

PARTITION PLAT NO. P-09 -2024

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that WF Vilas, LLC, an Idaho limited liability company is the owner in fee of the lands shown on this plat, more particularly described in the Surveyor's Certificate, and has caused the same to be subdivided into 2 Parcels as shown hereon. This map is a correct representation of the partition and survey.

LOCATED IN THE NORTHEAST 1/4 OF SECTION 1
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN,
CITY OF MEDFORD, JACKSON COUNTY, OREGON

State of Idaho)
ss
County of Ada)


Managing Member - Jason T White
WF Vilas, LLC

PREPARED FOR:
WLDC
8385 W. Emerald Steet
Boise, ID 83701

Title Exception Notes:

First American Title
public records report order number: 7169-4079369
prepared November 30, 2023

2. City liens, if any, of the City of Medford.
3. The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services.
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. Easement, including terms and provisions contained therein:
Recording Information: April 09, 1907 as Volume 59, Page 80
In Favor of: Fish Lake Water Company, an Oregon Corporation
For: Right of way for canal purposes (Specific location not given)
6. Easement, including terms and provisions contained therein:
Recording Information: October 27, 1948 as Volume 307, Page 445
For: Sanitary sewer (Specific location not given)
7. Easement, including terms and provisions contained therein:
Recording Information: February 15, 1960 as Volume 485, Page 321
In Favor of: California Oregon Power Company For: Transmission and distribution of electricity (Specific location not given)

Personally appeared before me the above named Managing Member of WF Vilas, LLC on this the 4th day of March, 2024 and acknowledged the foregoing instrument to be his voluntary act and deed.

Surveyor's Certificate:

I, Sean P. Metzger, 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 tract of land shown hereon, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

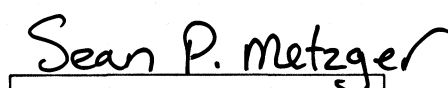
PARCEL 3 OF PARTITION PLAT NO. P-22-2022 IN PLAT RECORDS OF JACKSON COUNTY, OREGON AND FILED AS SURVEY NO. 23666 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

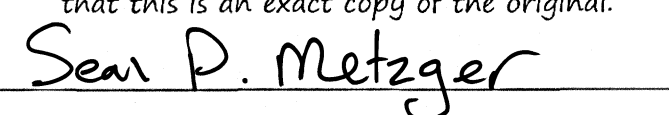

SEAN P. METZGER PLS 82769

(Signature) Brenda J. Kremaszky
(Printed Name) Brenda J. Kremaszky

Notary Public - Idaho Commission No. 118841
My Commission Expires: 6/6/25

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JUNE 8, 2009
SEAN P. METZGER
No. 82769
RENEWS: 12/31/2024

I, Sean P. Metzger, do hereby certify that this is an exact copy of the original.



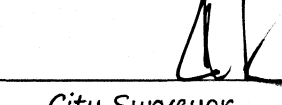
8. An easement for a right of way 4 feet in width and 620 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement and removal of underground electric, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: cables and other conductors and conduits therefor; and pads, transformers, switches, vaults and cabinets, and related matters. Recorded: April 14, 2004 Recording Information: Document No. 2004-019757 Grantee: Pacificorp, an Oregon corporation Affects: (As disclosed on document and further disclosed on Partition Plat No. P-22-2022) AREA WAS DEDICATED AS DURING SAID PARTITION PLAT P-22-2022
9. Avigation, Noise and Hazard Easement, including terms and provisions thereof. Recorded: February 16, 2005 as Document No. 2005-008903
10. Easement as shown on the recorded Partition Plat No. P-22-2022 For: Public utilities Affects: West 10 feet SHOWN HEREON
11. Declaration of Cross Access and Stormwater Drainage Easements, including terms and provisions thereof. Recorded: June 10, 2022, as Document No. 2022-018801 and as reserved in Deed recorded June 24, 2022 as Document No. 2022-020269 SHOWN HEREON
12. Declaration of Restrictive Covenants, including terms and provisions thereof. Recorded: June 14, 2022 as Document No. 2022-019076
13. Easement, including terms and provisions contained therein:
Recording Information: June 24, 2022 as Document No. 2022-020270
In Favor of: WF Vilas LLC, an Idaho limited liability company
For: Sign purposes Affects: (See document for approximate location)
SHOWN HEREON

Approvals:

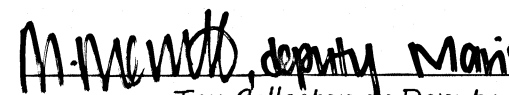
City of Medford Planning file number:
I certify that, pursuant to the to the authority granted in Ordinance Number 5785, of the City of Medford Municipal Code, that this plat is hereby approved.


Planning Director
Date MARCH 15, 2024
MATT BRINKLEY

Examined and approved this 15 day of March, 2024


City Engineer
ALEX GEORGEVITCH

City Surveyor
JON PARDO

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of this 10th day of MARCH, 2024


Tax Collector or Deputy
MARISSA MORITT

Examined and approved as required by O.R.S. 92.100 this 29 day of March, 2024


By and for County Assessor
CHAD HOLLISTER

Approved for Recording:

N/A
County Commissioner/Administrator

Date

Recorder's Certificate:

Filed for record this 29th day of MARCH, 2024 at 1:26 o'clock P.M. and recorded in Volume 35, Page 09 of the Plat Records of Jackson County, Oregon.


County Clerk
CHRISTINE D WALKER


Deputy
HEATHER SIMPSON

FILED
Date 3/29/24 By PB
This Survey Consist Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

PREPARED BY: METZGER LAND SURVEYING, LLC
P.O. BOX 3521
CENTRAL POINT, OR 97502
PHONE: 541-727-2749

DRAWN BY: SPM DATE: 1/23/2024
MYLAR PLOTTED: DATE: 2/19/2024

PARTITION PLAT NO. P-09-2024

LOCATED IN THE NORTHEAST 1/4 OF SECTION 1
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN,
CITY OF MEDFORD, JACKSON COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Sean P. Metzger
OREGON
JUNE 8, 2009
SEAN P. METZGER
No. 82769
RENEWS: 12/31/2024

PREPARED FOR:
WLDC
8385 W. Emerald Steet
Boise, ID 83701

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

DATE FINAL MONUMENT SET: December 5, 2023

BASIS OF BEARINGS:
Per filed survey number 22774

PURPOSE OF SURVEY: To Partition the subject property into 2 lots as approved by file number LDP-23-251.

PROCEDURE USED DURING SURVEY: This survey began with a diligent search of available records including-

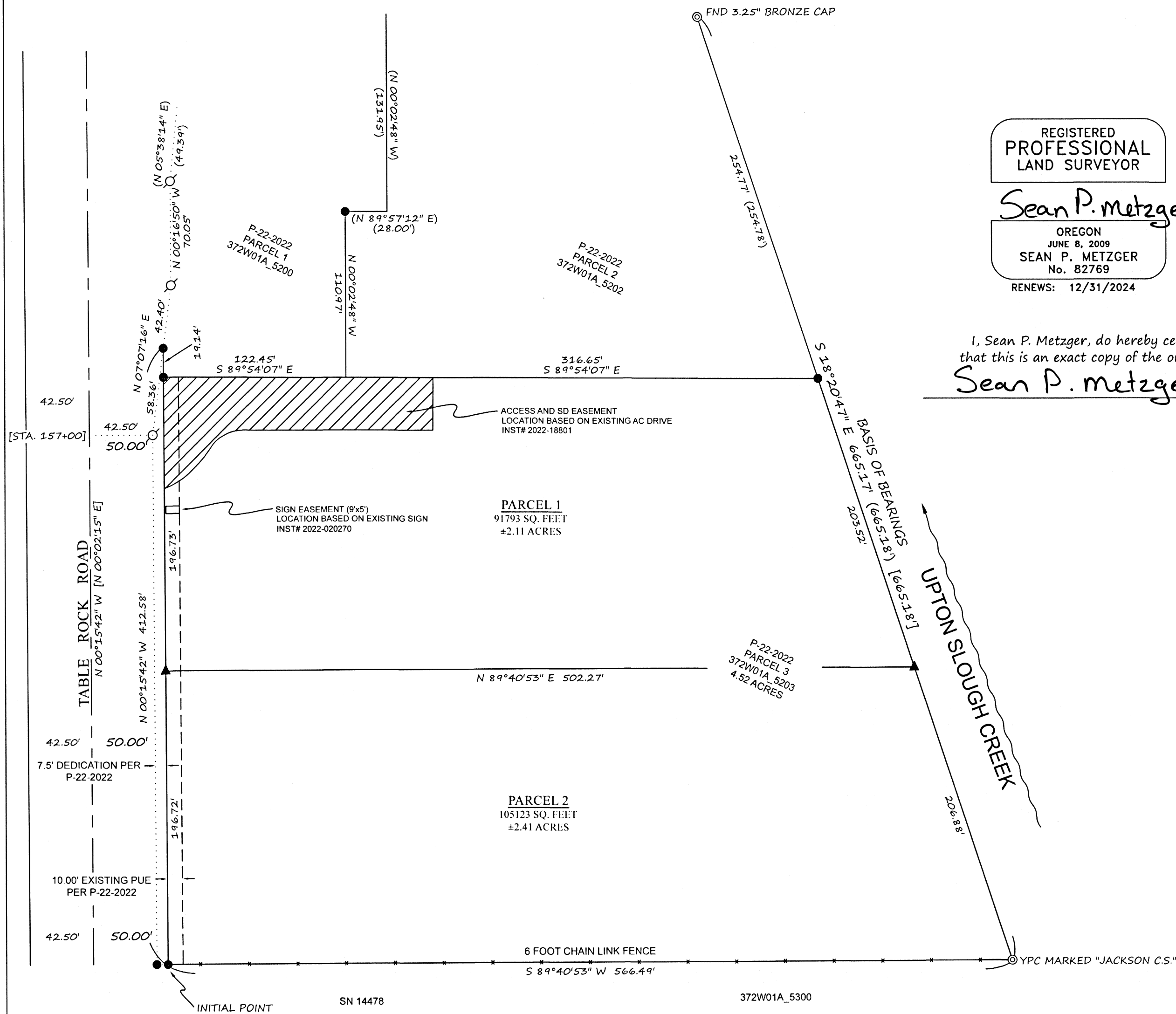
- P-22-2022 filed as Survey Number 23666
- Filed Survey Numbers 14478, 19245 and 22774
- Clients current deed 2023-019635 and deeds surrounding the property

Upon completion of research, an analysis of client's deed compared to adjacent surrounding deed descriptions for possible title problems was completed with no found apparent evidence of any gaps, overlaps, or junior/senior rights issues.

The boundary of Parcel 3 per P-22-2022 being filed as Survey Number 23666 was held from found and accepted monuments as shown.

All found monuments were measured via static GPS observations, redundant RTK measurements and/or closed loop traverse.

I, Sean P. Metzger, do hereby certify that this is an exact copy of the original.
Sean P. Metzger



- LEGEND**
- ▲ SET 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "METZGER LS 82769"
 - FOUND AND ACCEPTED 5/8" REBAR W/YPC MARKED "HOFFBUHR & ASSOC. INC" PER SN 23666
 - FOUND AND ACCEPTED 5/8" REBAR W/YPC MARKED "JACKSON CO. ROADS & PKS" PER SN 19245
 - ⊙ FOUND AND ACCEPTED MONUMENT AS NOTED PER SN 22774
 - () RECORD PER SN 23666
 - [] RECORD PER SN 19245
 - { } RECORD PER SN 22774
 - — — — — FENCE LINE
 - YPC YELLOW PLASTIC CAP
 - W/ WITH

FILED
Date 3/29/24 By PB
This Survey Consist Of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

PREPARED BY: METZGER LAND SURVEYING, LLC
P.O. BOX 3521
CENTRAL POINT, OR 97502
PHONE: 541-727-2749

DRAWN BY: SPM DATE: 1/23/2024
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