

# TRIANGLE A INDUSTRIAL PARK SUBDIVISION

LOCATED in the SE 1/4 of Section 1, T. 37 S., R. 2 W., W.M.,

City of Medford, Jackson County, Oregon

July 20, 1993

SURVEYED FOR: *Fanny D. Alley Trust*  
*c/o Tom Alley*  
*P.O. Box 457*  
*Medford, Oregon 97501*

SURVEYED BY: *Edwards Surveying and Land Planning, Inc.*  
*823 West 8th Street*  
*Medford, Oregon 97501*  
*Phone (503) 776-2313*

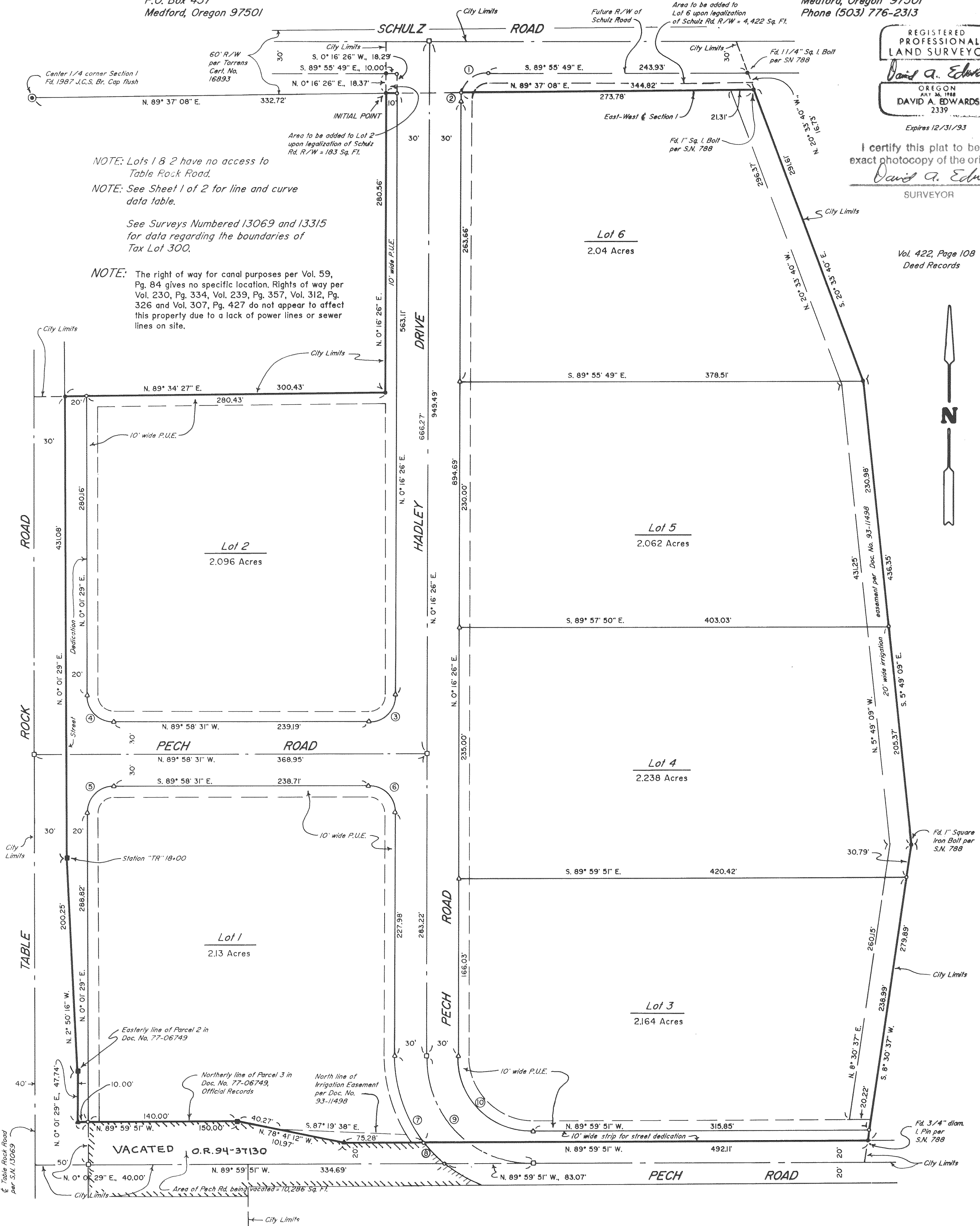
REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
*David A. Edwards*  
 OREGON  
 ART. 24, 1988  
 DAVID A. EDWARDS  
 2339

Expires 12/31/93

I certify this plat to be an  
 exact photocopy of the original.

*David A. Edwards*  
 SURVEYOR

Vol. 422, Page 108  
 Deed Records



13641

13641  
 102/18

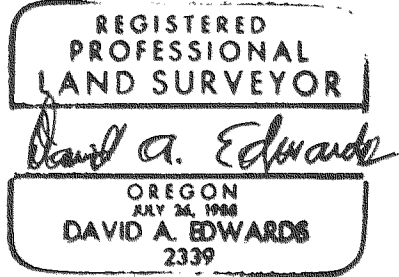
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I certify this plat to be an exact photocopy of the original.

*David A. Edwards*  
 SURVEYOR

## SURVEYOR'S CERTIFICATE

I, David A. Edwards, a Registered Professional Land Surveyor of the State of Oregon, do certify that I have correctly surveyed and marked with the proper monuments as provided by law, the tract of land shown hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines:

Commencing at the Center one-quarter corner of Section 1 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon, thence North 89° 37' 08" East, along the east-west centerline of said Section 1, a distance of 332.72 feet to a 5/8" diameter iron pin for the INITIAL POINT; thence continue, North 89° 37' 08" East, along said east-west centerline 344.82 feet to a 1" square bolt marking the northwest corner of the tract described in Volume 422 page 108 of the Deed Records of Jackson County, Oregon; thence in a southerly direction along the westerly boundary of said described tract the following courses and distances: South 20° 33' 40" East 291.61 feet to a 5/8" diameter iron pin, South 05° 49' 09" East 436.35 feet (record South 05° 48' 40" East 436.36 feet) to a found 1" square iron bolt, South 08° 30' 37" West 279.89 feet (record South 08° 30' 20" West 279.83 feet) to a 3/4" diameter iron pin situated on the north right-of-way line of Pech Road and marking the southwest corner of said described tract; thence North 89° 59' 51" West, along said north right-of-way line, 492.11 feet (record North 89° 59' 45" West 491.92 feet) to a lead plug and tack marking the most easterly corner of the strip of land described as Parcel 3 in deed recorded as No. 77-06749 of the Official Records of Jackson County, Oregon; thence along the northerly boundary of said described strip of land North 78° 41' 12" West 101.97 feet to a found 5/8" diameter iron pin; thence North 89° 59' 51" West (record North 89° 59' 45" West) 150.00 feet to a lead plug and tack situated on the east right-of-way line of Table Rock Road and marking the northwest corner of said described strip of land; thence North 00° 01' 29" East, along said easterly boundary of Parcel 2 described in said deed recorded as No. 77-06749, said Official Records 47.74 feet (record North 00° 02' 20" East 47.89 feet) to a found 5/8" diameter iron pin; thence North 02° 50' 16" West (record North 02° 49' 25" West), along said easterly boundary, 200.25 feet to a found 5/8" diameter iron pin marking Station "TR" 18+00; thence North 00° 01' 29" East (record North 00° 02' 20" East), along the east right-of-way line of Table Rock Road, 431.08 feet to a 5/8" diameter iron pin; thence North 89° 34' 27" East 300.43 feet to a 5/8" diameter iron pin; thence North 00° 16' 26" East 280.56 feet to the Initial Point.

*David A. Edwards*  
 Surveyor

## LEGEND

- Indicates 5/8" x 30" steel pin w/red plastic cap mkd. "D.A. EDWARDS-LS 2339" fd. per S.N. 13069 or S.N. 13315 except where otherwise noted.
- Indicates 5/8" diam. I. Pin found per unrecorded State Hwy. Dept. Survey
- ▲ Indicates lead plug w/tack and brass tag mkd. "LS 2339" fd. per S.N. 13069
- Indicates 5/8" x 30" steel pin w/red plastic cap mkd. "D.A. EDWARDS-LS 2339" set.
- △ Indicates 5/8" x 30" steel pin w/red plastic cap mkd. "D.A. EDWARDS-LS 2339", deferred.
- ◻ Indicates 5/8" x 30" steel pin w/3" diam. brass cap mkd. "D.A. EDWARDS-LS 2339" set flush in concrete.

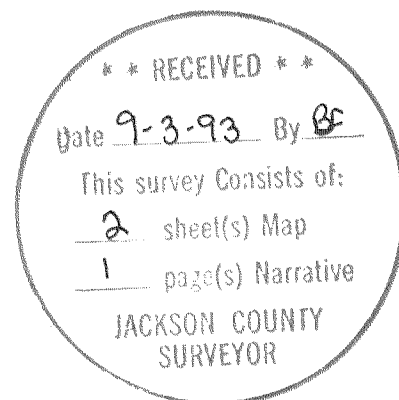
J.C.S. = Jackson County Surveyor      S.N. = Survey Number  
 SCALE: 1" = 60'      P.U.E. = Easement for public utilities, storm drainage, gas, water, electric, telephone, cable T.V., sanitary sewer construction & maintenance.  
 BASIS OF BEARINGS: Existing control per S.N. 13069

All deferred monuments will be set no later than November 15, 1993.

*David A. Edwards*  
 Surveyor

All deferred monuments are now set, see Document No. 94-19029 of the Official Records this 20th day of May, 1993.

Approved: *Verlyn Thomas*  
 Jackson County Surveyor



## CURVE DATA TABLE

No.	R	Δ	CH. BRG.	CH. DIST.	L
①	25.00'	73° 17' 24"	S. 53° 25' 30" W.	29.843'	31.979'
②	25.00'	16° 30' 22"	S. 8° 31' 37" W.	7.177'	7.202'
③	25.00'	89° 45' 03"	N. 45° 08' 57" E.	35.278'	39.161'
④	25.00'	90° 00' 00"	N. 44° 58' 31" W.	35.355'	39.270'
⑤	25.00'	90° 00' 00"	S. 45° 01' 29" W.	35.355'	39.270'
⑥	25.00'	90° 14' 57"	N. 44° 51' 03" W.	35.432'	39.379'
⑦	130.00'	38° 15' 05"	N. 18° 51' 06" W.	85.187'	86.79'
⑧	130.00'	12° 18' 18"	N. 44° 07' 48" W.	27.866'	27.919'
⑨	100.00'	90° 16' 18"	S. 44° 51' 42" W. E	141.756'	157.553'
⑩	70.00'	90° 16' 18"	S. 44° 51' 42" W. E	99.23'	110.287'

AFFIDAVIT OF CORRECTION  
 O.R. 94-08899  
 V. THOMAS, C.S.

## DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that Frank R. Alley, Jr. and Jennifer Alley Anderson, Co-trustees of the Frank R. and Fanny D. Alley Testamentary Trust, are the owners in fee simple of the lands hereon described, and that we have caused the same to be subdivided into lots and streets as shown hereon, 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, and we do hereby dedicate for public use the streets shown hereon, together with those easements labeled as public utility easements. We do hereby designate said subdivision as TRIANGLE A INDUSTRIAL PARK SUBDIVISION.

IN WITNESS WHEREOF, we have set our hands and seals on the days shown in the respective notary statements below.

*Frank R. Alley, Jr.*      *Jennifer Alley Anderson*  
 Frank R. Alley, Jr.      Jennifer Alley Anderson  
 Trustee      Trustee

STATE OF OREGON ) ss July 26, 1993.  
 County of Jackson )

Personally appeared before me the above named Frank R. Alley, Jr. who did acknowledge the foregoing instrument to be his voluntary act and deed.

Before me: *Toni R. Clark*  
 TONI R. CLARK  
 Notary Public, Jackson County, Oregon  
 My Commission Expires March 26, 1994

STATE OF Michigan ) ss July 28, 1993.  
 County of Emmet )

Personally appeared the above named Jennifer Alley Anderson who did acknowledge the foregoing to be her voluntary act and deed.

Before me: *Jennifer Guardiani*  
 JENNIFER J. GUARDIANI  
 Notary Public, Emmet County, MI  
 My Commission Expires Mar. 26, 1994

## APPROVALS

### MEDFORD CITY PLANNING:

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

*James M. Emswiler*      August 30, 1993  
 Planning Director      Date

Examined and approved this 19th day of August, 1993.

*Robert Linnell*      *William J. Linnell*  
 City Engineer      City Surveyor

### ROGUE RIVER VALLEY IRRIGATION DISTRICT:

Examined and approved by the Rogue River Valley Irrigation District in regular session this 4th day of AUGUST, 1993.

*Tom Blankenshaw*      *Jim Ventner*  
 President      Secretary

Examined and approved as required by O.R.S. 92.100 as of 31 August, 1993.

*Mark Jenne, deputy*  
 Assessor, Dept. of Assessment

Examined and approved as required by O.R.S. 92.095 as of August 31, 1993.

*Barbara E. Waide*  
 Tax Collector

## RECORDER'S CERTIFICATE

For order of the County Court approving this plat see Volume \_\_\_\_\_, page \_\_\_\_\_ of County Commissioners Journal of Proceedings.

Filed for record this 3 day of September, 1993 at 1:19 O'Clock P. M., and Recorded in Volume 18 of Plats at page 29 of records of Jackson County, Oregon.

*Kathleen S. Beckett*      *Cheryl Quagris*  
 County Clerk      Deputy

WATER RIGHTS STATEMENT: There are no water rights appurtenant to this property.

13641

13641  
 10/21/93

# Edwards Surveying & Land Planning Inc.

DARREL W. EDWARDS  
OREGON REG. 741  
ARIZONA REG. 9746



DAVID A. EDWARDS  
OREGON REG. 2339

REGISTERED LAND SURVEYORS  
823 WEST 8TH ST.  
MEDFORD, OREGON 97501  
(503) 776-2313 • (503) 471-7059

SURVEY NUMBER 13641

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,  
OREGON REVISED STATUTES

SURVEY FOR: Fanny D. Alley Trust  
c/o Tom Alley  
P.O. Box 457  
Medford, Oregon 97501

LOCATION: In the SE 1/4 of Section 1, T. 37 S.,  
R. 2 W., W.M., City of Medford, in Jackson  
County, Oregon.

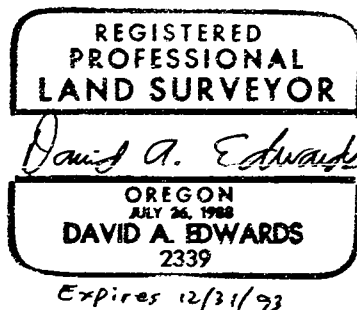
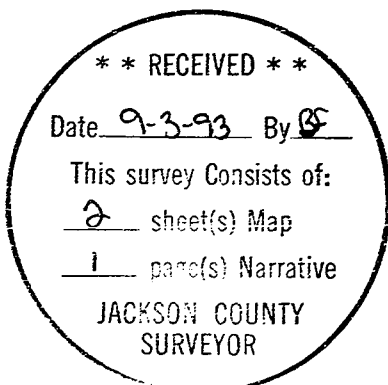
PURPOSE: TRIANGLE A INDUSTRIAL PARK SUBDIVISION: To  
locate and monument the boundaries of the new  
lots and the new right of way lines after  
dedications as shown on the accompanying plat  
and to prepare and record said plat for the  
purpose of creating said lots, rights of way  
and certain public utility easements as shown.

PROCEDURE: Utilizing existing control points and data  
established by this office during the execution  
of Surveys Numbered 13069 and 13315, computed  
the desired boundaries and new lot lines.  
The City of Medford and the Jackson County  
Public Works Dept. are in the process of  
vacating the Westerly portion of Pech Rd.  
and legalizing the "as monumented" location of  
Schulz Rd. In that these procedures have  
not been completed, monuments were set on  
the existing boundaries as well as on the  
proposed lines as shown. Monuments set on this  
survey consist of 5/8" x 30" steel pins with  
red plastic caps or with 3" diam. brass  
discs, both being mkd. "D.A. EDWARDS-LS 2339".

BASIS OF  
BEARINGS: Existing control per Survey Number 13069.

EQUIPMENT: Nikon DTM-A5 Electronic Total Station.

DATE  
COMPLETED: July 20, 1993.



94-08899

**Edwards Surveying & Land Planning Inc.**

12:03

5 of  
6 of

DARREL W. EDWARDS  
OREGON REG. 741  
ARIZONA REG. 9746



DAVID A. EDWARDS  
OREGON REG. 2339

REGISTERED LAND SURVEYORS  
823 WEST 8TH ST.  
MEDFORD, OREGON 97501  
(503) 776-2313 • (503) 471-7059

**13641**

**AFFDAVIT OF CORRECTION**

Be it hereby noted that the chord bearings for curves numbered 9 and 10 on the plat of TRIANGLE A INDUSTRIAL PARK SUBDIVISION, City of Medford, Jackson County, Oregon, which currently read S. 44° 51' 42" W. should be corrected to read S. 44° 51' 42" E.

Date: 3/9/94 David A. Edwards  
David A. Edwards R.P.L.S. No. 2339  
Medford, Oregon

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*David A. Edwards*

OREGON  
JULY 26, 1988  
DAVID A. EDWARDS  
2339

Expires 12/31/95

STATE OF OREGON ) ss  
County of Jackson)

Personally appeared the above named David A. Edwards, Registered Professional Land Surveyor, and acknowledged the foregoing to be his voluntary act and deed, before me this 9th day of March, 1994.

Before me:

Toni R. Clark  
TONI R. CLARK  
NOTARY PUBLIC - OREGON  
My Commission Expires March 10, 1994

**CERTIFICATION**

I, Verlyn Thomas, Jackson County Surveyor, hereby certify that I have examined this Affidavit of Correction, and that the changes are permitted in accordance with Chapter 209, Paragraph 255, Oregon Revised Statutes.

Jackson County, Oregon  
Recorded  
OFFICIAL RECORDS

Verlyn Thomas  
Verlyn Thomas, Jackson County Surveyor

12:03 MAR 09 1994 P M.

KATHLEEN S. BECKETT  
CLERK and RECORDER

By Joy Ramirez Deputy