE CENTERLINE OF AN EXISTING DIRT ROAD.

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

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:

BEGINNING AT THE SOUTHWEST CORNER OF DONATION LAND CLAIM NO. 56 IN THE NORTH-EAST ONE-QUARTER OF SECTION 24, TOWNSHIP 39 SOUTH, RANGE 1 EAST OF THE WILL-AMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE NORTH 00°05'43" EAST 1870.72 FEET TO A 5/8" IRON PIN MARKING THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 84-12329, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG THE EASTERLY LINE OF SAID TRACT, NORTH 00°11'31" EAST (RECORD NORTH 00°11'29" EAST) 68.59 FEET TO A 5/8" IRON PIN MARKING THE WESTERLY END OF THAT BOUNDARY LINE AGREEMENT RECORDED AS DOCUMENT NO. 2024-001937, SAID OFFICIAL RECORDS; THENCE, ALONG SAID AGREEMENT LINE, EAST 2371.80 FEET TO A 5/8" IRON PIN ON THE WESTERLY RIGHT-OF-WAY LINE OF RELOCATED HIGHWAY 66; THENCE, ALONG SAID WESTERLY LINE AS FOLLOWS: SOUTH, 02°42'58" WEST 262.50 FEET; THENCE SOUTH 15°57'44" EAST 105.86 FEET; THENCE SOUTH 05°12'47" WEST 121.66 FEET; THENCE 06°20'53" WEST 160.93 FEET; THENCE, ALONG THE ARC OF A 2894.79 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 03°43'11" WEST 271.07 FEET), A DISTANCE OF 271.17 FEET; THENCE SOUTH 01°02'10" WEST 335.80 FEET TO THE NORTHEAST CORNER OF TRACT DESCRIBED IN DOC. NO. 2019-29506, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG THE NORTHERLY AND WESTERLY LINE OF SAID TRACT AS FOLLOWS: SOUTH 85°46'22" WEST 539.04 FEET (RECORD SOUTH 85°46'55" WEST 538.98 FEET); THENCE SOUTH 34°34'19" WEST 493.95 FEET (RECORD SOUTH 34°32'00" WEST 494.01 FEET); THENCE SOUTH 89°54'25" WEST (RECORD EAST) 280.48 FEET TO THE CENTERLINE OF CLAYTON CREEK; THENCE, ALONG SAID CREEK CENTERLINE, SOUTH 06°27'35" EAST (RECORD SOUTH 06°22'00" EAST) 67.40 FEET; THENCE SOUTH 03°02'35" WEST 173.63 FEET (RECORD SOUTH 03°08'10" WEST 173.83 FEET) TO THE LINE COMMON TO DONATION LAND CLAIM NOS. 55 AND 56; THENCE, ALONG SAID COMMON LINE, SOUTH 89°57'59" WEST 1239.34 FEET TO THE POINT OF BEGINNING.

David M. Minneci SURVEYOR

RODGERS REAL ESTATE HOLDINGS, LLC, AN OREGON LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF, SIGNED THIS 15th DAY OF February, 2024.

STATE OF OREGON ) SS. COUNTY OF Jackson )

BY: [Signature] TITLE: MEMBER

ON THIS 15th DAY OF February, 2024, PERSONALLY APPEARED THE ABOVE NAMED Jeffrey Rodgers, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF RODGERS REAL ESTATE HOLDINGS, LLC, AN OREGON LIMITED LIABILITY COMPANY.

[Signature] NOTARY NOTARY PUBLIC FOR THE STATE OF Oregon COMMISSION NO: 1006201 MY COMMISSION EXPIRES: 11/30/2024

NEUMAN REAL ESTATE HOLDINGS, LLC, AN OREGON LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF, SIGNED THIS 16th DAY OF February, 2024.

STATE OF CALIFORNIA ) SS. COUNTY OF RIVERSIDE )

BY: Douglas A. Neuman TITLE: Manager

ON THIS 16th DAY OF February, 2024, PERSONALLY APPEARED THE ABOVE NAMED Douglas A. Neuman, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF NEUMAN REAL ESTATE HOLDINGS, LLC, AN OREGON LIMITED LIABILITY COMPANY.

[Signature] NOTARY NOTARY PUBLIC FOR THE STATE OF CALIFORNIA COMMISSION NO: 2460581 MY COMMISSION EXPIRES: 09/20/2027

RECORDING

FILED FOR RECORD THIS THE 15th DAY OF February, 2024 AT 2:42 O'CLOCK, P.M. AND RECORDED AS PARTITION PLAT NO. P-04-2024 IN "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. INDEX VOLUME 35, PAGE 04. Christine D Walker COUNTY CLERK Heather Simpson DEPUTY

24076

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 24076

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF February 11, 2024.

Chad Hallister ASSESSOR 2/21/24 DATE By and for [Signature] (Jaci Diaz) Deputy TAX COLLECTOR 2/21/24 DATE

\*\*RECEIVED\*\* Date 2/21/24 By PB This survey consists of: 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR David M Minneci OREGON JULY 26, 1998 DAVID M. MINNECI 2349

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

-EXPIRES 12/31/24

**LAND PARTITION SURVEY**  
(Historical Dwelling)

PARTITION PLAT No. P-04-2024

Located in:  
the N.E. & N.W. 1/4 of Section 24  
In Township 39S., R1E., W.M.,  
Jackson County, Oregon  
Tax Lot 101

For:  
Rodgers Real Estate Holdings, LLC  
871 Medford Center  
Medford, Oregon 97504

(BRASS DISC PER  
2016 RE-ESTAB)  
N.E. CORNER  
D.L.C. NO. 54

RECORD POSITION OF  
FOUND 3/4" IRON PIPE  
PER S/N 21107

**DETAIL**  
SCALE: 1"=100'

PROPERTY LINE ADJUSTMENT PER  
DOC. NO. 84-12329, OFFICIAL RECORDS

(WEST PER PARCEL 1, DOC. NO. 69-10667)  
WEST 2371.80'

FOUND 5/8" IRON PIN WITH  
PLASTIC CAP STAMPED "D. HUCK  
LS 2023" PER S/N 21107

BOUNDARY LINE AGREEMENT PER  
DOC. NO. 2024-001937, OFFICIAL  
RECORDS OF JACKSON COUNTY

(SEE  
DETAIL)

**PARCEL 2**  
4.36 ACS.

S/N 13818

**PARCEL 1**  
87.68 ACS.

HIGHWAY 66

NOTE:  
AT THE TIME OF THE RECORDING  
OF THE FINAL PLAT, THERE IS  
NO EVIDENCE OF DOMESTIC WATER  
SUPPLY ON THIS PARCEL.

(1" IRON PIPE PER  
1986 RE-ESTAB)  
N.W. CORNER  
D.L.C. NO. 55

N89°53'57"E  
942.10'

S.W. CORNER  
D.L.C. NO. 56  
(1" IRON PIPE PER  
1986 RE-ESTAB)  
INITIAL POINT

S89°57'59"W 1678.05'  
(BASIS OF BEARING)

S/N 22846

S06°27'35"E  
67.40'

(EAST PER  
S/N 4140)  
S89°54'25"W  
280.48'

(BRASS DISC PER  
1977 RE-ESTAB)  
N.E. CORNER  
D.L.C. NO. 55

S/N 4140

(S85°46'55"W 538.98  
PER S/N 4140)  
S85°46'22"W 539.04'

FOUND 1/2" IRON  
PIPE IN CONCRETE  
10" DEEP

**FILED**  
Date 2/21/24 By PB  
This Survey Consist Of:  
2 sheet(s) Map  
2 page(s) Narrative  
**JACKSON COUNTY  
SURVEYOR**

**RECORD PER S/N 15349**

LINE	BEARING	DISTANCE
(R1)	N06°24'20"E	161.11'
(R2)	N05°12'57"E	121.66'
(R3)	N16°13'37"W	105.49'
(R4)	N02°48'22"E	212.89'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	00°10'13"	2894.79'	8.60'	8.60'	S06°19'06"W
2	05°11'49"	2894.79'	262.57'	262.48'	S03°38'05"W

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

David M. Minnecci

OREGON  
JULY 26, 1988  
DAVID M. MINNECCI  
2349  
EXPIRES 12/31/24

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

HOFFBUHR & ASSOCIATES, INC.  
880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON  
(541) 779-4841  
BY: DAVID M. MINNECCI RPLS NO. 2349  
SCALE: 1 INCH = 200' JANUARY 29, 2024  
BASIS OF BEARING: SURVEY NUMBER 13818  
(SOUTH LINE)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2349"
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "STUNTZNER ENG" PER S/N 14620.
- ⊗ = PREVIOUSLY FOUND MONUMENT AS NOTED
- ⊙ = FOUND 1/2" IRON PIPE PER S/N 4140
- ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "PERRY ENG. LS 1295" PER S/N 15349.
- ⊙ = FOUND BRASS CAP MONUMENT OR AS NOTED
- S/N = SURVEY NUMBER
- WC = WITNESS CORNER

(C:\DWG\2023\23005PartS2.dwg)  
Sheet 2 of 2