

TOWN CENTRE

A PLANNED COMMUNITY DEVELOPMENT

A Portion being a REPLAT of PARCEL No. 2 of Major Land Partition recorded in Volume 2, Page 63 of "MAJOR LAND PARTITIONS: and Filed Survey No. 10065 in Jackson County, Oregon

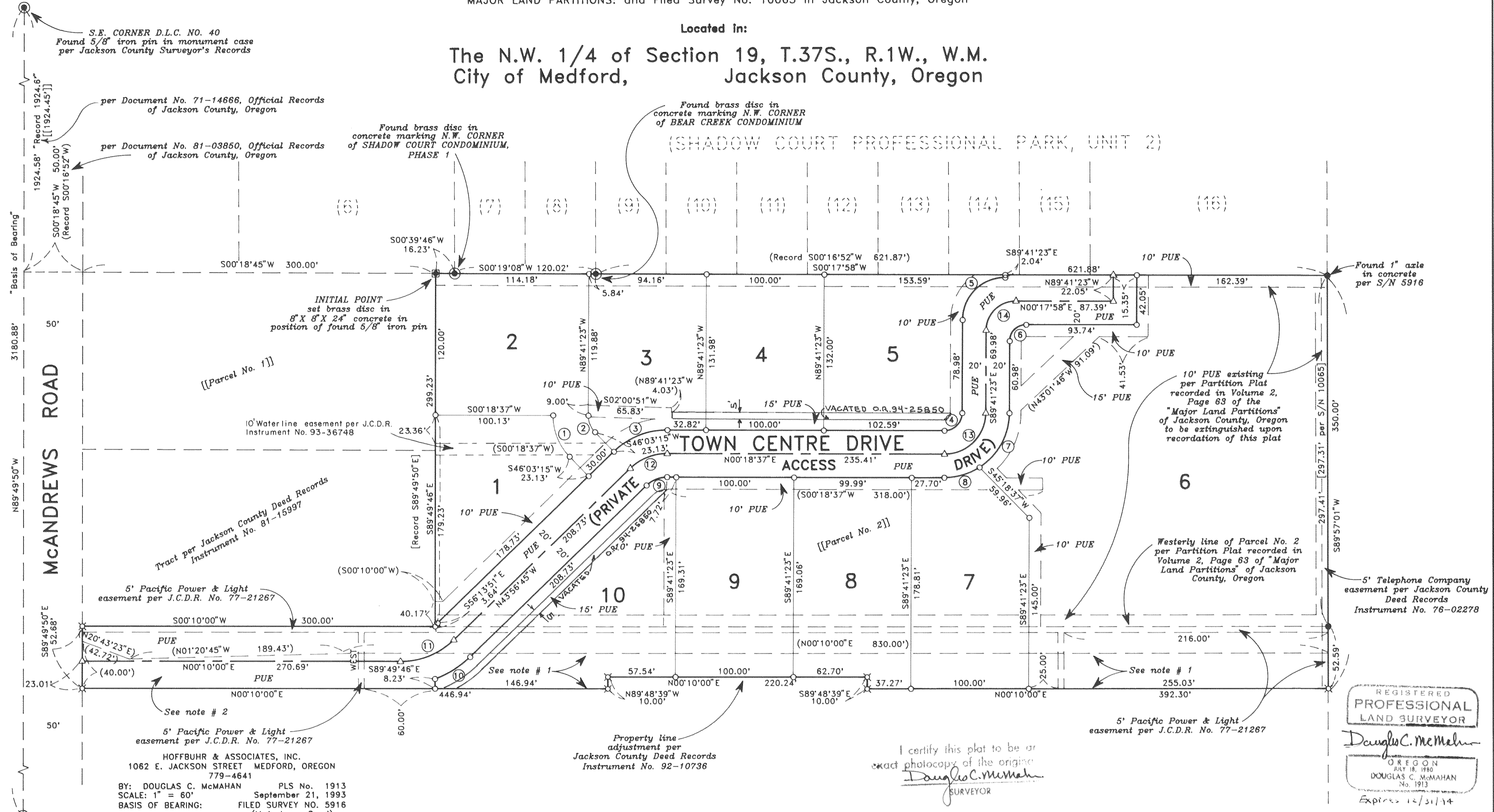
Located in:

The N.W. 1/4 of Section 19, T.37S., R.1W., W.M.
City of Medford,
Jackson County, Oregon

Found brass disc in concrete marking N.W. CORNER of BEAR CREEK CONDOMINIUM

(SHADOW COURT PROFESSIONAL PARK, UNIT 2)

Found brass disc in concrete marking N.W. CORNER of SHADOW COURT CONDOMINIUM, PHASE 1



HOFFBUHR & ASSOCIATES, INC.
1062 E. JACKSON STREET MEDFORD, OREGON
779-4641

BY: DOUGLAS C. McMAHAN PLS No. 1913
SCALE: 1" = 60' September 21, 1993
BASIS OF BEARING: FILED SURVEY NO. 5916
(McAndrews Road)

Property line adjustment per Jackson County Deed Records Instrument No. 92-10736

I certify this plat to be an exact photocopy of the original
Douglas C. McMahan
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Douglas C. McMahan
OREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
No. 1913
Expires 12/31/94

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	44°15'22"	50.00'	38.62'	37.67'	S68°10'56"W
2	44°15'22"	20.00'	15.45'	15.07'	N68°10'56"E
3	44°15'22"	65.00'	50.21'	48.97'	N21°49'04"W
4	90°00'00"	15.00'	23.56'	21.21'	S44°41'23"E
5	90°00'00"	36.00'	56.55'	50.91'	S44°41'23"E
6	90°00'00"	14.00'	21.99'	19.80'	S44°41'23"E
7	57°04'17"	55.00'	54.78'	52.55'	S61°09'14"E
8	32°55'43"	55.00'	31.61'	31.18'	S16°09'14"E
9	44°15'22"	25.00'	19.31'	18.83'	N21°49'04"W
10	23°56'41"	85.00'	35.52'	35.26'	S31°58'25"E
11	44°06'45"	65.00'	50.04'	48.82'	S21°53'22"E
12	44°15'22"	45.00'	34.76'	33.90'	N21°49'04"W
13	90°00'00"	35.00'	54.98'	49.50'	N44°41'23"W
14	89°59'21"	25.00'	39.27'	35.35'	S44°41'42"E

LOT SIZE

LOT NO.	SQUARE FEET
1	13,929
2	17,124
3	13,607
4	13,199
5	15,826
6	88,442
7	17,429
8	17,264
9	16,918
10	19,276

NOTES:

- # 1 Easement for utility lines and associated appurtenances per Instrument No. 92-10741 Jackson County Deed Records.
- # 2 Easement for mutual and reciprocal non-exclusive right and usage of driveway, parking, ingress & egress and utilities per Instrument No. 83-17051 Jackson County Deed Records (exact locations not determinable)
- # 3 Easement for Pacific Power and Light Company right-of-way per Instrument No. 80-00361 Jackson County Deed Records (location not determinable)
- # 4 Easement for Ingress and Egress per Instrument No. 88-16027 Jackson County Deed Records (location not determined)

TOWN CENTRE A PLANNED COMMUNITY DEVELOPMENT

A Portion being a REPLAT of PARCEL No.2 of Major Land Partition recorded in Volume 2, Page 63 of "MAJOR LAND PARTITIONS" and Filed Survey No.10065 in Jackson County, Oregon

Located in:

The N.W. 1/4 of Section 19, T.37S., R.1W., W.M.
City of Medford, Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, that We, COMMERCE PLAZA, INC., and TOWN CENTRE OWNERS ASSOCIATION, INC., are the owners in fee simple of the lands hereon described, and that we have subdivided the same 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 to the public for public use those easements labeled as public utility easements.

We hereby dedicate this planned community development as TOWN CENTRE.

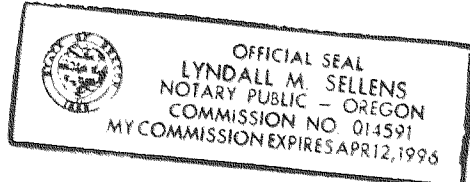
COMMERCE PLAZA, INC.

Patrick G. Huycke
Patrick G. Huycke, President

STATE OF OREGON)
County of Jackson) ss.

On this, the 27th day of SEPT., 1993, before me appeared Patrick G. Huycke, to me personally known, who being duly sworn, did say that he the said Patrick G. Huycke, is the President of COMMERCE PLAZA, INC., the within named Corporation, and that the said instrument was signed on behalf of said Corporation by authority of its Board of Directors, and acknowledge said instrument to be the free act and deed of said Corporation.

Before me: *Lyndall M. Sellens*



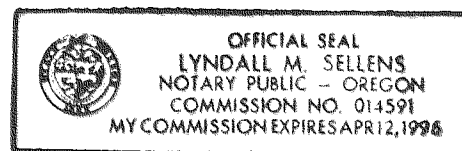
TOWN CENTRE OWNERS ASSOCIATION, INC.

Patrick G. Huycke
Patrick G. Huycke, President

STATE OF OREGON)
County of Jackson) ss.

On this, the 27th day of SEPT., 1993, before me appeared Patrick G. Huycke, to me personally known, who being duly sworn, did say that he the said Patrick G. Huycke, is the President of TOWN CENTRE OWNERS ASSOCIATION, INC., the within named Corporation, and that the said instrument was signed on behalf of said Corporation by authority of its Board of Directors, and acknowledge said instrument to be the free act and deed of said Corporation.

Before me: *Lyndall M. Sellens*



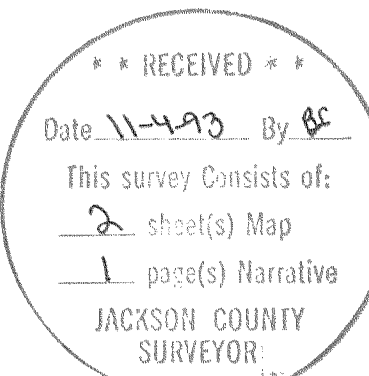
WATER RIGHTS STATEMENT:
THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

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

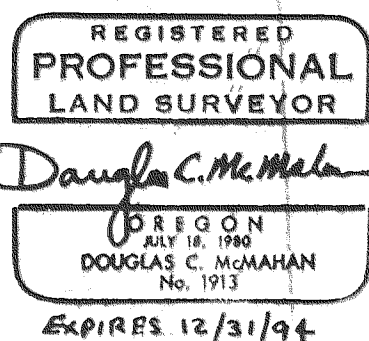
Filed for record this 4 day of November, 1993 at 1:50 Clock P.M. and recorded in Volume 18 of Plats at page 38 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Jay A. Rameton
Deputy



I certify this plat to be an exact photocopy of the original.
Douglas C. McMahan
SURVEYOR



*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
County of Jackson) ss.

I, Douglas C. McMahan, 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 Southeast corner of Donation Land Claim No. 40, in Township 37 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon; thence North 89°49'50" West, along the South line of said claim, 1924.58 feet (Record 1924.6 feet); thence South 00°18'45" West (Record South 00°16'52" West) 50.00 feet to the Northeast corner of that tract described in Instrument No. 83-87672 of the Official Records of Jackson County; thence continue South 00°18'45" West, along the East line of said tract, 300.00 feet to the Southeast corner thereof, said Southeast corner being marked with a brass disc in concrete for the INITIAL POINT OF BEGINNING; thence South 00°39'46" West 16.23 feet to a brass disc in concrete marking the Northwest corner of Shadow Court Condominium Phase I, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence along the Westerly boundary of said Shadow Court Condominium Phase I, South 00°19'08" West 120.02 feet to a brass disc in concrete marking the Northwest corner of Bear Creek Condominium, according to the Official Plat thereof now of record in said Jackson County; thence along the Westerly boundary of said Bear Creek Condominium and the Westerly boundary of Shadow Court Professional Park Unit 2, according to the Official Plat thereof now of record in said Jackson County, South 00°17'58" West (Record South 00°16'52" West), 621.88 feet to the Southwest corner of said Shadow Court Professional Park Unit 2; thence South 89°57'01" West (Record South 89°58'00" West) 297.41 feet (Record 297.31 feet) to the Southeast corner of that tract described in Instrument No. 76-17347 of said Official Records; thence continue South 89°57'01" West 52.59 feet; thence North 00°10'00" East 392.30 feet; thence South 89°48'39" East 10.00 feet; thence North 00°10'00" East 220.24 feet; thence North 89°48'39" West 10.00 feet; thence North 00°10'00" East 446.94 feet to the South line of said McAndrews Road; thence South 89°49'50" East, along said South line, 52.68 feet to the Northeast corner of the aforementioned tract described in Instrument No. 76-17347 of said Official Records; thence South 00°10'00" West, along the East line of said tract, 300.00 feet to the Southwest corner of that tract described in Instrument No. 81-15997 of said Official Records; thence South 89°49'46" East (Record South 89°49'50" East), 299.23 feet to the Point of Beginning.

Douglas C. McMahan
SURVEYOR

*** APPROVALS ***

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

James M. Eremchuk Planning Director, Date November 1, 1993
Robert [Signature] City Engineer, *Paul [Signature]* City Surveyor

MEDFORD IRRIGATION DISTRICT:
Examined and approved by the Medford Irrigation District in regular session this 14 day of November, 1993.

[Signature] President, *[Signature]* Secretary

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

Mark [Signature] Deputy Assessor, Department of Assessment

Examined and approved as required by O.R.S. 92.095 as of November 2, 1993.

[Signature] Tax Collector

SURVEY NO. 13710

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: Commerce Plaza, Inc.
710 Cardley Avenue
Medford, Oregon 97504

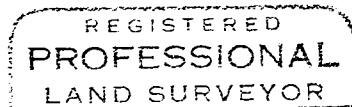
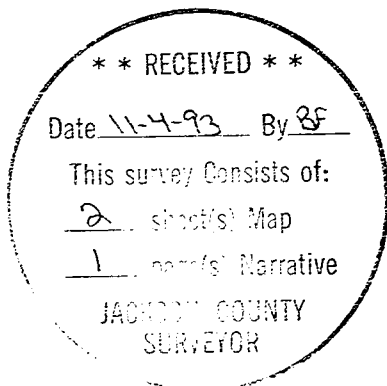
Location: Northwest one-quarter (1/4) of Section 19,
Township 37 South, Range 1 West, Willamette
Meridian, City of Medford, Jackson County,
Oregon

Purpose: To survey, monument and prepare final plat for
TOWN CENTRE, A Planned Community Development
per client's request and City of Medford file
No. LDS-93-16

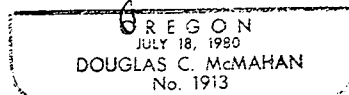
Procedure: Utilizing found monumentation as shown per
filed Surveys No. 5916, 9011 and 10065 and
plat of SHADOW COURT PROFESSIONAL PARK, UNIT
NO. 2, for control, I established monuments as
shown on the accompanying map. The westerly
boundary has been determined by Jackson County
Instrument No. 92-10736 indicating a property
line adjustment.

Basis of Bearing: Filed Survey No. 5916 (Centerline of McAndrews
Road)

Date: September 21, 1993



Douglas C. McMahan



Douglas C. McMahan
L.S. 1913 - Oregon
Expires 12/31/94
Hoffbuhr & Associates, Inc.
1062 East Jackson Street
Medford, Oregon 97504