

APPROVAL:

JACKSON COUNTY DEVELOPMENT SERVICES
FILE NO. 439-17-00040-SUB

Examined and Approved this 26th day of October, 2019.

Tina M. [Signature]
Director of Development Services

APPROVAL:

Examined and Approved this 7th day of October, 2019.

[Signature]
Jackson County Surveyor

Examined and Approved this 7th day of October, 2019.

Mike [Signature]
Jackson County Engineer

Examined and Approved this 5th day of November, 2019.

Danny Jordan
County Commissioner/Administrator

KITTEN WAY

Located in:

A Portion of Parcel 1 of Partition Plat P-43-2016
in the N.E. 1/4 of Section 19, (19A)
Township 36 South, Range 1 West, W.M.,
Jackson County, Oregon
TL 2201

SURVEYORS CERTIFICATE:

I DAVID M. MINNECI, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION AND COMPLIES WITH THE REGULATIONS FOR SUBDIVISIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON.

PARCEL 1 OF PARTITION PLAT NO. P-43-2016 OF THE RECORDS OF JACKSON COUNTY, OREGON; FILED DECEMBER 13, 2016, INDEX VOLUME 27, PAGE 43, COUNTY SURVEY NO. 22133.

EXCEPTING THEREFROM: COMMENCING AT THE NORTHWEST CORNER OF PARCEL ONE (1) OF PARTITION PLAT P-43-2016 OF THE RECORDS OF JACKSON COUNTY, OREGON, FILED DECEMBER 13, 2016, INDEX VOLUME 27, PAGE 43, COUNTY SURVEY NO. 22133; THENCE, ALONG THE NORTHERLY LINE OF SAID PARCEL, SOUTH 89°47'35" EAST 264.28 FEET TO A 5/8" IRON PIN FOR THE INITIAL POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID NORTHERLY LINE, SOUTH 89°47'35" EAST 421.27 FEET TO A 5/8" IRON IN AT THE NORTHEAST CORNER THEREOF; THENCE, ALONG THE EASTERLY LINE OF SAID PARCEL, SOUTH 00°17'40" EAST 46.60 FEET TO A 5/8" IRON PIN; THENCE, LEAVING SAID EASTERLY LINE, NORTH 89°43'35" WEST 420.94 FEET TO A 5/8" IRON PIN; THENCE NORTH 00°42'45" WEST 46.12 FEET TO THE POINT OF BEGINNING.

David M. Minnecci
SURVEYOR

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A SUBDIVISION OF A PORTION OF PARCEL 1 OF PARTITION PLAT P-43-2016 DESCRIBED IN DOCUMENT NO. 2017-031640. (JACKSON COUNTY DEVELOPMENT SERVICES FILE NO. 439-17-00040-SUB).

PROCEDURE: THE BOUNDARIES OF THE PROPERTY BEING SUBDIVIDED WERE PREVIOUSLY SURVEYED AND MONUMENT BY SURVEYS NO. 19884 AND 22464 DONE BY THIS OFFICE. LOCATED THE CONTROL AND RELEVANT MONUMENTS SET ON THESE SURVEYS AND ASSESSED THEM FOR POSITIONAL ACCURACY. I THEN SET PROPERTY CORNERS DELINEATING THE LOTS AS SHOWN.

EQUIPMENT USED: TRIMBLE S6 ROBOTIC INSTRUMENT.

RECORDING

FILED FOR RECORD THIS THE 5th DAY OF November, 2019 AT 2:30 O'CLOCK P.M., AND RECORDED IN VOLUME 45 OF PLATS AT PAGE 25 OF RECORDS OF JACKSON COUNTY, OREGON.

Christie D. Walker COUNTY CLERK
Jean Shugart DEPUTY

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 22941.

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 AND O.R.S. 92.100 HAVE BEEN PAID AS OF October 30th, 2019.

Adley [Signature] ASSESSOR agent 10/30/2019 DATE

[Signature] TAX COLLECTOR Deputy 10/30/19 DATE

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, THAT ANTELOPE & AGATE, LLC, AN OREGON LIMITED LIABILITY COMPANY, HERINAFTER REFERRED TO AS DECLARANT, IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND HAS SUBDIVIDED THE SAME INTO LOTS AND A STREET AND THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. DECLARANT HEREBY DEDICATES TO THE PUBLIC FOR PUBLIC USE THE STREET SHOWN HEREON, TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. DECLARANT HEREBY DESIGNATES SAID SUBDIVISION AS KITTEN WAY.

ANTELOPE & AGATE, LLC, AN OREGON LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, SIGNED THIS 30th DAY OF September, 2019.

STATE OF Oregon }
COUNTY OF Jackson } ss.

Chris Chamberlain
HOWARD KIMMEL Chris Chamberlain
MANAGING MEMBER Authorized Signer

ON THIS 30th DAY OF September, 2019, PERSONALLY APPEARED HOWARD KIMMEL, KNOWN OR IDENTIFIED TO ME TO BE MANAGING MEMBER OF AGATE & ANTELOPE, LLC, AN OREGON LIMITED LIABILITY COMPANY, WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID LLC'S NAME.

Domenica M. Romero
NOTARY PUBLIC

NOTARY PUBLIC - Oregon
COMMISSION NO. 972503

MY COMMISSION EXPIRES.: March 12, 2022

TITLE EXCEPTION NOTES:

- 1.) THESE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
- 2.) 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.
- 3.) EASEMENTS, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN PER VOL. 336, PAGE 276; VOL. 294, PAGE 307; VOL. 308, PAGE 469 AND VOL. 335, PAGE 216 FOR THE INSTALLATION AND MAINTENANCE OF SEWER AND WATER LINES. (DOES NOT AFFECT THIS PARCEL.)
- 4.) RESERVATION TO THE UNITED STATES OF AMERICA, OF TITLE TO THE COMPLETE ELECTRICAL DISTRIBUTION SYSTEM, INCLUDING THE LIGHT AND POWER LINES AND ELECTRICAL EQUIPMENT, AND RIGHTS IN CONNECTION THEREWITH, SET OUT IN DEED RECORDED MARCH 30, 1948 IN VOL. 294, PAGE 307, JACKSON COUNTY DEED RECORDS.
- 5.) EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED THE CALIFORNIA OREGON POWER COMPANY PER VOL. 330, PAGE 446; VOL. 398 PAGE 495; VOL. 405, PAGE 314; VOL. 411 PAGE 275 AND VOL. 327, PAGE 121. (SPECIFIC LOCATION NOT GIVEN.)
- 6.) EASEMENT FOR INSTALLATION AND MAINTENANCE OF WATER PIPES AND LINES, CONNECTION WITH WATER DISTRIBUTION PER VOL. 531, PAGE 259. (DOES NOT AFFECT THIS PARCEL)
- 7.) EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF A GAS PIPE LINE GRANTED CALIFORNIA PACIFIC UTILITY COMPANY PER VOL. 548, PG. 333. (NO SPECIFIC LOCATION GIVEN)
- 8.) EASEMENT FOR MAINTAINING THE EXISTING DRAINAGE FACILITIES GRANTED WHITE CITY CORPORATION PER DOC. NO. 1968-00026. (DOES NOT AFFECT THIS PARCEL)
- 9.) COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. (RECORDED AS DOCUMENT NO. 68-00026.)
- 10.) EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED PACIFIC POWER AND LIGHT COMPANY PER DOCS. NO. 70-05686 & 88-26158. (20' IN WIDTH-NO SPECIFIC LOCATION GIVEN)
- 11.) A MUTUAL ROAD USE AGREEMENT BETWEEN STONE CONTAINER CORPORATION, A NEVADA CORPORATION AND MEDFORD CORPORATION, A DELAWARE CORPORATION, PER DOC. NO. 1987-23424. (DOES NOT AFFECT THIS PARCEL)
- 12.) EASEMENT AS SHOWN ON RECORDED PLAT/PARTITION FOR PUBLIC UTILITY. EAST-ERLY AND WESTERLY 10 FEET. (SHOWN).
- 13.) RESTRICTIVE COVENANTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS IMPOSED BY JACKSON COUNTY LAND DEVELOPMENT ORDINANCE AND RECORDED DECEMBER 13, 2016 AS DOCUMENT NO. 2016-041046, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 14.) DECLARATION OF COVENANTS FOR THE OPERATION & MAINTENANCE OF STORM WATER FACILITIES, INCLUDING THE TERMS AND PROVISIONS THEREOF RECORDED DECEMBER 20, 2018 AS DOCUMENT NO. 2018-038571, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

RECEIVED
Date 11/5/19 By PLB
This survey consists of:
2 sheet(s) Map
0 pages(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
David M. Minnecci
OREGON
JULY 28, 1988
DAVID M. MINNECCI
2349
EXPIRES 12/31/20

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

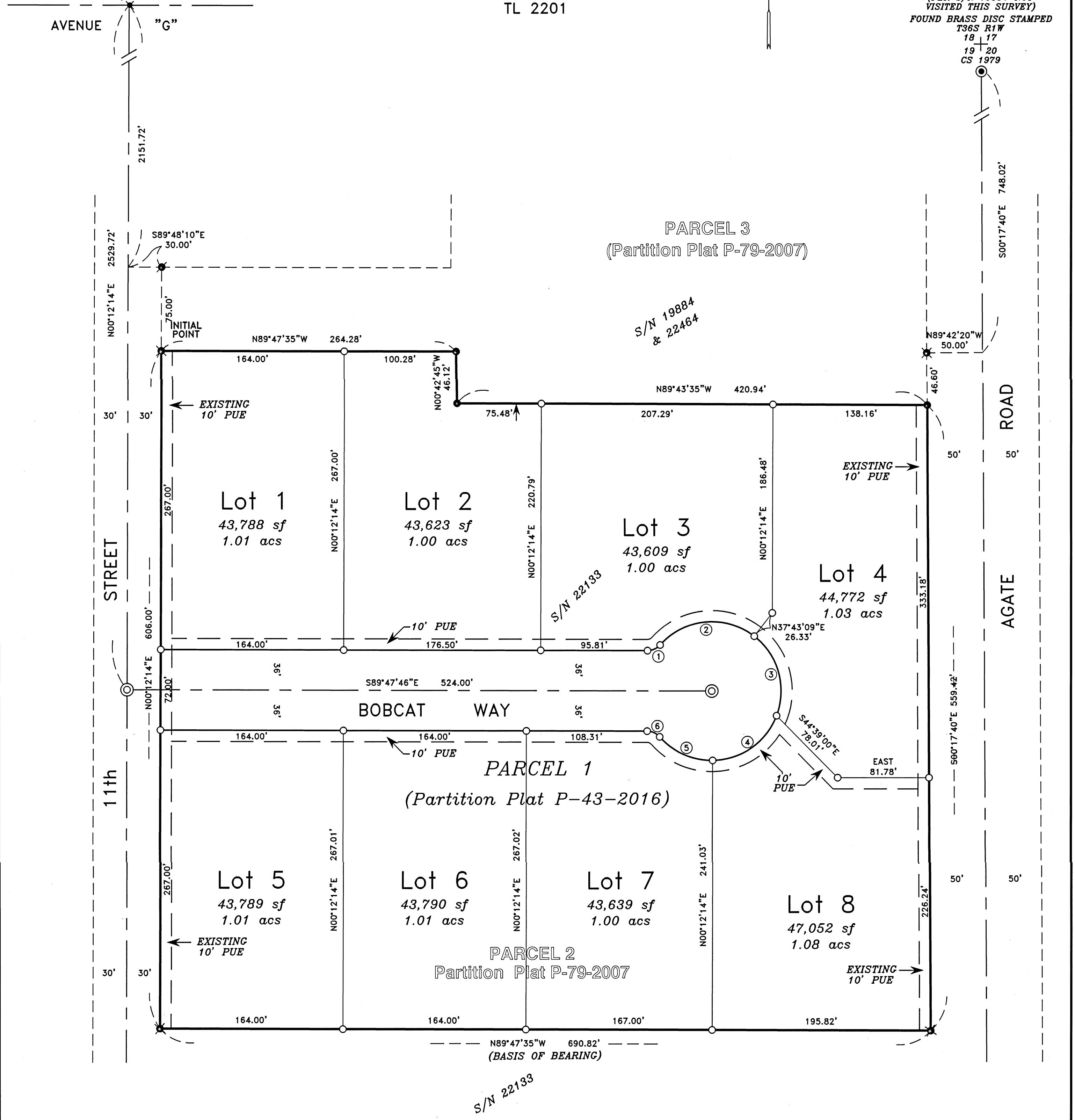
KITTEN WAY

Located in:

A Portion of Parcel 1 of Partition Plat P-43-2016
the N.E. 1/4 of Section 19, (19A)
Township 36 South, Range 1 West, W.M.,
Jackson County, Oregon
TL 2201

(PER S/N 19884-NOT VISITED THIS SURVEY)
FOUND IRON PIN WITH ALUMINUM CAP MARKED
"JACKSON CO. ROADS & PKS"
PER S/N 18400

(PER S/N 19884-NOT VISITED THIS SURVEY)
FOUND BRASS DISC STAMPED
T36S R1W
18 17
19 20
CS 1979



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

REGISTERED PROFESSIONAL LAND SURVEYOR
David M. Minnecci
OREGON
JULY 28, 1988
DAVID M. MINNECCI
2349
EXPIRES 12/31/20

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	48°31'17"	15.00'	12.70'	12.33'	N65°56'34"E
2	86°02'13"	62.00'	93.10'	84.60'	N84°42'02"E
3	73°03'44"	62.00'	79.06'	73.81'	N15°44'59"W
4	68°29'54"	62.00'	74.12'	69.79'	N55°01'50"E
5	49°26'45"	62.00'	53.51'	51.86'	N65°59'51"W
6	48°31'17"	15.00'	12.70'	12.33'	N65°32'07"W

****RECEIVED****
Date 11/5/19 By PB
This survey consists of:
2 sheet(s) Map
8 page(s) Narrative
JACKSON COUNTY SURVEYOR

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON
(541) 779-4641
BY: DAVID M. MINNECCI RPLS NO. 2349
SCALE: 1 INCH = 60' JULY 12, 2019
BASIS OF BEARING: SURVEY NO. 22133
(SOUTH LINE)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2349"
- ⊙ = SET 5/8" x 30" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2349"
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2349" PER S/N 22464.
- ⊗ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECCI LS 2349" PER S/N 19984 OR 22133.
- ⊙ = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "KAISER RLS 803" PER S/N 10929.

22941
17L/49