

SAGE ROAD INDUSTRIAL PARK - UNIT No. 5

Located in the N.E. 1/4 of Section 23, T.37S., R.2W., W.M., City of Medford, Jackson County, Oregon

January 24, 1994

Survey for

Merlin Fjarli
224 Saginaw Drive
Medford, Oregon
97504

Survey by

Kaiser Surveying
19440 Highway 62
Eagle Point, Oregon
97524

Basis of Bearing

SAGE ROAD INDUSTRIAL PARK - UNIT No. 1
(City of Medford Tri. Sta. "MASON" to
Traverse Sta "MB-1" with grid Bearings
Decreased in Azimuth by $\theta = 1^{\circ}38'33''$)

Legend

- Found 5/8" Rebar with plastic cap (SAGE ROAD INDUSTRIAL PARK - Unit No. 4)
- ⊕ Found monument as indicated
- ⊙ Found D.L.C. Cor. monument as indicated
- Set 5/8" x 24" Rebar with plastic cap marked "KAISER RLS 803"
- ✱ Set 5/8" x 30" Rebar with plastic cap marked "KAISER RLS 803"

PUE = Public Utility Easement

WC = Witness Corner

Easements shown on a current Title Report which affect this property are shown hereon.

Easements on the title report which do not affect this property are:

1. Power line Easements -- Vol 226, Pge. 441, Vol. 235, Pge. 183 & Vol. 350, Pge. 371
2. Sanitary sewer Easement Inst. No. 79-24974 O.R.
3. Easement described in Inst. No. 93-05586 O.R.

Utilities normally allowed in Public Utility Easements are: Power lines, Telephone lines, Natural gas lines, Cable TV, Water lines, Sewer lines, Storm drains



Scale: 1" = 50'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

J.O.K.

OREGON
JULY 18, 1987
GARY D. KAISER
No. 803

I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPY OF THE ORIGINAL PLAT

J.O.K.

SURVEYOR

P.O.B. B.C.V.S.A. 30' WIDE SANITARY
SEWER EASE. (INST. No. 74-04149 O.R.)
NORTH. 24.81' AND EAST 16.50'
FROM NE COR. D.L.C. No. 73

NE COR D.L.C. No. 73
1 1/2 G.I. PIPE / BR. DISK
6" DEEP

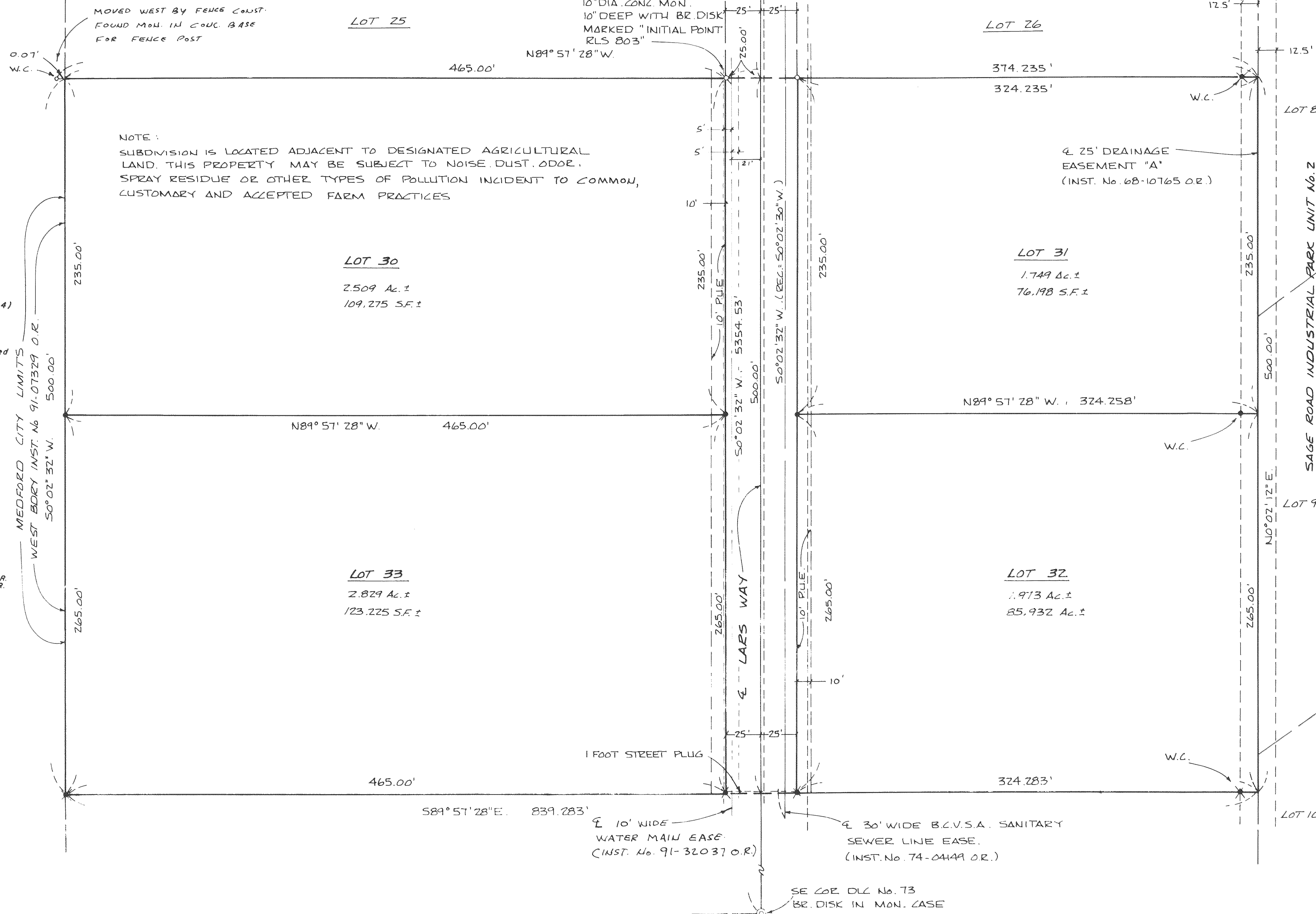
INITIAL POINT
10" DIA. CONC. MON.
10" DEEP WITH BR. DISK
MARKED "INITIAL POINT
RLS 803"

N89° 57' 28" W.

SAGE ROAD INDUSTRIAL PARK - UNIT No. 4

CITY OF MEDFORD TRAVERSE
STA "MB-1" 3/4 REBAR 7" DEEP

Sheet 2 of 2 Sheets



NOTE:
SUBDIVISION IS LOCATED ADJACENT TO DESIGNATED AGRICULTURAL
LAND. THIS PROPERTY MAY BE SUBJECT TO NOISE, DUST, ODOR,
SPRAY RESIDUE OR OTHER TYPES OF POLLUTION INCIDENT TO COMMON,
CUSTOMARY AND ACCEPTED FARM PRACTICES

LOT 30

2.509 Ac. ±
109,275 S.F. ±

LOT 33

2.829 Ac. ±
123,225 S.F. ±

LOT 31

1.749 Ac. ±
76,198 S.F. ±

LOT 32

1.913 Ac. ±
85,932 Ac. ±

SAGE ROAD INDUSTRIAL PARK - UNIT No. 5

Located in the N.E.1/4 of Section 23, T.37S., R.2W., W.M., City of Medford,
Jackson County, Oregon
January 24, 1994

*** DEDICATION ***

Know all men by these presents that Merlin W. Fjarli and Jo Ann Fjarli, husband and wife, are the owners in fee simple of the lands described hereon, and that we have subdivided the same into lots and street as shown hereon, and the number and size of the lots and length and bearings of all lines are plainly set forth, and that the attached plat is a correct representation of the subdivision, and we do hereby dedicate to the public for public use the street shown hereon, together with all public utility easements and we hereby grant to the City of Medford in fee simple that area portrayed and designated hereon as 1-foot street plug. By its approval of this plat, the said City of Medford undertakes that upon approved dedication of the extension of the affected street it will deed the 1-foot street plug for street purposes. We hereby designate said subdivision as "SAGE ROAD INDUSTRIAL PARK - UNIT NO. 5".

IN WITNESS WHEREOF we have set our hands and seals this 4th day of MARCH, 1994.

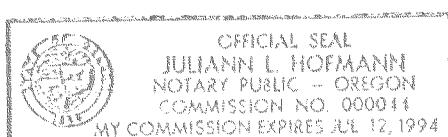
Merlin W. Fjarli
MERLIN W. FJARLI

Jo Ann Fjarli
JO ANN FJARLI

STATE OF OREGON)
)ss
County of Jackson)

Personally appeared the above named Merlin W. Fjarli and Jo Ann Fjarli, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 4th day of MARCH, 1994.



Juliann L. Hofmann
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: _____

*** RECORDERS CERTIFICATE ***

Filed for record this 18 day of April, 1994, at 9:40 O'CLOCK A.M., and recorded in Volume 19 of Plats on Page 18 of Records of Jackson County, Oregon.

By Cheryl Augeris
DEPUTY

Kathleen S. Beckett
COUNTY CLERK

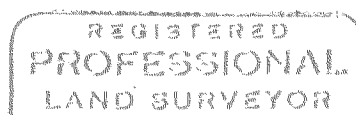
*** WATER RIGHT STATEMENT ***

There are no private water rights on this property.

*** SURVEYORS CERTIFICATE ***

I, Gary D. Kaiser, 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 hereon shown, said plat being a correct representation of the same, and following is an accurate description of the boundary lines:

Commencing at the Northeast corner of Donation Land Claim No. 73, Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence along the East boundary of said claim, South 0° 02' 32" West, 1121.54 feet; thence North 89° 57' 28" West, 25.00 feet to a 10" diameter concrete monument with bronze disk found set 10" below the ground surface for THE INITIAL POINT OF BEGINNING; thence along the Southerly boundary of SAGE ROAD INDUSTRIAL PARK - UNIT NO. 4 (Recorded), North 89° 57' 28" West, 465.00 feet to intersect the Westerly boundary of Tract "B" as described in Instrument No. 91-07329 of the Official Records of said county; thence along said tract boundary, South 0° 02' 32" West (Record = South 0° 03' West), 500.00 feet; thence South 89° 57' 28" East, 839.283 feet to intersect the Westerly boundary of SAGE ROAD INDUSTRIAL PARK - UNIT NO. 2 (Recorded); thence along said Unit No. 2 boundary, North 0° 02' 12" East, 500.00 feet to the Southeast corner of said Unit No. 4; thence along the Southerly boundary of said Unit No. 4, North 89° 57' 28" West, 374.235 feet to THE INITIAL POINT OF BEGINNING.



G. D. K.



G. D. K.
SURVEYOR

*** APPROVALS ***

Examined and approved this 10th day of MARCH, 1994.

Paul D. Linn
CITY SURVEYOR

Robert Lenz
CITY ENGINEER

We certify that, pursuant of the authority granted in Ordinance No. 5785, this plat is hereby approved.

PLANNING DIRECTOR James McEwen DATE 4/7/94
MEDFORD CITY PLANNING

Examined and approved as required by O.R.S. 92.100 as of April 12, 1994.

Ron Lindley DeGor
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of April 13, 1994.

Judith Smith Deputy
TAX COLLECTOR

I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPY OF THE ORIGINAL PLAT
G. D. K.
SURVEYOR

GARY D. KAISER
R.P.L.S. ORE. 803
C.W.R.E. ORE. 73

KAISER SURVEYING
19440 HIGHWAY 62
EAGLE POINT, OREGON 97524

PHONE
SHADY COVE (503) 878-3995
MEDFORD PHONE/FAX (503) 779-8040

SURVEY NO. 13967

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

SURVEY FOR: MERLIN FJARLI
224 SAGINAW DRIVE
MEDFORD, OR 97504

SURVEY BY: KAISER SURVEYING
19440 HWY. 62
EAGLE POINT, OR 97524

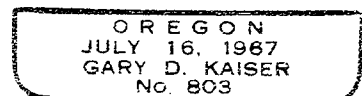
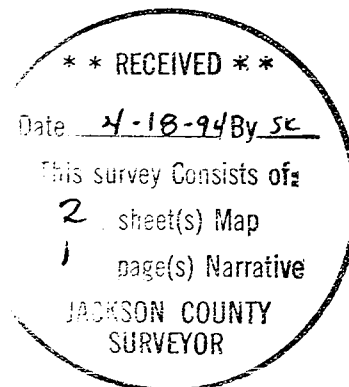
LOCATION: NE ¼ of Section 23, T. 37 S.,
R. 2 W., W.M., City of Medford,
Jackson County, Oregon

BASIS OF BEARINGS: SAGE ROAD INDUSTRIAL PARK - UNIT
NO. 1 (City of Medford Tri. Sta.
"MASON" to Traverse Sta "MB-1" with
grid bearings decreased in azimuth
by $\phi = 1^{\circ} 38' 33''$)

DATE: January 24, 1994

PURPOSE: To monument and describe SAGE ROAD
INDUSTRIAL PARK - UNIT NO. 5.

PROCEDURE: Utilizing controls established on
previous SAGE ROAD INDUSTRIAL PARK plats, the desired tract
was subdivided as shown on the final plat.



EA. 6-30-95