

IRONWOOD COMMERCIAL PARK SUBDIVISION, PHASE 3

A PLANNED COMMUNITY

Located in the S.W. 1/4 of Section 29 & in the N.W. 1/4 of Section 32.
T.36 S., R.1 W., W.M. (JCDPD File 95-3-S) Jackson County, Oregon

EASEMENTS OF RECORD

FOR ELECTRICITY PER V.254, P.633 & V.368, P.148, JCDR & DOC. 87-18641, ORJCO. CANNOT BE DEPICTED.

MEDFORD, OREGON 97501
PHONE: (541) 772-2782

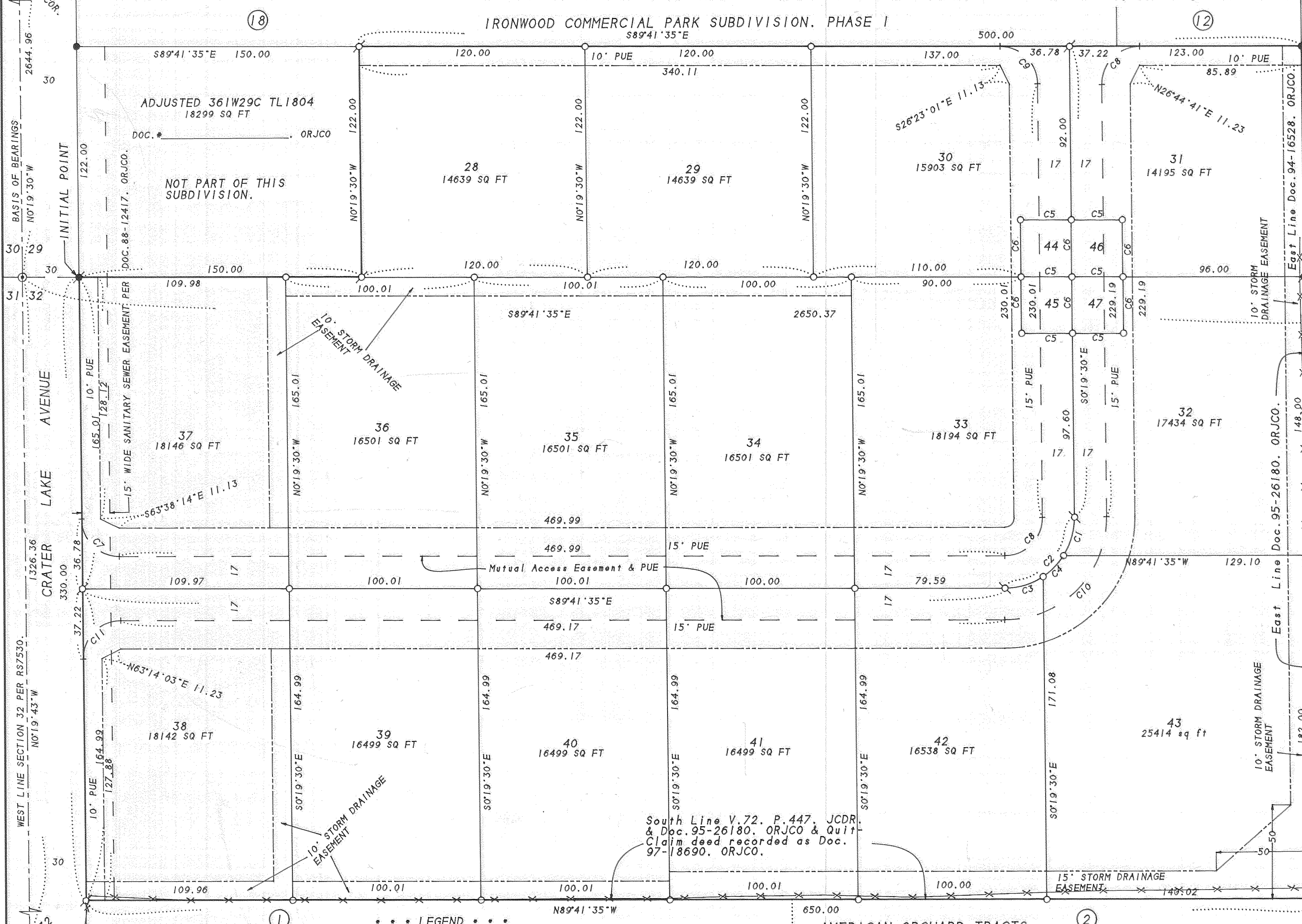
SURVEY FOR:

OREGON DIVERSE INDUSTRIES
3418 GREYSTONE COURT
MEDFORD, OR 97504

SURVEY BY:

L.J. FRIAR & ASSOC., P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

IRONWOOD COMMERCIAL PARK SUBDIVISION, PHASE 1



Lots 44-47, inclusive, are 801 sq ft in size.

SURVEY NARRATIVE TO COMPLY WITH ORS 209.250

PURPOSE: TO SURVEY AND MONUMENT THE LOTS OF IRONWOOD COMMERCIAL PARK SUBDIVISION, PHASE 3, A PLANNED COMMUNITY AND PREPARE LEGAL DESCRIPTIONS TO COMPLETE A PROPERTY LINE ADJUSTMENT ON TL1804.

PROCEDURE: FROM CONTROL ESTABLISHED BY THIS OFFICE DURING IRONWOOD COMMERCIAL PARK SUBDIVISION, PHASES 1 & 2, FOR BASIS OF BEARINGS, USED DEED RECORD DATA TO ESTABLISH THE EXTERIOR OF THIS TRACT, THE TRACT TO THE SOUTH OVERLAPPED INTO THE SUBJECT TRACT BUT WAS JUNIOR IN DEED STATUS SINCE IT WAS BROKEN OUT OF THE PARENT TRACT AT A LATER DATE THAN WAS THIS TRACT. THE OWNER & TITLE COMPANY WAS NOTIFIED OF THIS OVERLAP IN THE DEEDS. A QUIT-CLAIM DEED WAS RECORDED WHICH HAS NOW CLEARED UP ANY TITLE PROBLEMS. CALCULATED THE POSITION OF THE LOT CORNERS AND SET SAME. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN HEREON.

South Line V.72, P.447, JCDR, & Doc.95-26180, ORJCO & Quit Claim deed recorded as Doc. 97-18690, ORJCO.

... LEGEND ...

- - FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER RE-ESTAB'S AS SHOWN HEREON.
- - FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. THOMAS L5505 PER RS9092, BADLY BENT, REPLACED W/ 5/8" x 30" IRON PIN & PLASTIC CAP MKD. L.J.FRIAR & ASSOC.
- - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER RS14654.
- - SET 5/8" x 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- - SET 5/8" x 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- JCDR = JACKSON COUNTY DEED RECORDS.
- PUE = PUBLIC UTILITY EASEMENT. RS - RECORDED SURVEY *.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- () = RECORD DATA AS SHOWN. CI = SEE COURSE DATA TABLE.
- BASIS OF BEARINGS: WEST LINE OF SECTION 29 PER RS9092.
- DATE: JUNE 19, 1997
- SCALE: 1" = 40'

AMERICAN ORCHARD TRACTS

COURSE DATA TABLE				
NO.	RADIUS	DELTA	LENGTH	LONG CHORD OR COURSE
C1	37.00	33°20'09"	21.53	N16°20'34"E 21.22
C2	37.00	90°37'55"	58.53	S44°59'28"W 52.61
C3	37.00	33°21'08"	21.54	N73°37'51"E 21.24
C4	37.00	23°56'38"	15.46	N44°58'57"E 15.35
C5				N89°41'35"W 27.00
C6				N00°19'30"W 30.00
C7	20.00	89°21'52"	31.19	S45°00'39"E 28.13
C8	20.00	90°37'55"	31.64	N44°59'28"E 28.44
C9	20.00	89°22'05"	31.20	N45°00'32"W 28.13
C10	54.00	90°37'55"	85.42	S44°59'28"W 76.79
C11	20.00	90°38'08"	31.64	S44°59'21"W 28.44

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

James E. Friar
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Friar
OREGON
JULY 17, 1988
JAMES E. HIBBS
2234
Renewal Date 6-30-99

SHEET 2 OF 2

361W29C TL1804 & 361W32 TL1902

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A PLANNED COMMUNITY

Located in the S.W. 1/4 of Section 29 & in the N.W. 1/4 of Section 32,
T.36 S., R.1 W., W.M. (JCDPD File 95-3-S) Jackson County, Oregon

APPROVALS

EXAMINED AND APPROVED by the Jackson County Department of Planning and Development,
this 14 day of October, 1997. JCDPD File No. 95-3-S.

Laurel Braine-Kuntz
County Planner

EXAMINED AND APPROVED this 3rd day of July, 1997.

Robert Roberts
County Surveyor

EXAMINED AND APPROVED as required by ORS 92-100 as of October 15, 1997.

Michelle W. Mott
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by ORS 92-095 have
been paid as of Oct 15, 1997.

Carole Applegate, Deputy
Tax Collector

DECLARATION

Know all men by these presents that OREGON DIVERSE INDUSTRIES, L.L.C., is (1) the owner in fee simple of the land shown on this Plat, more particularly described in the Surveyor's Certificate; and (2) 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 (3) 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 (4) does hereby establish that easement shown hereon labeled as Mutual Access Easement for the purpose of providing access to and from Crater Lake Highway for Lots 28-47, inclusive; and (5) does hereby establish those easements shown hereon labeled as Storm Drainage Easement; and (6) does hereby designate said Subdivision as IRONWOOD COMMERCIAL PARK SUBDIVISION, PHASE 3, A PLANNED COMMUNITY.

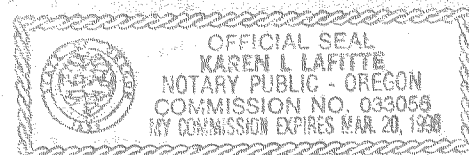
F. Scott Goings
F. SCOTT GOINGS, Member
Oregon Diverse Industries, L.L.C.

STATE OF OREGON)
COUNTY OF JACKSON) ss.

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 7th day of July, 1997.

Before me: Karen J. Lafitte
Notary Public of Oregon



No. _____

RECORDER'S CERTIFICATE

Filed for record this 22 day of October, 1997, at
2:55 o'clock P.M., and recorded in Volume 22 of Plats at
Page 36 of the records of Jackson County, Oregon.
Index Volume _____ Page _____

Kathleen S. Bessett County Clerk
Cheryl Augers Deputy

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

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 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 continue along said South line, South 89°41'35" East, 150.00 feet; thence North 0°19'30" West, 122.00 feet to the South line of IRONWOOD COMMERCIAL PARK SUBDIVISION, PHASE 1, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the South line of said PHASE 1, South 89°41'35" East, 500.00 feet to the Southeast corner thereof; thence along the East line of that tract described in Document No. 94-16528, Official Records of Jackson County, Oregon, South 0°19'30" East, 122.00 feet to the South line of said Section 29; thence along the East line of that tract described in Document No. 95-26180, said Official Records, South 0°19'43" East, 330.00 feet to the Southeast corner thereof; thence along the South line of said tract, North 89°41'35" West, 650.00 feet to the East line of Crater Lake Highway; thence along said East line, North 0°19'43" West, 330.00 feet to the INITIAL POINT OF BEGINNING.

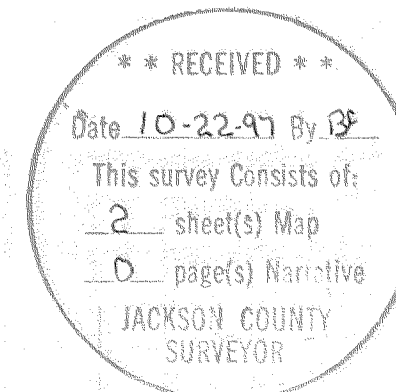
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SHEET 1 OF 2