

AVENUE G INDUSTRIAL SUBDIVISION

LOCATED IN
SOUTHWEST 1/4 OF SECTION 18, T. 36S., R. 1W., WM.
JACKSON COUNTY, OREGON
NOVEMBER 18, 1998
Re: J.C.P.D. FILE No. 98-4-S
SURVEY FOR
E.F. BURRILL LUMBER CO. & CMS & G, INC
8425 AGATE ROAD
WHITE CITY, OREGON 97503

ENCUMBRANCES OF RECORD :

- VOL. 531 PG. 259 & DOC. NO. 68-09787 SHOW PROPOSED WATER LINES RUNNING NORTH-SOUTH IN SEVERAL LOCATIONS (SEE V. 531 P. 264) BUT WE FIND ONLY ONE WATER LINE EXISTING WITHIN THE R/W OF AVE. "G"
- VOL. 548 PG. 333-338 IS A NON-SPECIFIC EASEMENT FOR "CAL-PAC" FOR A PIPELINE, WITH PIPELINE SAID TO BE ONLY "WITHIN STREET BOUNDARY LINES". EXISTING GAS LINES ARE WITHIN R/W'S OF AVE. "F" & "G"
- DOC. NO. 79-01677 IS A RAILROAD SPUR EASEMENT ALONG SUBJECT PROPERTY'S EAST BOUNDARY THROUGH LOT 1, AS SHOWN HEREON



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

LEGEND

- = SET 5/8" x 24" IRON REBAR W/ ORANGE PLASTIC CAP MARKED "HARDEY ENG. & ASSOC."
 - = FD 5/8" IRON REBAR W/ ORANGE PLASTIC CAP MARKED "HARDEY ENG. & ASSOC." PER S/N 15667
 - ⊗ = SET 5/8" x 30" IRON REBAR W/ ALUMINUM CAP STAMPED "HARDEY ENG. & ASSOC." FLUSH WITH ASPHALT
- S/N = SURVEY NO. FILED W/OFFICE OF JACKSON COUNTY SURVEYOR
PUE = PUBLIC UTILITY EASEMENT TO INCLUDE ELECTRIC, TELEPHONE, GAS, WATER, SEWER AND STORM DRAIN.

NOTE: (ACCESS RESTRICTIONS)

LOT 9: ACCESS TO LOT 9 IS ONLY ALLOWED AT THE MOST EASTERN 35' ON AVE. G AND THE MOST SOUTHERN 35' ON TRACT "A" (FUTURE 5TH STREET)

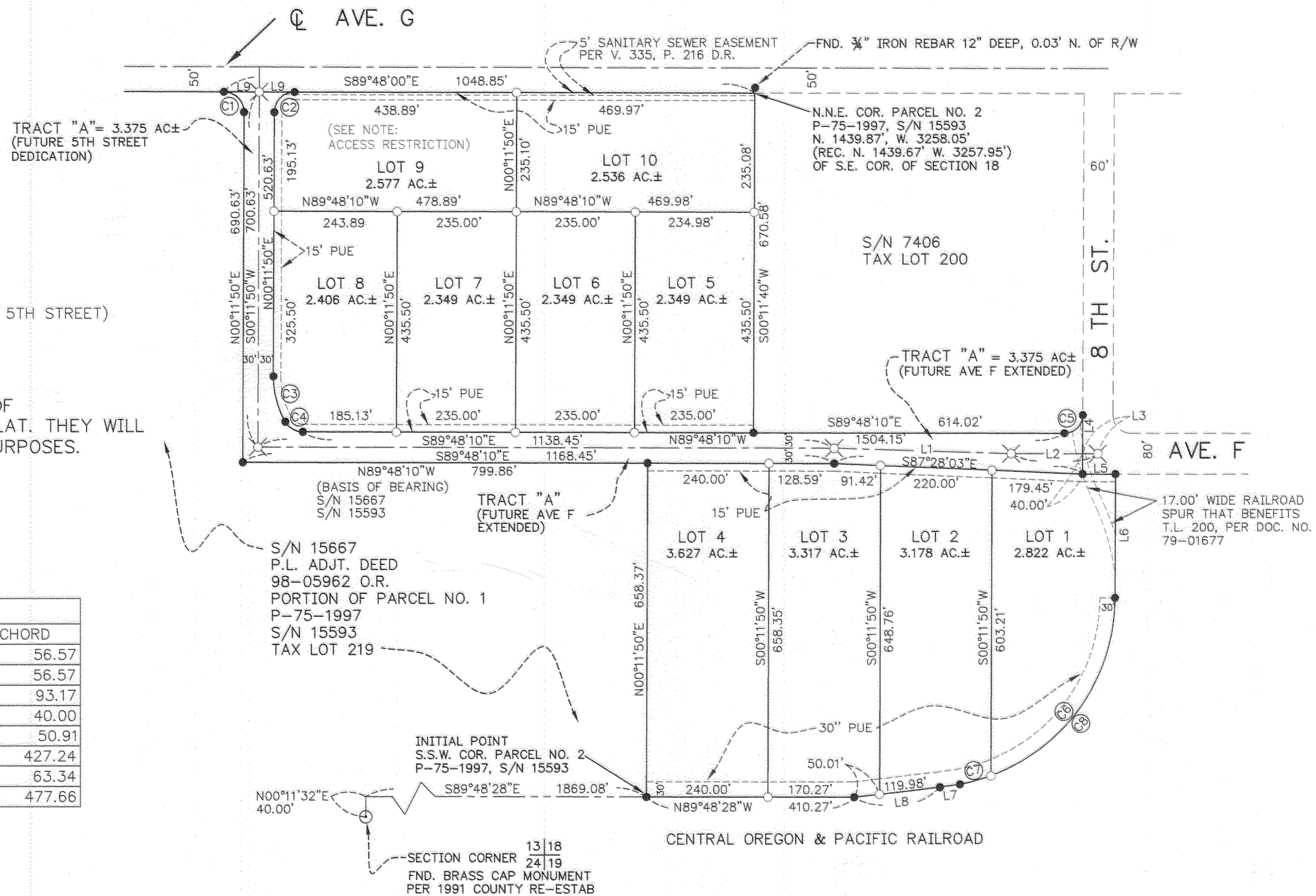
LOT 10: ONLY ONE ACCESS WILL BE ALLOWED TO AVENUE G FROM LOT 10

TRACT "A" IS TO BE CONVEYED TO URBAN RENEWAL AGENCY OF JACKSON COUNTY SUBSEQUENT TO THE RECORDING OF THIS PLAT. THEY WILL THEN DEDICATE TRACT "A" TO JACKSON COUNTY FOR ROAD PURPOSES.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	89°59'50"	40.00	62.83	N44°48'05"W	56.57
C2	90°00'10"	40.00	62.83	S45°11'55"W	56.57
C3	30°00'00"	180.00	94.25	S14°48'10"E	93.17
C4	60°00'00"	40.00	41.89	S59°48'10"E	40.00
C5	90°00'10"	36.00	56.55	N45°11'45"E	50.91
C6	69°46'17"	373.50	454.83	S35°05'08"W	427.24
C7	09°43'43"	373.50	63.42	S74°50'08"W	63.34
C8	79°30'00"	373.50	518.24	S39°57'00"W	477.66

LINE TABLE DATA

L1	S88°09'48"E	349.35'
L2	S89°48'00"E	171.26'
L3	S89°48'00"E	30.00'
L4	S00°11'40"W	116.00'
L5	S89°48'00"E	65.08'
L6	S00°12'00"W	245.44'
L7	S81°53'10"W	40.00'
L8	S83°29'00"W	169.99'
L9	S89°48'00"E	70.00'



I HEREBY CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

Richard L. Bath
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard L. Bath
OREGON
JULY 30, 1976
RICHARD L. BATH
No. 1069
RENEWS 12/31/99

Hardey Engineering & Associates, Inc.

HEA
ENGINEERING INTEGRITY

P.O. BOX 1625
MEDFORD, OREGON 97501-0063
VOICE: 541-772-6880
FAX: 541-772-9573
EMAIL: hardey@wave.net

APPROVALS:

EXAMINED AND APPROVED by the Jackson County Department of Planning and Development this 8th day of March, 19 99.
JCPD File NO. 98-4-S.

Laurel Prairie Hunt
COUNTY PLANNER

Examined and approved this 15th day of JANUARY, 1999

Robert Roberts
Jackson County Surveyor

Declaration of Covenants, Conditions, Restrictions, Easements, and Agreements recorded as Document Number _____, Official Records of Jackson County, Oregon.

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT WE, EUGENE F. BURRILL LUMBER CO., AN OREGON CORPORATION, AND CMS & G INC., AN OREGON CORPORATION, ARE THE OWNERS IN FEE SIMPLE OF THE LAND SHOWN HEREON AND FURTHER DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND HAVE CAUSED THE SAME TO BE SUBDIVIDED AND PLATTED INTO LOTS, AND A TRACT "A", AND THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THIS SUBDIVISION. WE DO HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE, THOSE AREAS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS (P.U.E.s). FALCON CABLE SYSTEM COMPANY II, LP, THEIR ASSIGNS AND/OR SUCCESSORS IN INTEREST ARE HEREBY GRANTED THE RIGHT TO INSTALL AND MAINTAIN TV CABLE SERVICE OVER, ACROSS AND THROUGH THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON. WE DO HEREBY DESIGNATE THIS SUBDIVISION AS AVENUE G INDUSTRIAL SUBDIVISION.

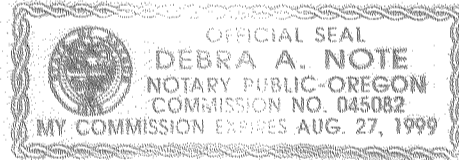
EUGENE F. BURRILL LUMBER CO.

Michael E. Burrill
MICHAEL E. BURRILL, PRESIDENT

CMS & G, INC.

Michael E. Burrill
MICHAEL E. BURRILL, PRESIDENT

STATE OF OREGON } SS
COUNTY OF JACKSON



PERSONALLY APPEARED THE ABOVE NAMED MICHAEL E. BURRILL TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF EUGENE F. BURRILL LUMBER CO., AND PRESIDENT OF CMS & G, INC., AN OREGON CORPORATION, AND ACKNOWLEDGES THE FOREGOING INSTRUMENTS TO BE HIS VOLUNTARY ACT AND DEED.

BEFORE ME THIS 11th DAY OF JANUARY, 1999

Debra A. Note

NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: Aug. 27, 1999

NARRATIVE:

PURPOSE: TO SURVEY, MONUMENT, AND PLAT THE EXTERIOR BOUNDARY OF THE TRACT DESCRIBED IN DEED RECORDED AS NO. 98-05961 O.R. AND SUBDIVIDE SAID TRACT INTO 10 LOTS AND ONE TRACT AS APPROVED BY JACKSON COUNTY PLANNING ACTION FILE 98-04-S.

PROCEDURE: USING PREVIOUS CONTROL ESTABLISHED FOR S/N 15593 AND 15667, PLATTED AND MONUMENTED THE SUBJECT PROPERTY AS SHOWN ON SHEET 2.

36-1W-18, TL 218

AVENUE G INDUSTRIAL SUBDIVISION

LOCATED IN

SOUTHWEST 1/4 OF SECTION 18, T. 36S., R. 1W., WM.

JACKSON COUNTY, OREGON

NOVEMBER 18, 1998

Re: J.C.P.D. FILE No. 98-4-S

SURVEY FOR

E.F. BURRILL LUMBER CO. & CMS & G, INC

8425 AGATE ROAD

WHITE CITY, OREGON 97503

Filed for record this 18 day of MARCH, 1999, at 9:40

O'Clock, A.M., and recorded in Volume 25 of Plats at

Page 14 of records of Jackson County, Oregon.

Kathleen S. Beckett Kirby LeBaron
County Clerk Deputy

For order of the County Court approving this Plat see

Volume _____, Page _____ of the Commissioner's Journal of Proceedings

ASSESSOR / TAX COLLECTOR

Examined and approved as required by O.R.S. 92.100 this 15th day

of MARCH, 1999.
Jeff Lyon Deputy
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been

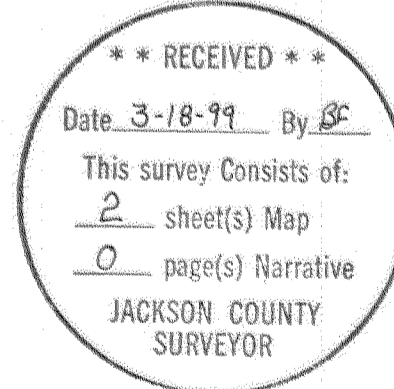
paid as of March 15, 1999

Synda Adsett Deputy
Tax Collector

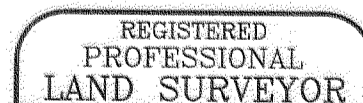
SURVEYOR'S CERTIFICATE

I, Richard L. Bath, a duly Registered Land Surveyor of the State of Oregon, License No. 1069, hereby certify that this plat correctly represents a survey made by me or under my direction, and that I have correctly surveyed and marked with proper monuments the tract of land hereon shown, and that said plat and survey conform with the ordinances of Jackson County and the statutes of the State of Oregon, and that the following is an accurate survey and title description of said tract's exterior boundary.

Beginning at a 5/8" iron rebar with plastic cap marking the south-southwest corner of Parcel No. Two (2) of Partition Plats recorded December 11, 1997 as Partition Plat No. P-75-1997 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 15593 in the Office of the Jackson County Surveyor for the INITIAL POINT OF BEGINNING; thence North 00°11'50" East 658.37 feet to an interior ell corner of the tract described in deed recorded as No. 98-05961 of the Official Records in Jackson County, Oregon; thence North 89°48'10" West 799.86 feet to the most western-southwest corner thereof; thence North 00°11'50" East, along the most western boundary of said described tract, 690.63 feet to a point of curve; thence 62.83 feet along the arc of a 40.00 foot radius curve to the left (the long chord to which bears North 44°48'05" West 56.57 feet to the northwest corner of said described tract; thence South 89°48'00" East, to and along the north boundary of aforesaid Parcel No. Two (2), a distance of 1048.85 feet to the most northern-northeast corner thereof; thence South 00°11'40" West 670.58 feet to an ell corner therein; thence South 89°48'10" East 614.02 feet; thence 56.55 feet along the arc of a 36.00 foot radius curve to the left (the long chord to which bears North 45°11'45" East 50.91 feet) to a point situated on the western right-of-way line of Eighth Street; thence South 00°11'40" West, along said western right-of-way line, 116.00 feet; thence South 89°48'00" East, along the southern right-of-way line of Avenue "F", 65.08 feet to the most eastern-northeast corner of aforesaid Parcel No. Two (2); thence along the eastern and southeastern and southern boundary of said parcel, South 00°12'00" West 245.44 feet; thence 518.24 feet along the arc of a 373.50 foot radius curve to the right (the long chord to which bears South 39°57'00" West 477.66 feet); thence South 81°53'10" West 40.00 feet; thence South 83°29'00" West 169.99 feet; thence North 89°48'28" West 410.27 feet to the true point of beginning. Containing 38.888 acres, more or less.



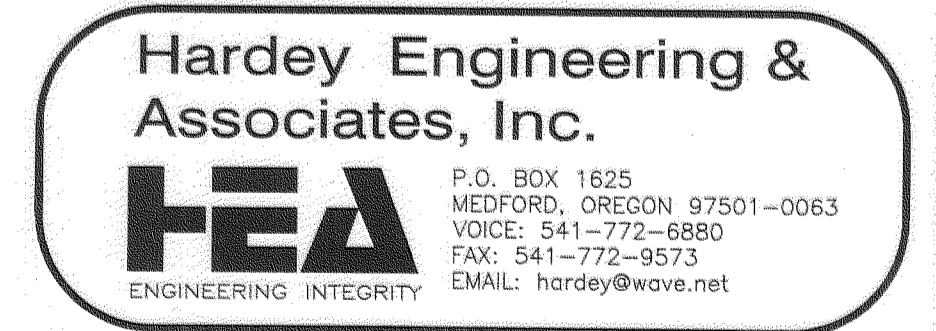
Richard L. Bath
SURVEYOR



Richard L. Bath
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 30, 1976
RICHARD L. BATH
No. 1069
RENEWS 12/31/99

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