

SURVEY FOR:  
Batzer Construction Inc.  
P.O. Box 4460  
Medford, OR 97501

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

# CRATER LAKE COMMERCIAL CENTER SUBDIVISION

Located in the N.E. 1/4 of Sec. 31, T.36 S.,  
R.1 W., W.M. Jackson County, Oregon  
(JCDPD File No. 93-6-S.)

### LEGEND:

- ⊙ - Found County Surveyor's brass capped monument.
- ⊙ - Found monument as shown. CI = See Course Data Table.
- - Found 5/8" iron pin w/ Alum. cap mkd. OSHD per State Highway maps.
- ⊙ - Found 5/8" iron pin with plastic cap mkd. R.BATH LS1069 per RS10082.
- - Set 5/8" x 30" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
- ⊗ - Set tack & brass washer mkd. LS2234 in lead plug in concrete gutter.
- JCDR - Jackson County Deed Records. PUE - Public Utility Easement.
- ORJCO - Official Records of Jackson County, Oregon. CL - Centerline.
- ( ) - Record data as shown. DR - Deed Record data. RS - Recorded Survey #.

### SURVEY NARRATIVE TO COMPLY WITH ORS 209.250

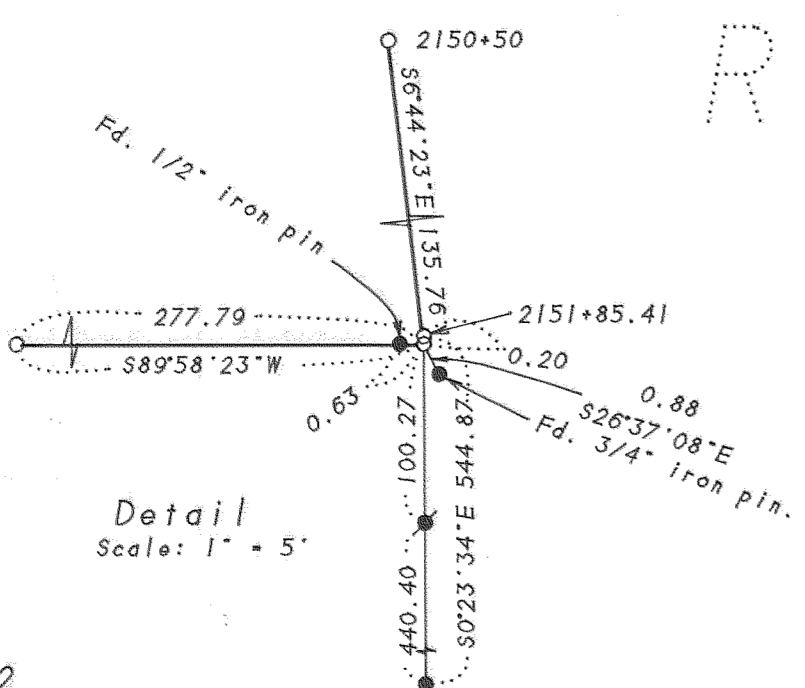
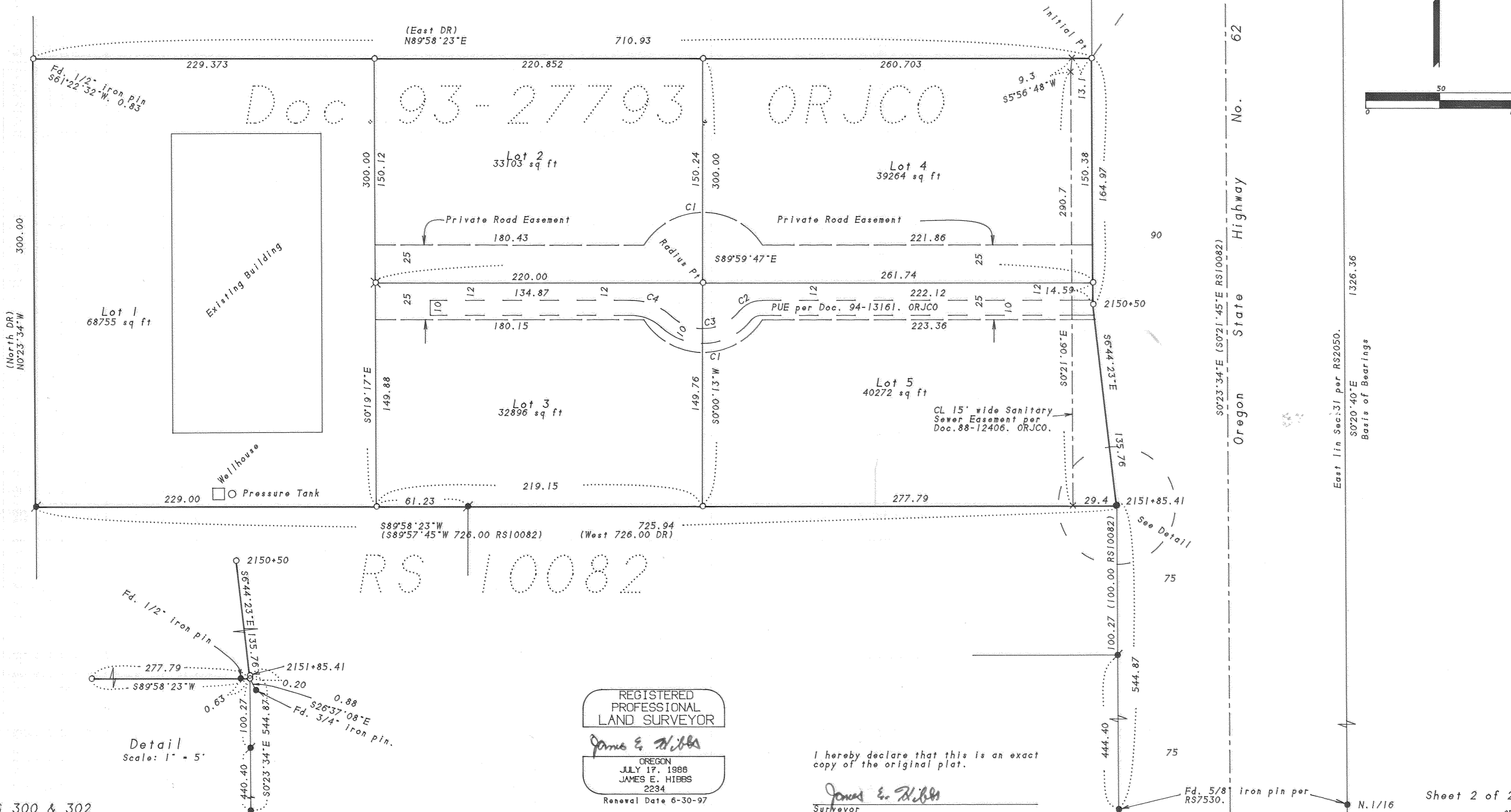
PURPOSE: To survey and monument the exterior and lots created by CRATER LAKE COMMERCIAL CENTER SUBDIVISION. (See JCDPD File 93-6-S.)

PROCEDURE: Tied to monuments set or found by RS7530 & 10082 and to the N.E. corner and N. 1/16 corner on the East line of Section 31 for basis of bearings. The South line was held as monumented by RS10082. The Southeast corner of this tract and the angle point in the Hwy. 62 right-of-way, 0.2' North of said Southeast corner, were calculated from map record data from RS10082. The North line was held parallel to the South line and the West line was held parallel to the West right-of-way line of Hwy. 62 per deed. Calculated the position of the lots per the Tentative Plat and set same.

COURSE DATA TABLE				
No.	Radius	Delta	Length	Long Chord or Course
C1	46.925	115°36'56"	94.69	N89°59'47"W 79.42
C2	20.00	51°08'16"	17.85	S64°26'05"W 17.26
C3	31.00	94°03'00"	50.89	S85°53'28"W 45.36
C4	40.00	42°54'45"	29.96	N68°32'24"W 29.26

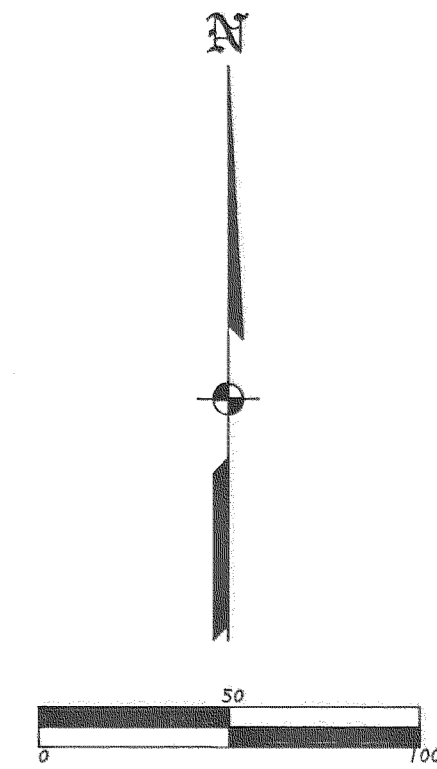
BASIS OF BEARINGS: East line of Section 31 per RS2050.

DATE: July 3, 1995 UNIT OF MEASUREMENT: FEET SCALE: 1" = 50'



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

I hereby declare that this is an exact copy of the original plat.  
 James E. Hibbs  
 Surveyor



11R/29

# CRATER LAKE COMMERCIAL CENTER SUBDIVISION

Located in the N.E. 1/4 of Sec. 31, T. 36 S.,  
R. 1 W., W.M. Jackson County, Oregon  
(JCDPD File No. 93-6-S.)

..... APPROVALS .....

EXAMINED AND APPROVED by the Jackson County Department of Planning and Development.

this 1<sup>st</sup> day of November, 1996. JCDPD File No. 93-6-S.

Deborah Tunins  
County Planner

EXAMINED AND APPROVED this 20<sup>th</sup> day of July, 1995.

Robert Roberts  
County Surveyor

EXAMINED AND APPROVED as required by ORS 92-100 as of DECEMBER 31, 1996.

Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by ORS 92-095 have been paid as of December 31, 1996.

Lynda Admitt, Deputy  
Tax Collector

..... DECLARATION .....

Know all men by these presents that BATZER INVESTMENTS and FRANK E. SURMA JR., are the owners in fee simple of the land shown on this Plat, more particularly described in the Surveyor's Certificate; and that we has subdivided the same into the lots as shown on Sheet 2 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 we hereby establish that easement shown on Sheet 2 labeled as Private Road Easement to provide access for all lots to and from State Highway No. 62. We do hereby designate said Subdivision as CRATER LAKE COMMERCIAL CENTER SUBDIVISION.

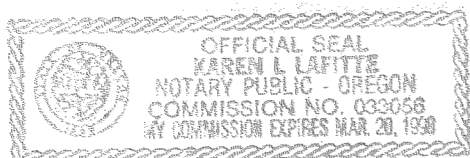
John E. Batzer For Batzer Investments  
Frank E. Surma, Jr.

STATE OF OREGON )  
                          ) ss.  
COUNTY OF JACKSON

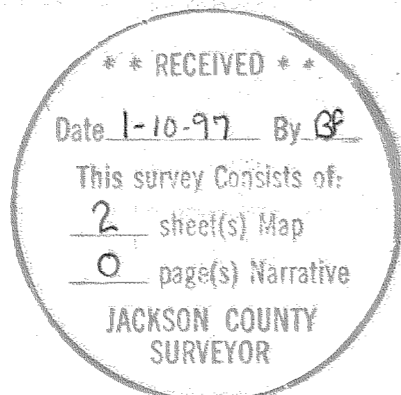
PERSONALLY appeared the above named John E. Batzer and Frank E. Surma, Jr. and acknowledged the foregoing instrument to be their voluntary act and deed. John E. Batzer further acknowledges that the foregoing instrument was signed on behalf of Batzer Investments.

Dated this 30<sup>th</sup> day of December, 1996.

Before me: Karen J. Lafitte  
Notary Public of Oregon.



• • DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS recorded as Doc. NOT AVAILABLE. ORJCO. • •



REGISTERED PROFESSIONAL LAND SURVEYOR

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

I hereby declare that this is an exact copy of the original plat.

James E. Hibbs  
Surveyor

..... 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 South 19°06'14" West, 509.22 feet to the Northeast corner of that tract described in Document No. 93-27793, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the West line of Oregon State Highway No. 62, South 0°23'34" East, 164.97 feet; thence South 06°44'23" East, 135.76 feet; thence South 0°23'34" East, 0.20 feet to the Southeast corner of said tract; thence along the South line of said tract, South 89°58'23" West, 725.94 feet (record West, 726.00 feet) to the Southwest corner thereof; thence along the West line of said tract, North 0°23'34" West, 300.00 feet (record North) to the Northwest corner thereof; thence along the North line of said tract, North 89°58'23" East, 710.93 feet (record East) to the INITIAL POINT OF BEGINNING.

James E. Hibbs  
SURVEYOR

..... RECORDER'S CERTIFICATE .....

Filed for record this 10 day of JANUARY, 1997, at 8 o'clock A.M., and recorded in Volume 22 of Plats at Page 2 of the records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk  
Kirby LeBaron 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.