

SOUTH GATEWAY CENTER SUBDIVISION

LOCATED IN THE EAST 1/2 OF SECTION 31 AND WEST 1/2 OF SECTION 32
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF MEDFORD, JACKSON COUNTY, OREGON

DATE: NOVEMBER 9, 1992

I CERTIFY THIS PLAT TO BE AN EXACT
PHOTOCOPY OF THE ORIGINAL.

John L. Hardey
SURVEYOR

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that the City of Medford Urban Renewal Agency, a public body, is the owner in fee simple of the land as described hereon and has caused the same to be surveyed and platted into lots, public utility easements, a storm drainage easement, a sewer easement and a street as set forth hereon, and the number of each lot and the course and length of all lines are plainly set forth, and that this is a correct representation of the subdivision. The City of Medford Urban Renewal Agency, dedicates to the public for public use the street and those areas shown as "Area to be dedicated to the city for public street right of way", together with those easements labeled as public utility easements, storm drainage easement and sewer easement, over, across and through those strips of land as shown hereon. The City of Medford Urban Renewal Agency does hereby designate said subdivision as SOUTH GATEWAY CENTER SUBDIVISION to the City of Medford.

IN WITNESS WHEREOF, we set our hand and seals this 15TH day of MAR, 1993.

Donald R. Burt
DONALD R. BURT, Director

James Maddux
JAMES MADDUX, Chairman

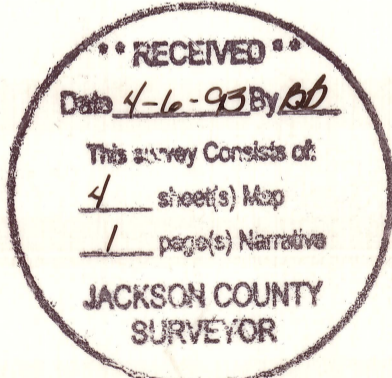
STATE OF OREGON)
)SS
County of Jackson)

Personally appeared the above named Donald R. Burt, director and James Maddux, chairman, of the City of Medford Urban Renewal Agency, a public body, and acknowledged the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn before me this 15TH day of MARCH, 1993.



J. Reid Pallady



WATER RIGHTS STATEMENT:

See Permit No. 136 dated September 10, 1909, Certificate #1449 of the Official Records.

POST MONUMENTATIONS

I, John L. Hardey, hereby certify that all monuments will be set on or before the 1st of March, 1994.

John L. Hardey
Surveyor

All monuments are now set, on this 3rd day of Oct, 1996. See Document No. 94-23943 of the Official Records of Jackson County, Oregon.

Robert S. Beckett
County Surveyor

APPROVALS:

Medford City Planning:
I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

James M. Eimel MARCH 23, 1993
Planning Director Date

Examined and approved this 25th day of March, 1993.

Robert Lemel Paul D. Clune
City Engineer City Surveyor

Examined and approved as required by O.R.S. 92.100 as of 4-2, 1993.

Scott A. Maddux
Assessor, Dept. of Assessment

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 4/2/93, 1993.

Carl M. Maxam
Tax Collector

Examined and approved by the Medford Irrigation District in regular session this 12 day of January, 1993.

El. Tamm B. Caldwell
Chairman of the Board Secretary

RECORDERS CERTIFICATE:

Filed for record this 6 day of April, 1993, at 10:03 O'Clock A.M., and recorded in Volume 18 of Plats on page 16 of Records of Jackson County, Oregon.

Kathleen S. Beckett Cheryl Augeris
County Clerk Deputy

COUNTY SURVEYOR File No. _____

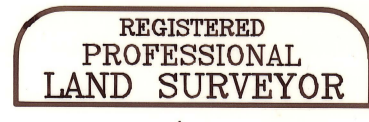
SURVEYOR'S CERTIFICATE:

STATE OF OREGON)
County of Jackson) ss.

I, John L. Hardey, a duly Registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with the proper monuments as provided by law the tract of land hereon shown and the plat is a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at the northeast corner of Donation Land Claim No. 45 in Township 37 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon, thence South 34° 08' 22" West 587.65 feet to a witness corner marked by a 5/8" x 30" iron rod on the southeasterly line of the tract described in Volume 457, page 109 of the Deed Records in Jackson County, Oregon, and being the Initial Point of the South Gateway Center Subdivision, which is the true point of beginning; thence North 54° 52' 12" East 203.78 to the most easterly corner of said tract, from which the most southerly corner of said tract bears South 54° 52' 12" West 208.78 (Record South 54° 52' West 209.14 feet); thence North 35° 04' 49" West (Record North 35° 05' 20" West), along the northeasterly boundary of said described tract and its northwesterly projection, 212.25 feet; thence North 54° 52' 12" East 346.00 feet; thence North 35° 04' 49" West 167.23 feet; thence 350.92 feet along the arc of a 664.00 foot radius curve to the right to intersect the easterly boundary of that

tract described in Volume 457, page 109 of said Deed Records (the long chord to which bears South 58° 54' 32" West 346.85 feet); thence North 35° 04' 49" West along said easterly boundary, 28.33 feet, to intersect the southeasterly boundary of the tract of land described in deed recorded as No. 83-06678 of the Official Records in Jackson County, Oregon; thence in a northeasterly and northerly direction, along said southeasterly boundary, 687.76 feet along the arc of a 577.82 foot radius curve to the left (the long chord to which bears North 42° 55' 52" East 647.88 feet); thence North 08° 50' 00" East 126.64 feet; thence 116.55 feet along the arc of a 742.00 foot radius curve to the left (the long chord to which bears North 04° 20' 00" East 116.43 feet); thence North 00° 10' 00" West 259.15 feet; thence 78.68 feet along the arc of a 50.00 foot radius curve to the right (the long chord to which bears North 44° 54' 45" East 70.81 feet) to the southerly right of way line of Barnett (Public) Road; thence North 89° 59' 30" East, along said southerly right of way line, 214.05 feet to intersect the southwesterly boundary of Interstate Highway No. 5; thence along said southwesterly boundary of Interstate Highway No. 5, as described in Volume 501, page 116, Volume 497, page 372, and Volume 498, page 245, said Deed Records, as follows:
South 84° 32' 58" East 88.17 feet to a point 320.00 feet southwesterly and opposite of Engineer's Centerline station 861+65; thence South 45° 53' 36" East 85.01 feet to a point 320.00 feet southwesterly and opposite of Engineer's Centerline station 862+50; thence South 67° 41' 31" East 161.57 feet to a point 260.00 feet southwesterly and opposite of Engineer's centerline station 864+00; thence South 59° 23' 14" East 257.13 feet to a point 200.00 feet southwesterly and opposite of Engineer's centerline station 866+50; thence South 57° 59' 11" East 357.99 feet to a point 125.00 feet southwesterly and opposite of Engineer's centerline station 870+00; thence South 45° 53' 36" East 200.03 feet to a point 125.00 feet southwesterly and opposite of Engineer's centerline station 872+00; thence South 42° 15' 10" East 551.19 feet to a point 160.00 feet southwesterly and opposite of Engineer's centerline station 877+50; thence South 48° 56' 45" East 428.81 feet to intersect the south boundary of Donation Land Claim No. 50 in said Township and Range; thence leaving said right of way boundary, South 89° 51' 20" West, along said south claim boundary, 488.92 feet to the northwest corner of the tract described in Volume 156, page 20, said Deed Records; thence along the westerly boundary of said described tract, South 18° 57' 32" East 625.73 feet (Record South 18° 58' East 633.0 feet, more or less); thence South 13° 44' 32" East (Record South 13° 45' East) 100.00 feet; thence South 08° 00' 32" East (Record South 08° 01' East) 100.00 feet; thence South 03° 01' 32" East (Record South 03° 02' East) 185.00 feet; thence South 10° 10' 28" West (Record South 10° 10' West) 170.00 feet; thence South 16° 12' 28" West (Record South 16° 12' West) 87.00 feet; thence South 34° 22' 28" West (Record South 34° 22' West) 87.20 feet; thence South 00° 27' 28" West 193.05 feet (Record South 00° 27' West 193.0 feet) to a point 40.00 feet Northwesterly of, when measured at right angles to, the southerly boundary of Renshaw Subdivision, according to the official plat thereof, now of record; thence South 72° 54' 28" West (Record South 72° 54' West) 18.49 feet to the southeast corner of the tract described in Volume 414, page 419, said Deed Records; thence North 00° 27' 28" East (Record North 00° 29' 23" East) 10.49 feet to the northeast corner thereof; thence South 72° 54' 28" West 741.14 feet (Record South 72° 56' 23" West 741.13 feet) to the northwest corner thereof; thence South 00° 15' 32" East (Record South 00° 13' 37" East) 10.45 feet to the southwest corner thereof; thence South 72° 54' 28" West 170.70 feet to intersect the aforementioned northeasterly right of way line of U.S. Highway 99; thence North 35° 04' 49" West (Record North 35° 08' West), along said right of way line, 76.53 feet; thence 68.92 feet along the arc of a 45.00 foot radius curve to the left (the long chord to which bears South 78° 57' 17" East 62.38 feet); thence 99.62 feet along the arc of a 362.00 foot radius curve to the right (the long chord to which bears North 65° 01' 26" East 99.31 feet); thence North 72° 54' 28" East 79.94 feet to the west boundary of that tract described in Volume 262, page 34 and 35, said Deed Records; thence North 00° 15' 32" West, along said west line (Record North 00° 16' West) 1304.25 feet; thence 399.47 feet along the arc of a 420.00 foot radius curve to the left (the long chord to which bears North 27° 30' 22" West 384.58 feet); thence North 54° 45' 12" West 11.25 feet; thence South 89° 47' 02" West 163.65 feet to the northeast corner of that tract described in Document No. 73-03736, of said Official Records; thence continuing South 89° 47' 02" West (Record South 89° 47' 40" West) along the northerly boundary of said tract, 380.00 feet; thence North 35° 07' 49" West (Record North 35° 07' 10" West) 0.78 feet; thence South 89° 49' 12" West (Record South 89° 49' West) 74.22 feet; thence South 54° 52' 12" West 501.75 feet (Record South 54° 52' West 504.17 feet) to aforesaid northeasterly right of way line of U.S. Highway No. 99; thence North 35° 04' 49" West 79.75 feet (Record North 35° 08' West), along said right of way line to the most southerly corner of the tract described in Volume 457, page 109 of the Deed Records in Jackson County, Oregon; thence North 54° 52' 12" East 5.00 feet along the southeasterly boundary of said described tract to the true point of beginning.



John L. Hardey
OREGON
JULY 16, 1982
JOHN HARDEY
1990

EXP. 12/31/93

John L. Hardey
SURVEYOR

37 1W 31A - PORTION OF 1400, 1401, 1500, 1501
37 1W 32B - 300, 2600, 2700, 2800, 2900, 3700, 3900

(S.C.C.V.R. DWG)

108/5

SOUTH GATEWAY CENTER SUBDIVISION

FOR
CITY OF MEDFORD URBAN RENEWAL AGENCY
MEDFORD, OR 97501

LEGEND

- FOUND 5/8" x30" IRON ROD WITH PLASTIC CAP STAMPED " HARDEY LS 1990" PER RECORDED SURVEY NUMBER 12671
- FOUND AS MARKED
- SET 5/8" x30" IRON ROD WITH PLASTIC CAP STAMPED " HARDEY LS 1990"
- POSTMONUMENTED 5/8" x30" IRON ROD WITH PLASTIC CAP STAMPED " HARDEY LS 1990"
- POSTMONUMENTED 5/8" x24" IRON ROD WITH PLASTIC CAP STAMPED " HARDEY LS 1990"
- POSTMONUMENTED 2 1/2 BRASS DISK IN MONUMENT BOX STAMPED " HARDEY LS 1990"
- POWER POLE
- GUY WIRE AND ANCHOR FOR POWER POLE
- AC MEANS " ACRES"
- P.U.E. MEANS " PUBLIC UTILITY EASEMENT"
- CL MEANS " CENTERLINE"
- STA MEANS " STATION"
- F/S MEANS " FILED SURVEY"
- CALC. MEANS " CALCULATED DISTANCE"
- REC. MEANS " RECORD"
- OHP MEANS " OVERHEAD POWER"
- D.L.C. MEANS " DONATION LAND CLAIM"
- D.R. MEANS " DEED RECORD"
- S/N MEANS " SURVEY NUMBER"

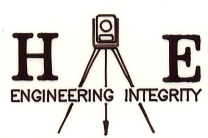
CURVE TABLE

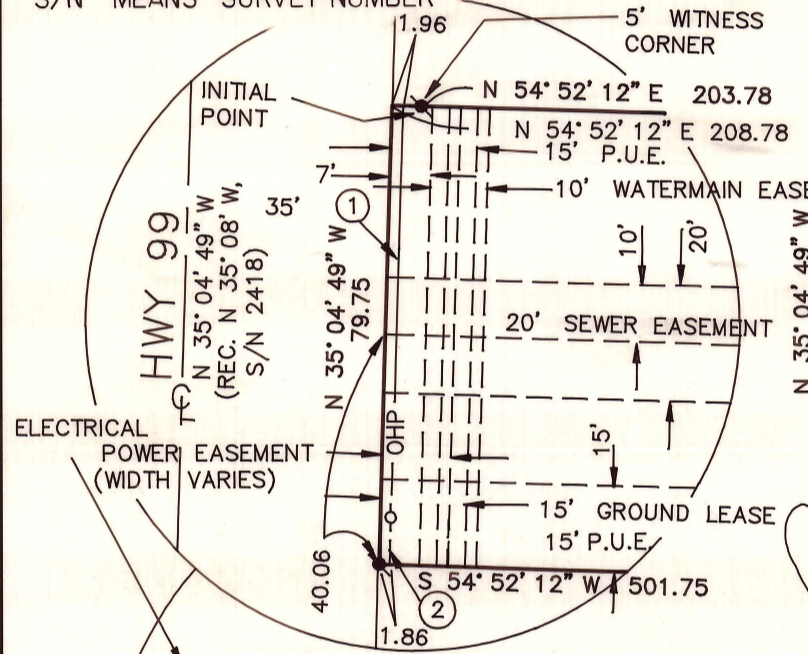
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C8	90° 09' 30"	50.00	78.68	70.81	50.14	N 44° 54' 45" E
C9	90° 09' 30"	36.00	56.65	50.98	36.10	N 44° 54' 45" E
C10	9° 00' 00"	742.00	116.55	116.43	58.40	N 04° 20' 00" E
C11	68° 11' 51"	577.82	687.76	647.88	391.20	N 42° 55' 52" E
C12	30° 16' 48"	664.00	350.92	346.85	179.66	S 58° 54' 32" W
C13	9° 13' 21"	664.00	106.88	106.76	53.56	N 39° 09' 27" E
C14	83° 21' 18"	36.00	52.37	47.88	32.05	N 76° 13' 26" E
C15	82° 17' 16"	36.00	51.70	47.37	31.45	N 20° 57' 17" W
C16	7° 20' 43"	315.00	40.38	40.36	20.22	N 58° 25' 34" W
C17	7° 20' 43"	270.00	34.61	34.59	17.33	N 58° 25' 34" W
C18	7° 20' 43"	372.00	47.69	47.66	23.88	N 58° 25' 34" W
C19	90° 00' 00"	38.00	59.69	53.74	38.00	N 80° 14' 48" E
C20	90° 00' 00"	38.00	59.69	53.74	38.00	N 09° 45' 12" W
C23	5° 05' 00"	657.00	58.29	58.27	29.16	N 17° 38' 51" E
C25	90° 09' 08"	600.00	944.07	849.66	601.60	N 44° 54' 34" E
C32	51° 47' 17"	36.00	32.54	31.44	17.48	N 41° 00' 00" E
C33	89° 59' 19"	27.00	42.41	38.18	27.00	N 47° 32' 49" W

DATE: NOVEMBER 9, 1992

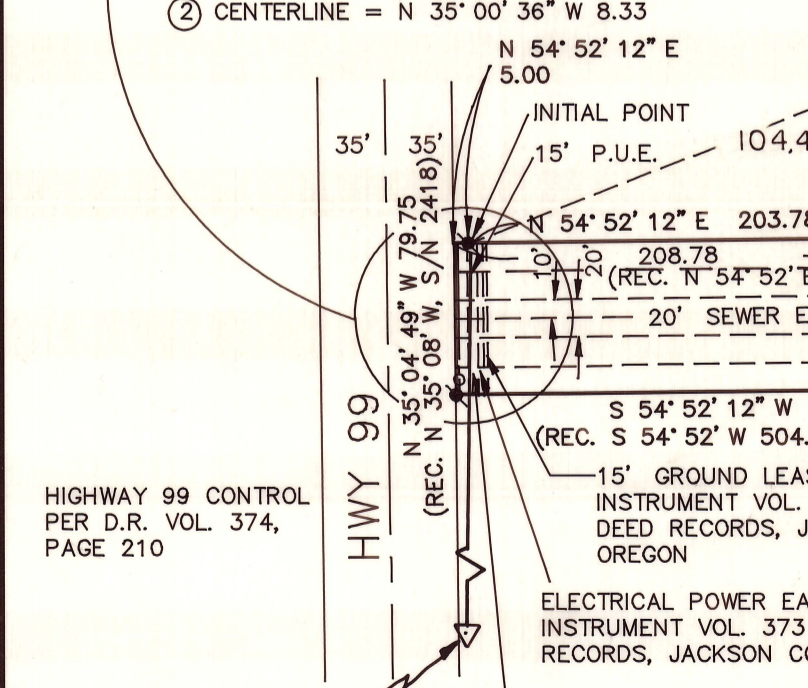
STEWART AVENUE AND BARNETT ROAD CONTROL PER DOCUMENT NO. 83-06678 OFFICIAL RECORDS, JACKSON COUNTY, OREGON

SURVEYOR:

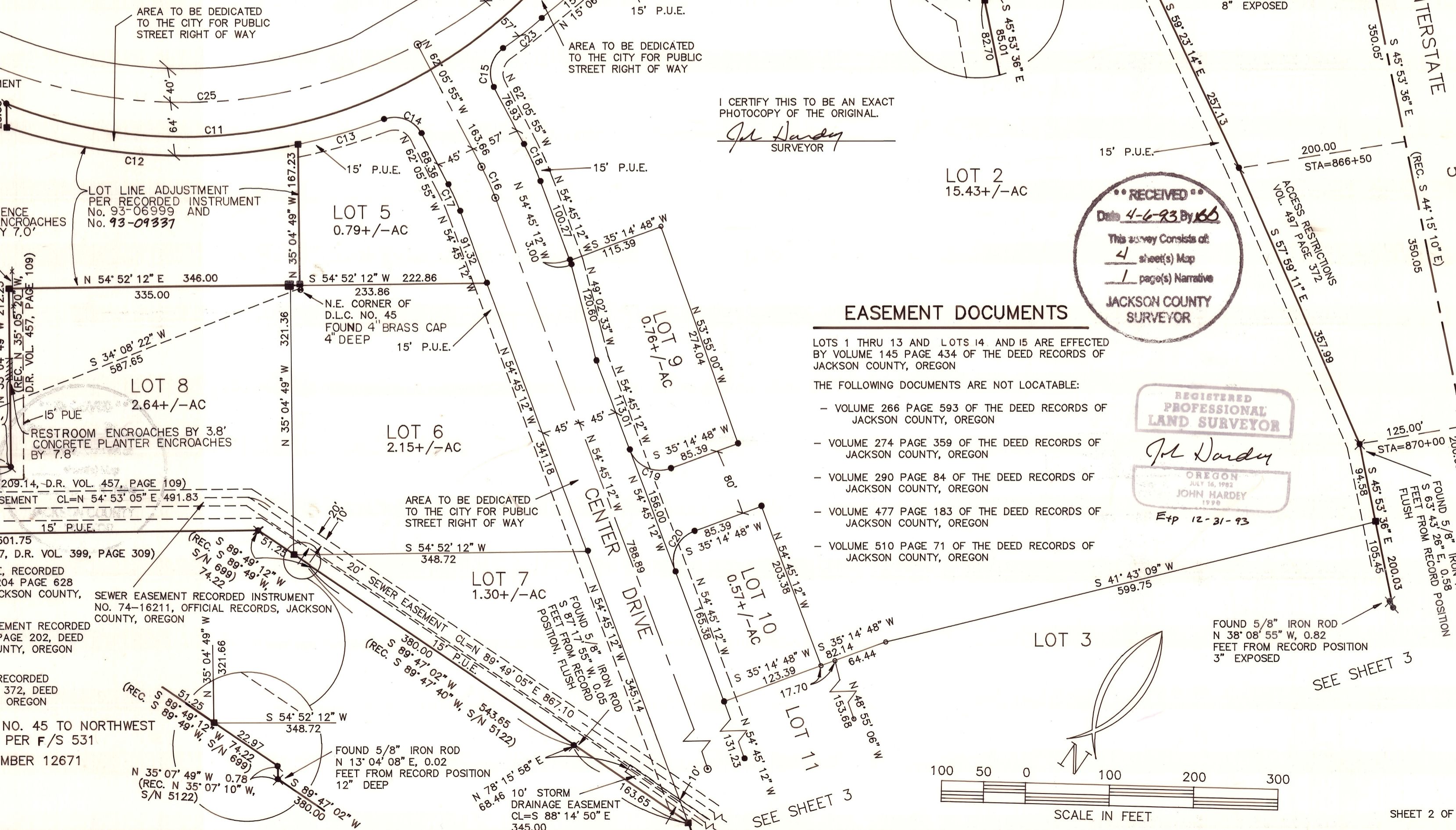
Hardey Engineering

 P.O. BOX 876
 1600 SKYPARK DR
 SUITE E
 MEDFORD, OREGON
 97501-0063
 (503) 772-6053



ELECTRICAL POWER EASEMENT, CENTERLINE BASED ON LOCATION ON PRESENT POWER POLES. EASEMENT RUNS ADJACENT TO WESTERLY BOUNDARY AND 10 FEET EAST OF POWERLINE CENTERLINE
 ① CENTERLINE = N 35° 00' 36" W 71.42
 ② CENTERLINE = N 35° 00' 36" W 8.33



RESTROOM ENCROACHES BY 3.8' CONCRETE PLANTER ENCROACHES BY 7.8'
 15' P.U.E.
 "JOHN" USC & GS SEE SHEET 4
 10' WATERMAIN EASEMENT RECORDED INSTRUMENT VOL. 401 PAGE 372, DEED RECORDS, JACKSON COUNTY, OREGON
 BASIS OF BEARING: NORTHEAST CORNER OF D.L.C. NO. 45 TO NORTHWEST CORNER OF D.L.C. NO. 50 - N 00° 10' 00" W PER F/S 531
 BOUNDARY CONTROL IS PER RECORD OF SURVEY NUMBER 12671
 TOTAL ACREAGE: 66.60+/- ACRES
 37 1W 31A - PORTION OF 1400, 1401, 1500, 1501
 37 1W 32B - 300, 2600, 2700, 2800, 2900, 3700, 3900



I CERTIFY THIS TO BE AN EXACT PHOTOCOPY OF THE ORIGINAL.
John Hardey
 SURVEYOR

EASEMENT DOCUMENTS

- LOTS 1 THRU 13 AND LOTS 14 AND 15 ARE EFFECTED BY VOLUME 145 PAGE 434 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON
- THE FOLLOWING DOCUMENTS ARE NOT LOCATABLE:
- VOLUME 266 PAGE 593 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON
 - VOLUME 274 PAGE 359 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON
 - VOLUME 290 PAGE 84 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON
 - VOLUME 477 PAGE 183 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON
 - VOLUME 510 PAGE 71 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON

RECEIVED
 Date 4-6-93 By 166
 This survey consists of:
 4 sheet(s) Map
 1 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
John Hardey
 OREGON
 JULY 16, 1992
 JOHN HARDEY
 1990
 E-4 12-31-93



copy 10/2/13

SOUTH GATEWAY CENTER SUBDIVISION

LOCATED IN THE EAST 1/2 OF SECTION 31 AND WEST 1/2 OF SECTION 32
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF MEDFORD, JACKSON COUNTY, OREGON

DATE: NOVEMBER 9, 1992

FOR
CITY OF MEDFORD URBAN RENEWAL AGENCY
MEDFORD, OR 97501

LEGEND

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SURVEYOR:

Hardey Engineering
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This survey consists of:
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JACKSON COUNTY SURVEYOR

CURVE TABLE

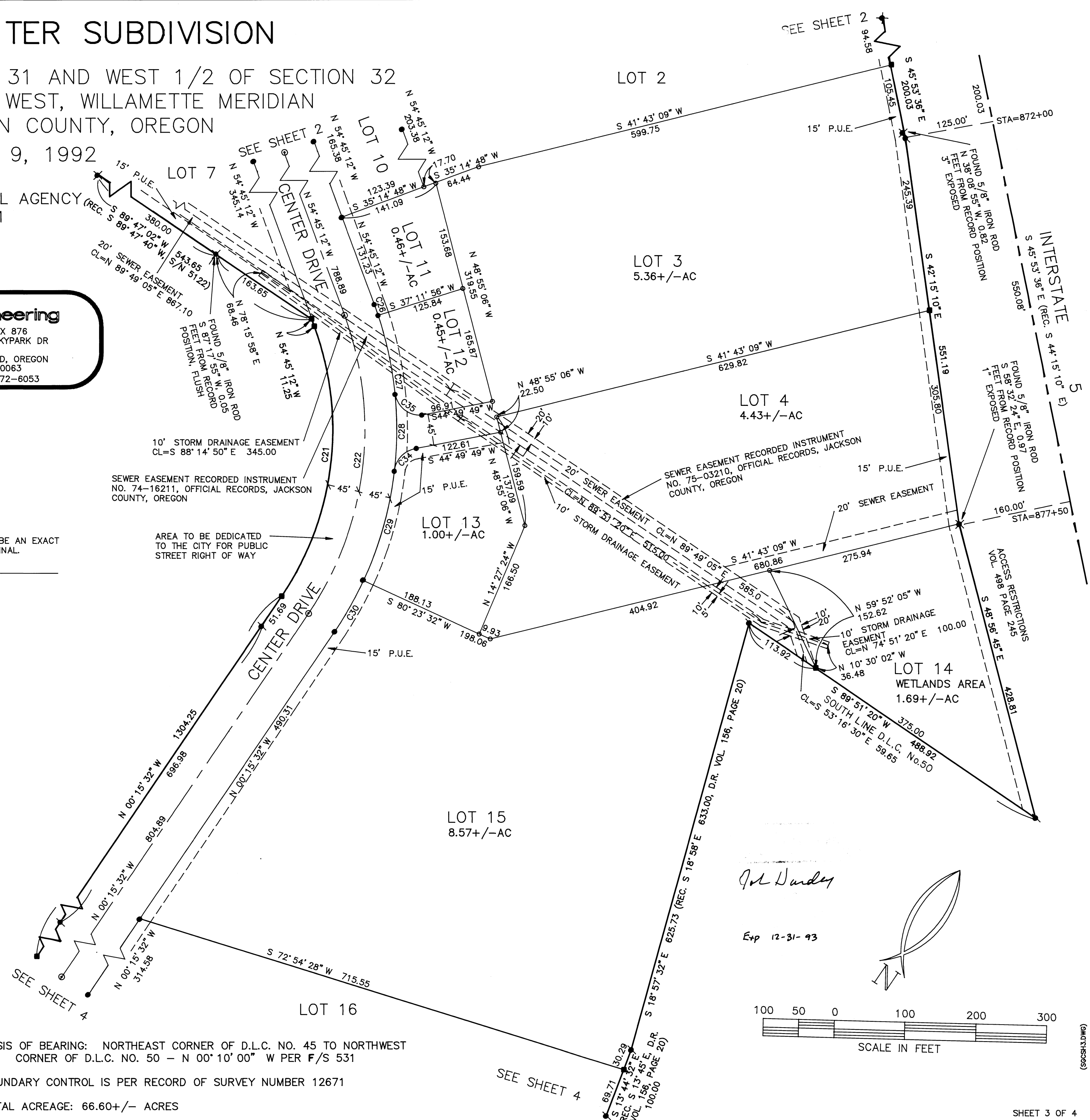
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C21	54° 29' 40"	420.00	399.47	384.58	216.29	N 27° 30' 22" W
C22	54° 29' 40"	465.00	442.27	425.78	239.46	N 27° 30' 22" W
C26	1° 57' 08"	510.00	17.38	17.38	8.69	N 53° 46' 38" W
C27	12° 22' 01"	510.00	110.08	109.87	55.26	N 46° 37' 04" W
C28	12° 31' 57"	510.00	111.55	111.33	56.00	N 34° 10' 05" W
C29	18° 17' 38"	510.00	162.84	162.15	82.12	N 18° 45' 17" W
C30	9° 20' 56"	510.00	83.22	83.12	41.70	N 04° 56' 00" W
C34	72° 43' 55"	36.00	45.70	42.69	26.51	S 08° 27' 51" W
C35	94° 44' 08"	36.00	59.52	52.97	39.11	N 87° 48' 07" W

BASIS OF BEARING: NORTHEAST CORNER OF D.L.C. NO. 45 TO NORTHWEST CORNER OF D.L.C. NO. 50 - N 00° 10' 00" W PER F/S 531

BOUNDARY CONTROL IS PER RECORD OF SURVEY NUMBER 12671

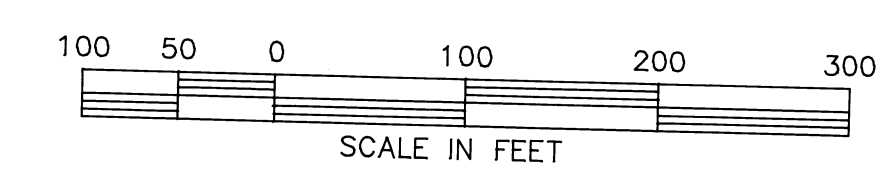
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John Hardey

Exp 12-31-93



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TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
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DATE: NOVEMBER 9, 1992

FOR
CITY OF MEDFORD URBAN RENEWAL AGENCY
MEDFORD, OR 97501

SURVEYOR:

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ENGINEERING INTEGRITY
P.O. BOX 876
1600 SKYPARK DR
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John Hardey
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

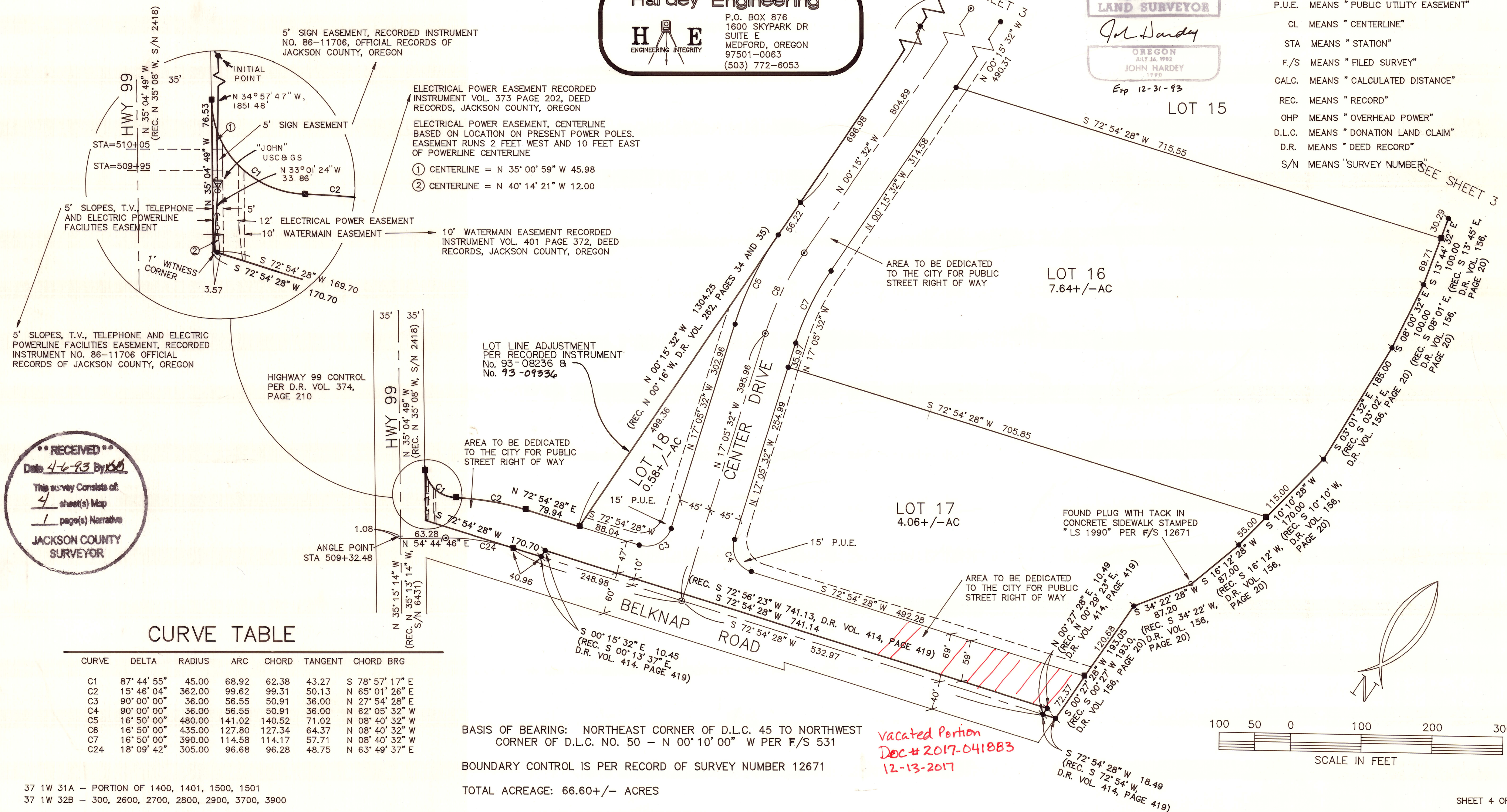
John Hardey

OREGON
JULY 16, 1992
JOHN HARDEY
1975

Exp 12-31-93

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- S/N MEANS " SURVEY NUMBER"



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	87° 44' 55"	45.00	68.92	62.38	43.27	S 78° 57' 17" E
C2	15° 46' 04"	362.00	99.62	99.31	50.13	N 65° 01' 26" E
C3	90° 00' 00"	36.00	56.55	50.91	36.00	N 27° 54' 28" E
C4	90° 00' 00"	36.00	56.55	50.91	36.00	N 62° 05' 32" W
C5	16° 50' 00"	480.00	141.02	140.52	71.02	N 08° 40' 32" W
C6	16° 50' 00"	435.00	127.80	127.34	64.37	N 08° 40' 32" W
C7	16° 50' 00"	390.00	114.58	114.17	57.71	N 08° 40' 32" W
C24	18° 09' 42"	305.00	96.68	96.28	48.75	N 63° 49' 37" E

BASIS OF BEARING: NORTHEAST CORNER OF D.L.C. 45 TO NORTHWEST CORNER OF D.L.C. NO. 50 - N 00° 10' 00" W PER F/S 531

BOUNDARY CONTROL IS PER RECORD OF SURVEY NUMBER 12671

TOTAL ACREAGE: 66.60 +/- ACRES

37 1W 31A - PORTION OF 1400, 1401, 1500, 1501
37 1W 32B - 300, 2600, 2700, 2800, 2900, 3700, 3900

RECEIVED
Date 4-6-93 By *[Signature]*
This survey consists of:
4 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

Vacated Portion
Doc # 2017-041883
12-13-2017

SURVEY NO. 13449

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

FOR: Medford Urban Renewal Agency
City Hall
Medford, Oregon 97501

SURVEY BY: HARDEY ENGINEERING
P.O. Box 876
Medford, OR 97501

LOCATION: East Half (1/2) of Section 31 and West Half (1/2) of Section 32 and Donation Land Claim Nos. 44, 45, and 50 in Township 37 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon.

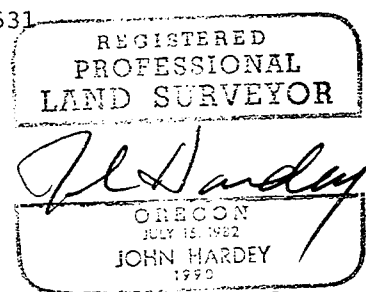
DATE: November 9, 1992

EQUIPMENT: Lietz SET 4

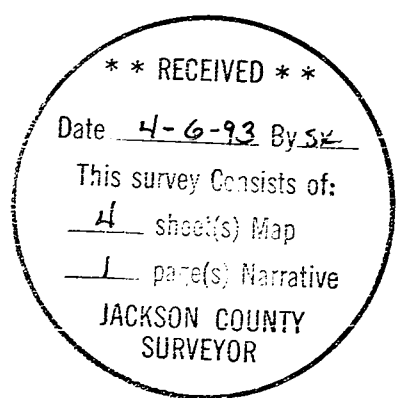
PURPOSE: To survey and monument the South Gateway Center Subdivision as shown on the attached plat.

PROCEDURE: Refer to Record of Survey Number 12671 for the boundary of the subdivision and control to establish same.

BASIS OF BEARING: N.E. DLC #45 to N.W. DLC #50
N 00° 10' 00" W per S/N 531



Exp 12-31-93
John Hardey, P.E., L.S.
HARDEY ENGINEERING
P.O. Box 876
Medford, Oregon 97501-0063
(503) 772-6053



13 4 49

11:33

5.00

Sub. 6.00

93-23495

HARDEY ENGINEERING, INC
1600 SkyPark Drive Suite E
Medford, Oregon 97504

(503) 772-6053

AFFIDAVIT OF CORRECTION
pursuant to O.R.S. 209.255

I, John Hardey, Registered Professional Land Surveyor of the State of Oregon, No.1990, do hereby state that I have discovered a drafting error on my Subdivision Plat for City of Medford Urban Renewal Agency, filed for record the 6th day of April 1993 in Volume 18 page 16 of Plats as SOUTH GATEWAY CENTER SUBDIVISION and filed in the office of the County Surveyor as No. 13449.

John Hardey, L.S. No.1990

REGISTERED
PROFESSIONAL
LAND SURVEYOR

John Hardey

OREGON
JULY 16, 1982
JOHN HARDEY
1990

Exp 12-31-93

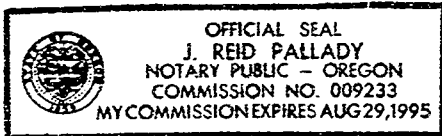
STATE OF OREGON)
County of Jackson) ss.

--- 14th day of July --- A.D. 1993

Personally appeared the above named John Hardey, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

J. Reid Pallady



The correction is: (bearing along right of way line of Stewart Ave. at Northwest corner of Lot 2)

As filed: N 02° 33' 09" E

Changed to: N 02° 33' 09" W

The City of Medford Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

7-16-93

date

Paul D. ...

City Surveyor

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

7/19/93

date

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

Valyn Thomas

Jackson County Surveyor

11:33 JUL 19 1993 A M.

(affcorr.jh)

KATHLEEN S. BECKETT
CLERK and RECORDER

By *Jay Ramirez* Deputy