

MEDFORD CITY PLANNING:

I CERTIFY THAT, PURSUANT TO THE AUTHORITY GRANTED IN CITY OF MEDFORD ORDINANCE NO. 5785, THIS PLAT IS HEREBY APPROVED.

Moh Gallagher 6-18-'00 DATE PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 29th DAY OF MARCH, 2000.

Robert Deuel CITY ENGINEER [Signature] CITY SURVEYOR

VILAS INDUSTRIAL PARK

PHASE TWO & THREE

LOCATED in the NW 1/4 of Section 6, T. 37 S., R. 1 W., W.M., in the City of Medford, Jackson County, Oregon.

for

Bob Nickols/Jim May 1032 Reddy Avenue Medford, Oregon 97504

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 05 DAY OF July, 2000 AT 11:20 O'CLOCK A.M. AND RECORDED IN VOLUME 26, OF PLATS AT PAGE 22 OF RECORDS OF JACKSON COUNTY, OREGON.

Nathaniel S. Beckett COUNTY CLERK Geraldine Cutting DEPUTY

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME _____, PAGE _____ OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

COUNTY SURVEYOR FILE NUMBER N/A

TAX STATEMENT APPROVAL

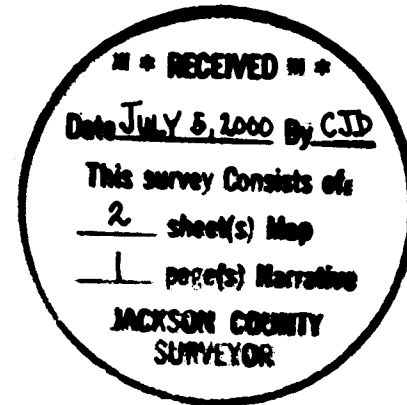
ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 42.045 HAVE BEEN PAID AS OF June 21, 2000

Janna Clark Deputy TAX COLLECTOR

June 21, 2000 DATE

Ron Lundberg Assessor

June 21, 2000 DATE



DECLARATION

January 18, 2000

KNOW ALL MEN BY THESE PRESENTS, THAT JAMES L. MAY AND GENEVA MAY, HUSBAND AND WIFE, AS TENANTS BY ENTIRETY, AS THE DECLARANTS ARE THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON IN THE "SURVEYORS CERTIFICATE" AND THAT THE PEOPLE'S BANK OF COMMERCE IS A BENEFICIARY INTEREST HOLDER IN SAID LANDS. WE, THE DECLARANTS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO 'LOTS', 'PUBLIC STREETS', 'PUBLIC UTILITY EASEMENTS', EIGHT 'COMMON ACCESS EASEMENTS', TWO 'PRIVATE STORM DRAIN EASEMENTS', A 'PUBLIC STORM DRAIN EASEMENT', A PRIVATE 'IRRIGATION EASEMENT' AND THREE 'STREET PLUGS' AS SHOWN HEREON; THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH AND THIS PLAT IS A CORRECT REPRESENTATION OF VILAS INDUSTRIAL PARK, PHASES TWO AND THREE. WE DO HEREBY CREATE AND DEDICATE TO THE CITY OF MEDFORD THE 'PUBLIC STREETS' BEING 65 FEET IN WIDTH, 'PUBLIC UTILITY EASEMENTS' BEING 15 FEET IN WIDTH AND THE 'PUBLIC STORM DRAIN EASEMENT' BEING 10 FEET IN WIDTH, AS SET FORTH HEREON, WITH THE CONDITION THAT FALCON CABLEVISION OR ITS SUCCESSORS IN INTEREST ARE HEREBY GRANTED THE RIGHT TO USE SAID PUBLIC UTILITY EASEMENTS FOR UNDERGROUND PLACEMENT OF TELEVISION CABLE LINES. WE ALSO HEREBY GRANT TO THE CITY OF MEDFORD THE THREE 'STREET PLUGS' AS SHOWN HEREON. SAID 'STREET PLUGS' SHALL REMAIN IN PLACE UNTIL SUCH A TIME THAT THE CITY OF MEDFORD WARRENTS THEIR REMOVAL UPON CONTINUED DEVELOPMENT. WE DO HEREBY MAKE, CREATE AND GRANT THE 20 FEET WIDE 'IRRIGATION EASEMENT', AS SHOWN HEREON, TO THE ROGUE RIVER VALLEY IRRIGATION DISTRICT AND/OR ITS SUCCESSORS IN INTEREST. WE DO HEREBY MAKE AND CREATE 'COMMON ACCESS EASEMENTS' AS SHOWN HEREON. WE DO ALSO HEREBY MAKE AND CREATE THE TWO 'TEMPORARY TURNAROUND EASEMENTS', AS SHOWN HEREON; SAID TURNAROUND EASEMENTS SHALL REMAIN IN EFFECT UNTIL SUCH A TIME THAT FURTHER DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION OR ON THE SURROUNDING PROPERTIES MAKES THEM UNNECESSARY. WE DO ALSO MAKE AND CREATE THE 'PRIVATE STORM DRAIN EASEMENTS' AS SHOWN HEREON WITH RESERVATIONS THAT THE 20 FEET WIDE 'PRIVATE STORM DRAIN EASEMENT' LOCATED ON LOT 6 IS FOR THE EXCLUSIVE USE OF LOT 6 OF THIS SUBDIVISION AND LOTS 2 & 4, OF VILAS INDUSTRIAL PARK, PHASE ONE, NOW OF RECORD IN JACKSON COUNTY, OREGON AND THE 10 FEET WIDE 'PRIVATE STORM DRAIN EASEMENT' LOCATED ON LOT 8 IS FOR THE EXCLUSIVE USE OF LOTS 8 & 10 OF THIS SUBDIVISION. PUBLIC AND PRIVATE EMERGENCY VEHICLES SHALL HAVE THE RIGHT TO UTILIZE THE 'COMMON ACCESS EASEMENTS' AND THE 'TEMPORARY TURNAROUND EASEMENTS' FOR EMERGENCY ACCESS. THIS SUBDIVISION IS SUBJECT TO THE CITY OF MEDFORD MUNICIPAL CODE; ANY COVENANTS, CONDITIONS AND/OR RESTRICTIONS OF ANY KIND, AND TO THEIR EXTENT THAT THESE OR OTHER PROVISIONS THAT ARE FELT NECESSARY BY THE DECLARANTS HEREIN, SHALL BE SET FORTH AS ENCUMBERANCES IN THE DEEDS CONVEYING SAID LOTS TO THE LANDOWNERS, THEIR HEIRS, ASSIGNS OR SUCCESSORS IN INTEREST. WE DO HEREBY DESIGNATE THIS SUBDIVISION AS VILAS INDUSTRIAL PARK, PHASES TWO AND THREE.

James L. May GENEVA MAY Ken Trautman AUTHORIZED REPRESENTATIVE OF THE PEOPLE'S BANK OF COMMERCE

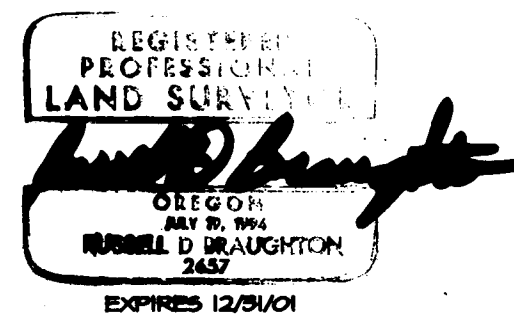
SURVEYOR'S CERTIFICATE

I, RUSSELL D. BRAUGHTON, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID TRACT AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:



COMMENCING AT THE NORTHWEST CORNER OF SECTION 6 IN TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH 89°43'30" WEST ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 2187.90 FEET; THENCE SOUTH 0°04'29" EAST, ALONG THE WEST LINE OF THAT TRACT DESCRIBED IN DOCUMENT NUMBER 90-20727, OFFICIAL RECORDS, SAID COUNTY AND STATE, A DISTANCE OF 570.01 FEET TO THE SOUTHEAST CORNER OF LOT 4 OF VILAS INDUSTRIAL PARK, PHASE ONE (COUNTY SURVEYOR FILE NUMBER 14824), ACCORDING TO THE OFFICIAL PLAT THEREOF NOW OF RECORD IN SAID COUNTY AND STATE, SAID CORNER ALSO BEING THE INITIAL POINT AND MONUMENTED WITH A 5/8" X 30" STEEL PIN PER SAID (COUNTY SURVEYOR FILE NUMBER 14824); THENCE SOUTH 00°04'29" EAST, CONTINUING ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 90-20727, SAID OFFICIAL RECORDS, A DISTANCE OF 745.97 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°48'22" WEST, ALONG THE SOUTH LINE OF SAID TRACT AND THE SOUTH LINE OF THAT TRACT DESCRIBED IN DOCUMENT NUMBER 89-18756, SAID OFFICIAL RECORDS, A DISTANCE OF 819.06 FEET TO A 5/8" STEEL PIN MONUMENTING THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 6 PER COUNTY SURVEYOR FILE NUMBER 9870, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN SAID DOCUMENT NUMBER 89-18756, SAID OFFICIAL RECORDS; THENCE NORTH 00°04'47" WEST, ALONG THE WEST LINE OF LAST SAID TRACT, SAID LINE ALSO BEING THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 6 PER COUNTY SURVEYOR FILE NUMBERS 1104, 9870 AND 12590, A DISTANCE OF 617.14 FEET TO THE SOUTHWEST CORNER THAT TRACT DESCRIBED AS 'TRACT A' OF DOCUMENT NUMBER 88-05692, SAID OFFICIAL RECORDS, SAID 'TRACT A' ALSO BEING A PART OF THAT TRACT DESCRIBED IN VOLUME 309, PAGE 497, DEED RECORDS, SAID COUNTY AND STATE, PER COUNTY SURVEYOR FILE NUMBER 12590; THENCE NORTH 89°55'13" EAST, ALONG THE SOUTH LINE OF SAID 'TRACT A', A DISTANCE OF 435.00 FEET TO THE SOUTHEAST CORNER THEREOF PER COUNTY SURVEYOR FILE NUMBER 12590; THENCE NORTH 00°04'47" WEST, ALONG THE EAST LINE OF LAST SAID TRACT, A DISTANCE OF 127.30 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID VILAS INDUSTRIAL PARK, PHASE ONE; THENCE SOUTH 89°43'30" EAST, ALONG THE SOUTH LINE OF SAID VILAS INDUSTRIAL PARK, PHASE ONE, A DISTANCE OF 384.13 FEET TO THE INITIAL POINT.

23 North Ivy Street Medford, OR 97501 (541) 776-2313



I certify that this is an exact photocopy of the original plat, excepting therefrom the wet signatures made hereon. Russell D. Braughton Surveyor

[Signature] SURVEYOR

STATE OF OREGON } ss 2-18-2000, 2000. County of Jackson

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED JAMES L. MAY AND GENEVA MAY, WHO DID FREELY AND VOLUNTARILY ACKNOWLEDGE THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN SET FORTH.

BEFORE ME: [Notary Seal] Brent Pearson NOTARY PUBLIC - OREGON

STATE OF OREGON } ss February 17, 2000. County of Jackson

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED Ken Trautman WHOM DID STATE THAT HE/SHE IS AN AUTHORIZED REPRESENTATIVE OF THE PEOPLE'S BANK OF COMMERCE AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN SET FORTH.

BEFORE ME: [Notary Seal] Anna T. Arippe NOTARY PUBLIC - OREGON

EAGLE-EYE SURVEYING CORPORATION

23 North Ivy Street, Medford
P.O. Box 4397, Medford, Oregon 97501-0170
Tel. (541) 776-2313 Fax. (541) 776-9978

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250,
OREGON REVISED STATUTES

SURVEY FOR: Bob Nickols / Jim May
1032 Reddy Avenue
Medford, Oregon 97504

LOCATION: Northwest 1/4 of Section 6, T. 37 S., R. 1 W.,
W.M., City of Medford, Jackson County, Oregon.

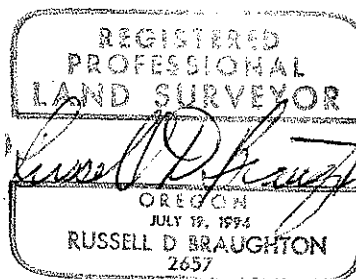
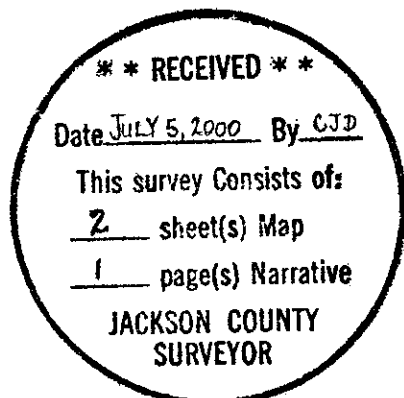
PURPOSE: VILAS INDUSTRIAL PARK, Phase Two & Three; City
of Medford Planning File #LDS-94-56: To locate and
monument the new lot lines as shown on accompanying
plat, and to prepare and record said plat for the
purpose of creating said lots and the easements as
shown.

PROCEDURE: Utilizing existing data and control established per
Survey Number 12590 & VILAS INDUSTRIAL PARK, Phase
One (Survey Number 14824), the field notes of which
are in the possession of this office, computed the
boundaries of the parent tract. The new lot lines
were then monumented as shown. Monuments set on
this survey consist of 5/8" x 30" steel pins with
red plastic caps mkd. "R. BRAUGHTON--LS 2657".

BASIS OF
BEARINGS: Existing control per Survey Number 12590, the field
notes of which are in the possession of this
office.

EQUIPMENT: Leica TCA 1100 Electronic Total Station.

DATE
COMPLETED: January 18, 2000



Expires 12/31/01

T37-1W-6BA Tax Lot 1300 & 1200
98016n1.doc

VILAS INDUSTRIAL PARK

PHASE TWO & THREE

LOCATED in the NW 1/4 of Section 6, T. 37 S., R. 1 W., W.M.,
in the City of Medford, Jackson County, Oregon.

for

Bob Nickols/Jim May
1032 Reddy Avenue
Medford, Oregon 97504

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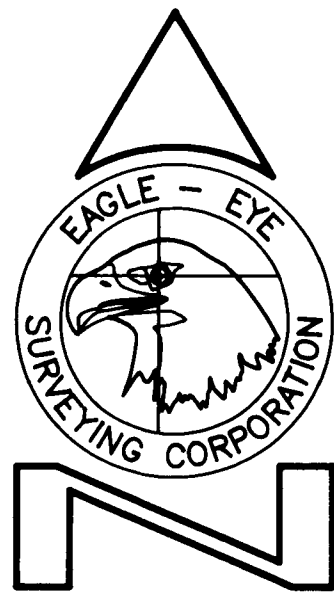
Russell D Braughton
Surveyor

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Russell D Braughton
OREGON
ART. 10, 1999
RUSSELL D BRAUGHTON
2657
EXPIRES 12/31/01

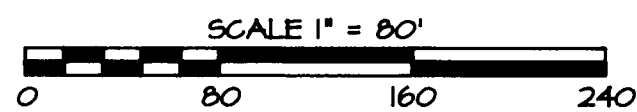
January 18, 2000

NOTE: EASEMENTS PER DOC. NO. 98-30842, EITHER DO
NOT LIE WITH IN THE BOUNDARIES OF THIS
SUBDIVISION, OR HAVE BEEN REPLACED BY
DEDICATIONS AND CREATIONS ON THIS PLAT.

*Tract A
Doc. No. 86-05882
Vol. 308, Pg. 487
Per S.N. 12590*



23 North Ivy Street
Medford, OR 97501
(541) 776-2313



LEGEND

- INDICATES A BRASS CAP IN MONUMENT WELL AS NOTED.
- INDICATES 5/8" DIAM. I. PIN W/CAP FD. PER S.N. 12590, UNLESS OTHERWISE NOTED.
- INDICATES 5/8" DIAM. STEEL PIN W/CAP PER VILAS INDUSTRIAL PARK, PHASE ONE, S.N. 14824, FD. AS NOTED.
- INDICATES 5/8" X 30" STEEL PIN W/RED PLASTIC CAP MKD. "R. BRAUGHTON-LS 2657" SET FLUSH TO 3" EXPOSED.
- () DENOTES DEED RECORD DATA PER DOC. NO. 90-20721

VOL., PG. = DEED RECORDS FOR JACKSON COUNTY, OREGON
 DOC. NO. = OFFICIAL RECORDS FOR JACKSON COUNTY, OREGON
 J.C.S. = JACKSON COUNTY SURVEYOR
 P.U.E. = EASEMENT FOR PUBLIC UTILITIES
 S.N. = COUNTY SURVEYOR FILE NUMBER
 RRVID = ROGUE RIVER VALLEY IRRIGATION DISTRICT

BASIS OF BEARINGS: EXISTING CONTROL PER S.N. 12590, THE FIELD NOTES OF WHICH ARE IN THE POSSESSION OF THIS OFFICE.

