

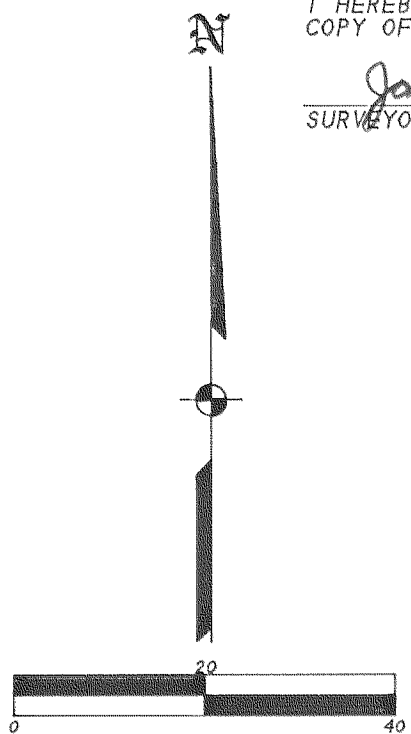
# IRONWOOD COMMERCIAL PARK SUBDIVISION, PHASE 2

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 95-2-S & 95-353-PA)

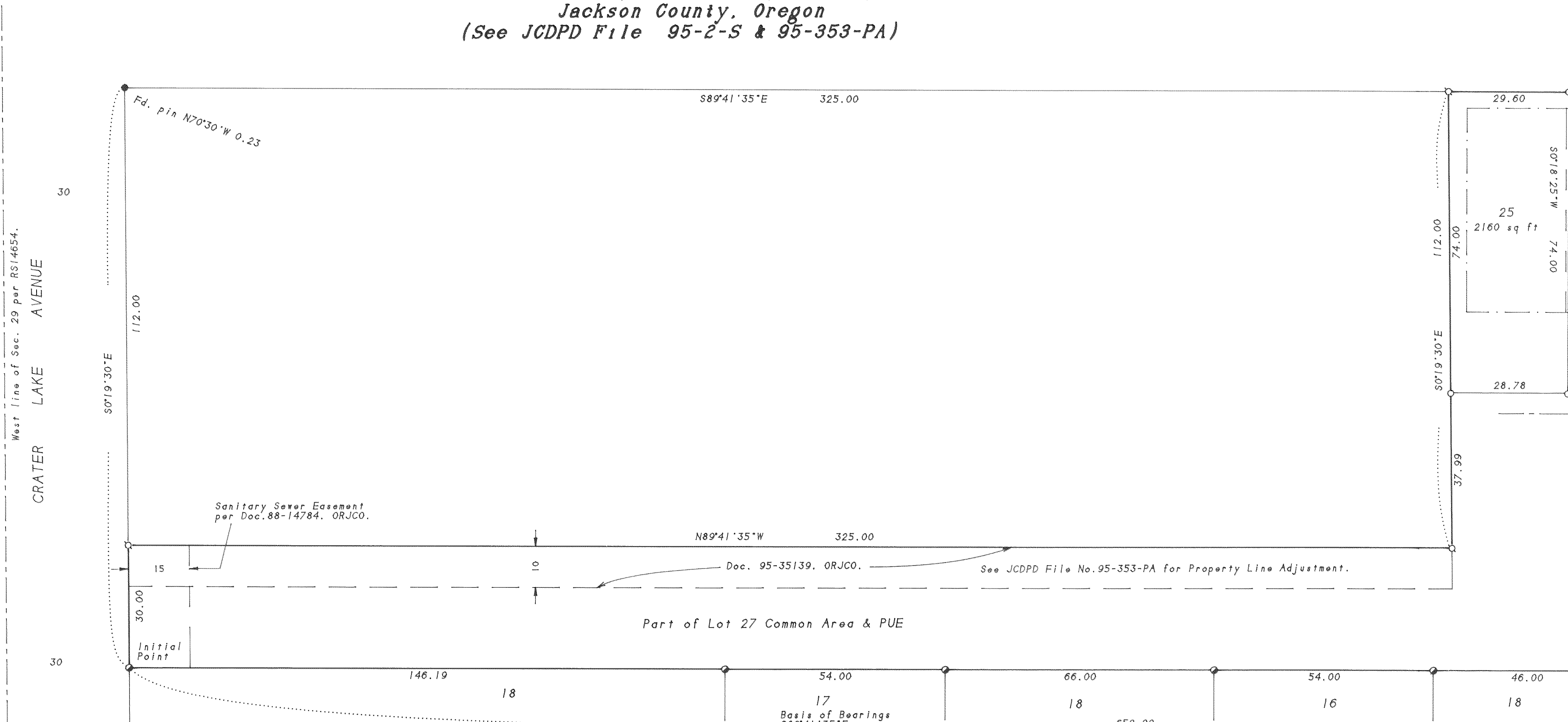
I HEREBY CERTIFY THAT THIS IS AN EXACT  
COPY OF THE ORIGINAL PLAT.

*James E. Hibbs*  
SURVEYOR



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*James E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
Renewal Date 6-30-97



## IRONWOOD COMMERCIAL PARK SUBDIVISION, PHASE 1

APPROVALS

SURVEY FOR:

F. Scott Goings  
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 5/8" iron pin with plastic cap mkd. WIEGAND PLS1445 per RS8631.
  - - Found 5/8" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC. per IRONWOOD COMMERCIAL PARK SUBDIVISION, PHASE 1.
  - - Set 5/8" x 24" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
  - - Set 5/8" x 30" 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: Ironwood Commercial Park Subdivision, Phase 1.  
DATE: December 18, 1995 UNIT OF MEASUREMENT: Feet SCALE: 1" = 20'

EXAMINED AND APPROVED by the Jackson County Department of Planning and Development.  
this 8 day of February, 1996. JCDPD File No. 95-2-S.

*Deborah M. Tunas*  
County Planner

EXAMINED AND APPROVED this 12<sup>th</sup> day of January, 1996.

*Robert Robert*  
County Surveyor

EXAMINED AND APPROVED as required by ORS 92-100 as of FEBRUARY 9, 1996.

*M. M.*  
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by ORS 92-095 have  
been paid as of 2/9, 1996.

*Allen Stanford*  
Tax Collector

RECORDER'S CERTIFICATE

Filed for record this 13 day of February, 1996, at  
1:33 o'clock P.M., and recorded in Volume 21 of Plats at  
Page 9 of the records of Jackson County, Oregon.  
Index Volume 21 Page 9.

*Kathleen Beckett* *Glenda E. Beckett*  
County Clerk Deputy

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

1451  
11/2/84

# IRONWOOD COMMERCIAL PARK SUBDIVISION, PHASE 2

A PLANNED COMMUNITY

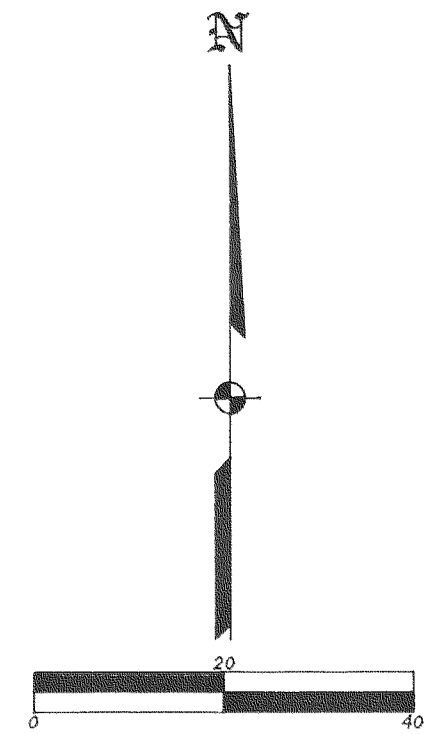
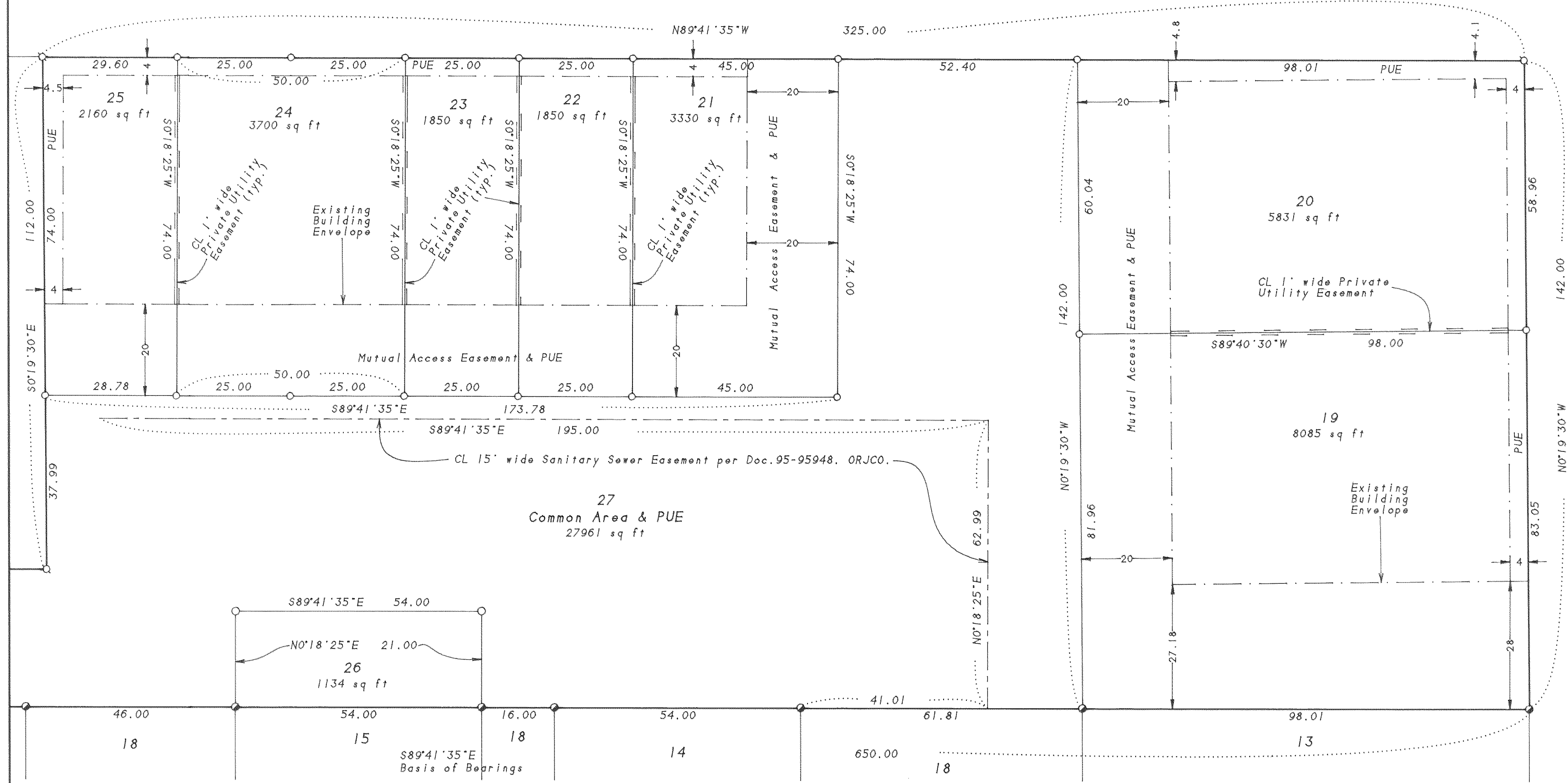
Located in the S.W. 1/4 of the S.W. 1/4  
of Section 29, T.36 S., R.1 W., W.M.

Jackson County, Oregon

(See JCDDP File 95-2-S & 95-353-PA)

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

James E. Hibbs  
SURVEYOR



\*\*\*\*\* DECLARATION \*\*\*\*\*

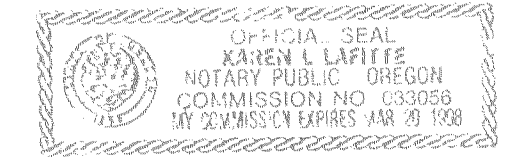
Know all men by these presents that OREGON DIVERSE INDUSTRIES, L.L.C., is the owner in fee simple of the land shown on this Plat, more particularly described in the Surveyor's Certificate; and that it has subdivided the same into the lots as shown; and that the size of the lots and the course and length 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 Highway for Lots 19-26, 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 27, Common Area to the Ironwood Commercial Park Subdivision Phase 2 Homeowner's Association. It does hereby designate said Subdivision as IRONWOOD COMMERCIAL PARK SUBDIVISION, PHASE 2, A PLANNED COMMUNITY.

Ron D. Coffman  
-F. Scott Goings, Member  
RON D. COFFMAN

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 10th day of January, 1996.

Before me: Karen L. Lafitte  
Notary Public of Oregon



## IRONWOOD COMMERCIAL PARK SUBDIVISION, PHASE 1

\*\*\*\*\* 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 Northwest corner of IRONWOOD COMMERCIAL PARK SUBDIVISION, PHASE 1, according to the official plat thereof, now of record in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the North line thereof; South 89°41'35" East, 650.00 feet to the Northeast corner thereof; thence along the East line of that tract described in Document No. 81-21660, Official Records of Jackson County, Oregon, North 0°19'30" West, 142.00 feet to the Northeast corner thereof; thence along the North line of said tract, North 89°41'35" West, 325.00 feet to the most Northerly Northwest corner thereof; thence along the Westerly line of said tract, South 0°19'30" East, 112.00 feet to the Northeast corner of that tract described in Document No. 95-35139, said Official Records; thence along the North line of said tract, North 89°41'35" West, 325.00 feet to the East line of Crater Lake Highway; thence along said East line, South 0°19'30" East, 30.00 feet to the INITIAL POINT OF BEGINNING.

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

James E. Hibbs  
SURVEYOR

11/84