

14004

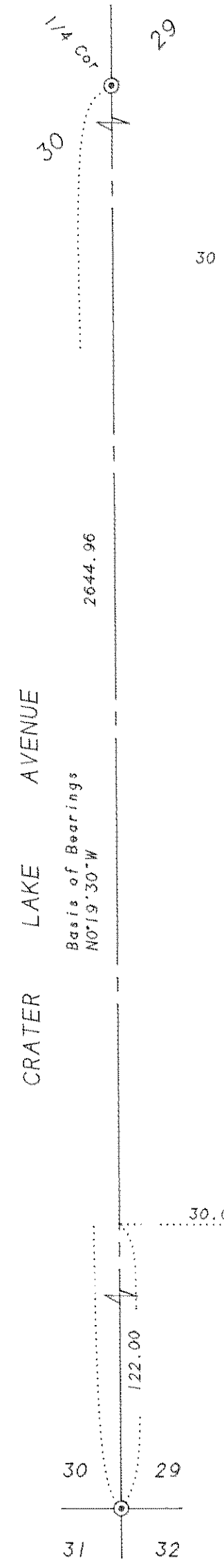
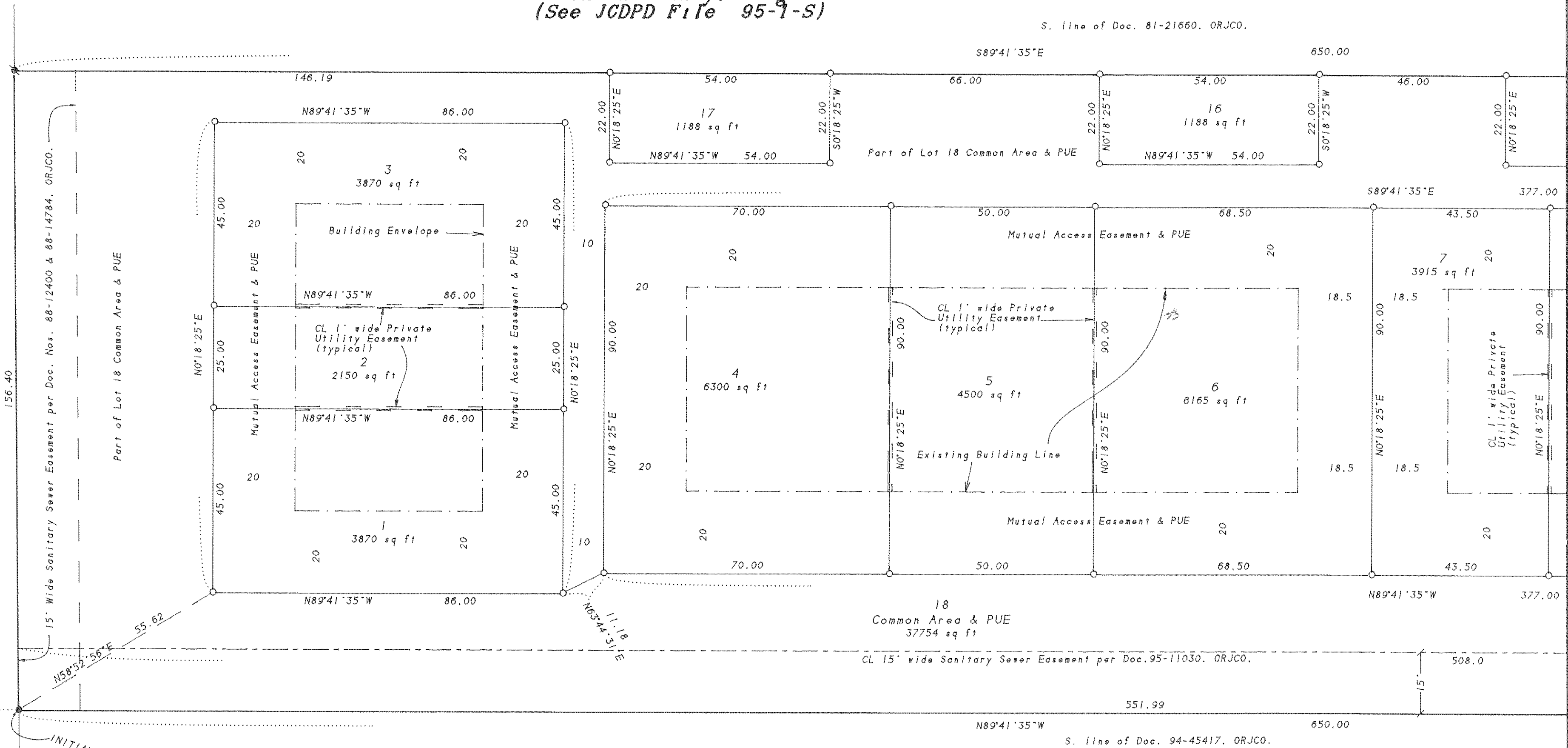
IRONWOOD COMMERCIAL PARK SUBDIVISION, PHASE 1

A PLANNED COMMUNITY
Located in the S.W. 1/4 of the S.W. 1/4
of Section 29, T.36 S., R.1 W., W.M.
Jackson County, Oregon
(See JCDPD File 95-1-S)

RS 8631

S. line of Doc. 81-21660, ORJCO.

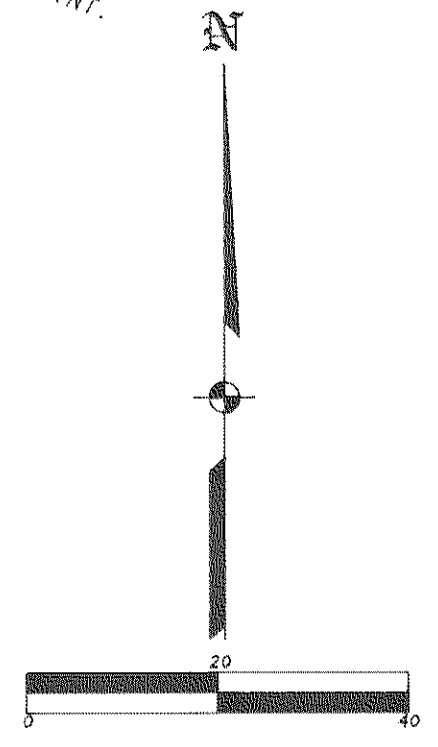
589°41'35"E 650.00



CRATER LAKE AVENUE

Basis of Bearings
N0°19'30"W

INITIAL POINT.



SURVEY FOR:

F. Scott Golgs
3418 Graystone Court
Medford, OR 97504

SURVEY BY:

L.J. Friar & Associates, P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, Oregon 97501
Phone: (503) 772-2782

LEGEND:

- ⊙ - Found County Surveyor's monument per re-establishment notes.
- - Found 5/8" iron pin with plastic cap mkd. THOMAS LS505 per RS9092, badly bent & replaced with 5/8" x 30" iron pin & plastic cap mkd. L.J. FRIAR & ASSOC.
- ⊗ - Found 5/8" iron pin with plastic cap mkd. WIEGAND PLS1445 per RS8631, badly bent & replaced with 5/8" x 30" iron pin & plastic cap mkd. L.J. FRIAR & ASSOC.
- - Set 5/8" x 24" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.

JCDR - Jackson County Deed Records. PUE - Public Utility Easement.
ORJCO - Official Records of Jackson County, Oregon.

() - Record data as shown. RS - Recorded Survey #.

BASIS OF BEARINGS: West line of Section 29 per RS9092.

DATE: August 1, 1995 UNIT OF MEASUREMENT: Feet SCALE: 1" = 20'

EASEMENTS OF RECORD

- 1) PUE per Doc. 95-22657, ORJCO is a temporary blanket easement which is extinguished upon the filing of this plat.
- 2) Ingress-egress easement per Doc. 78-22073, ORJCO is not situated on this property.

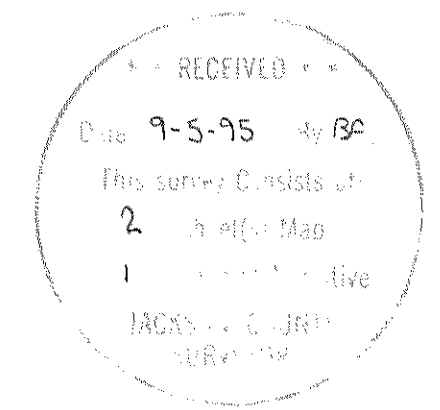
RS9092

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1988
JAMES E. HIBBS
2234
Renewal Date 6-30-97

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

James E. Hibbs
SURVEYOR



SHEET 1 OF 1

361W29C TL1806

95-129-1

14054 11/53

SURVEY NO. 14654

SURVEY NARRATIVE TO COMPLY WITH ORS 209.250

SURVEY FOR: Oregon Diverse Industries, L.L.C.
P.O. Box 8517
Medford, OR 97504

LOCATION: In the S.W. 1/4 of the S.W. 1/4 of Section 29,
T.36 S., R.1 W., W.M., Jackson County, Oregon.

PURPOSE: To survey and monument the Lots of IRONWOOD
COMMERCIAL PARK SUBDIVISION, PHASE 1, A Planned
Community.

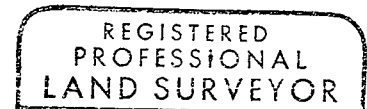
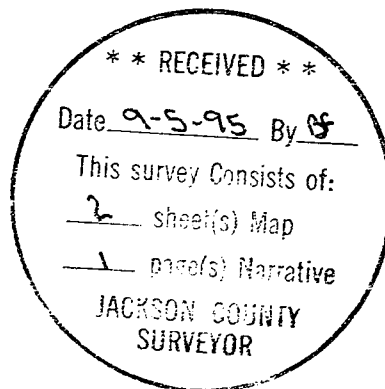
PROCEDURE: Tied from the S.W. corner to the W. 1/4 corner of
Section 29 for basis of bearings. Used map record
data per RS8631 and 9092 to establish the exterior
of this tract since the found monuments per said
Surveys have been disturbed and/or bent badly.
Calculated the position of the Lot corners and set
same. Those monuments found as well as those set
are as shown on the attached Plat.

BASIS OF BEARINGS: West line of Section 29 per RS9092.

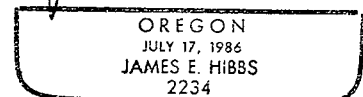
DATE: August 8, 1995

T36S R1W SEC29C TL1806

James E, Hibbs, PLS 2234
L.J. Friar & Associates P.C.
Consulting Land Surveyors
304 South Holly Street
Medford, OR 97501
(503) 772-2782



James E. Hibbs



Renewal date 6-30 97

IRONWOOD COMMERCIAL PARK SUBDIVISION, PHASE 1

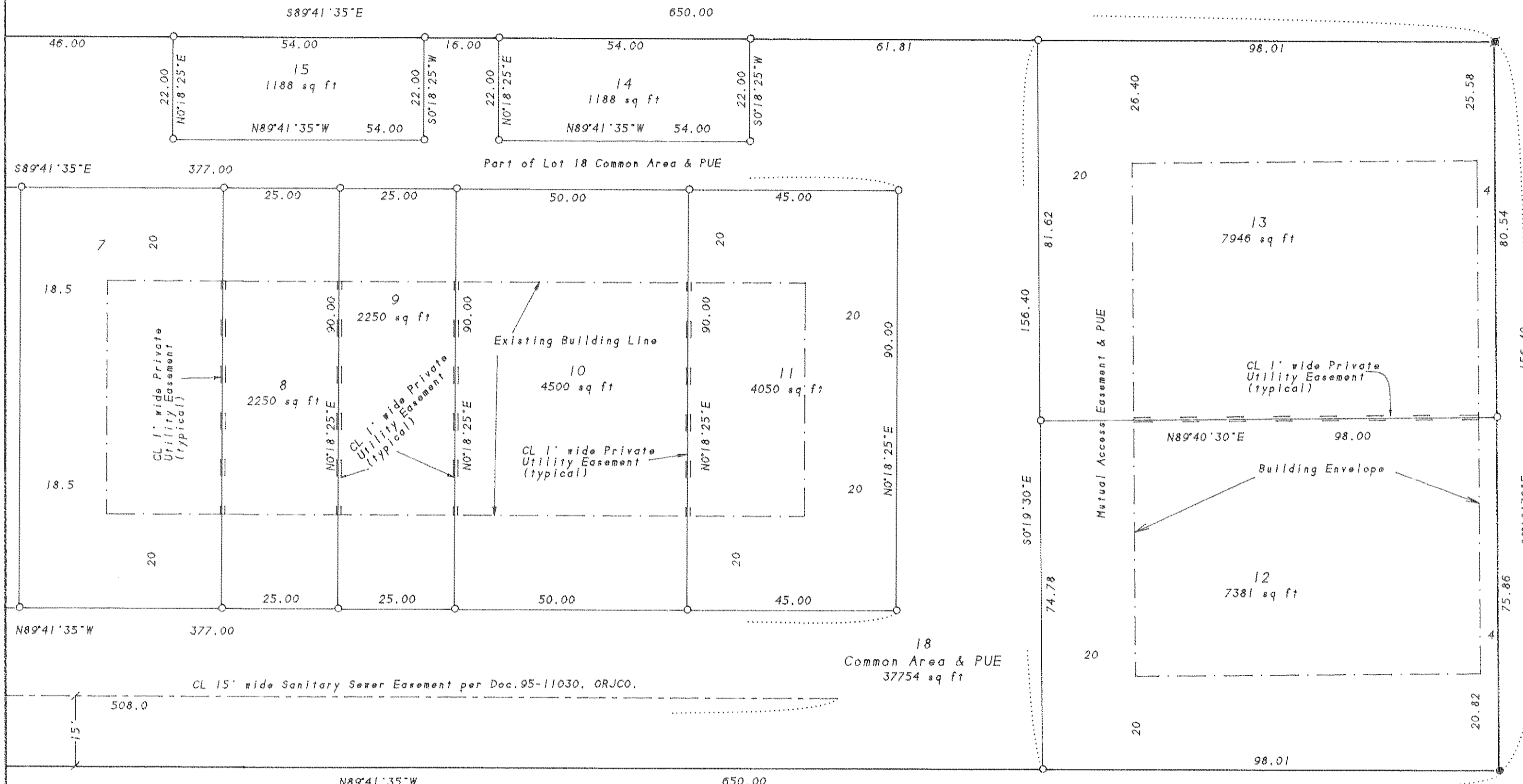
A PLANNED COMMUNITY

Located in the S.W. 1/4 of the S.W. 1/4
of Section 29, T.36 S., R.1 W., W.M.

Jackson County, Oregon
(See JCDDP File 95-1-S)

RS 8631

S. line of Doc. 81-21660, ORJCO.



..... SURVEYOR'S CERTIFICATE

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:
Commencing at the corner common to Sections 29, 30, 31 and 32, Township 36 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence along the West line of said Section 29, North 0°19'30" West, 122.00 feet; thence parallel to the South line of said Section 29, South 89°41'35" East, 30.00 feet to the East line of Crater Lake Highway and the INITIAL POINT OF BEGINNING; thence along said East line, North 0°19'30" West, 156.40 feet to the South line of that tract described in Document No. 81-21660, Official Records of Jackson County, Oregon; thence along said South line, South 89°41'35" East, 650.00 feet to the Southeast corner thereof; thence South 0°19'30" East, 156.40 feet to the Southeast corner of that tract described in Document No. 94-45417, said Official Records; thence along the South line of said tract, North 89°41'35" West, 650.00 feet to the INITIAL POINT OF BEGINNING.

James E. Hibbs
SURVEYOR

..... RECORDER'S CERTIFICATE

Filed for record this 5 day of September, 1995, at 1:53 o'clock P.M., and recorded in Volume 20 of Plats at Page 45 of the records of Jackson County, Oregon.
Index Volume 20 Page 45.

Kathleen S. Beckett
County Clerk
Robert Kelley
Deputy

For order of the County Court approving this Plat see Volume _____, Page _____ of the Commissioner's Journal of Proceedings.

..... WATER RIGHTS STATEMENT

There are no water rights appurtenant to this Partition according to information from the Jackson County Watermaster's Office.

..... DECLARATION OF COVENANTS, CONDITIONS and RESTRICTIONS

recorded as Document No. 95-22658, Official Records of Jackson County, Oregon. * * *

..... APPROVALS

EXAMINED AND APPROVED by the Jackson County Department of Planning and Development, this 29 day of August, 1995, JCDDP File No. 95-1-S.

Delores M. Timms
County Planner

EXAMINED AND APPROVED this 15th day of August, 1995.

Robert Roberts
County Surveyor

EXAMINED AND APPROVED as required by ORS 92-100 as of August 30, 1995.

Kim D. Quinn
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by ORS 92-095 have been paid as of August 30, 1995.

Calleen Stanford
Tax Collector

SHEET 2 OF 2

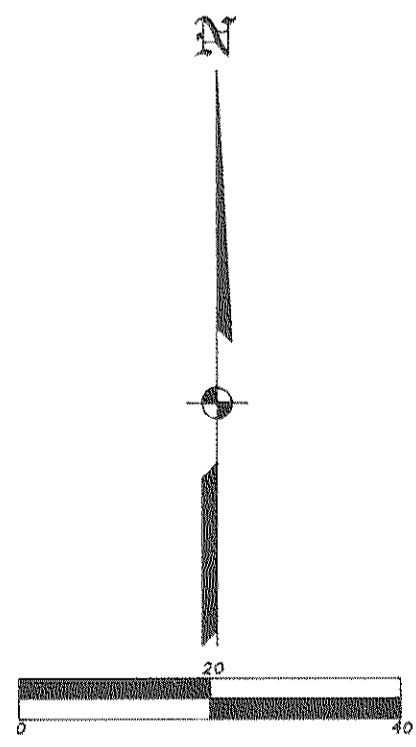
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James E. Hibbs
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 17, 1988
JAMES E. HIBBS
2234
Renewal Date 6-30-97



..... DECLARATION

Know all men by these presents that OREGON DIVERSE INDUSTRIES, L.L.C., is the owner in fee simple of the land shown on this Plat, more particularly described in the Surveyor's Certificate; and that it has subdivided the same into the lots as shown; and that the size of the lots and the course and length of all lines are plainly set forth; and that this plat is a correct representation of the Subdivision; and that it hereby dedicates to the public for public use those easements shown hereon, labeled as Public Utility Easement (PUE), with the condition that T.C.I., Cablevision or its successor in interest is hereby granted the right to use said PUE for underground placement of T.V. cable lines; and that it hereby establishes those easements shown hereon labeled as Mutual Access Easements for the purpose of providing access to and from Crater Lake Avenue for Lots 1-17, inclusive; that it hereby establishes those easements shown hereon labeled as Private Utility Easements for the placement and maintenance of private utility lines for the benefit of the Lots abutting said easements; that it hereby grants Lot 18, Common Area to the Ironwood Commercial Park Subdivision Homeowner's Association. It does hereby designate said Subdivision as IRONWOOD COMMERCIAL PARK SUBDIVISION, PHASE I, A PLANNED COMMUNITY.

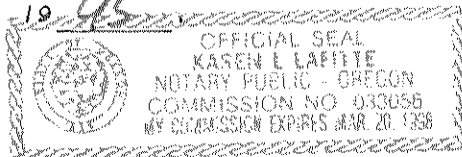
F. Scott Goings
F. Scott Goings, Member

STATE OF OREGON) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named F. Scott Goings and acknowledged the foregoing instrument to be his voluntary act and deed and further acknowledged the foregoing instrument was signed on behalf of OREGON DIVERSE INDUSTRIES, L.L.C.

Dated this 14th day of August, 1995.

Before me: *Karen J. Lafuie*
Notary Public of Oregon



14854
11/1/93