

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209-250:

PURPOSE:

TO SURVEY AND MONUMENT A LAND PARTITION OF PARCEL 1, PARTITION PLAT NO. P-25-1997 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON, (SURVEY NO. 15321, IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR), FILED AS PLANNING ACTION NO. LDP-98-131 IN THE CITY OF MEDFORD PLANNING DEPARTMENT.

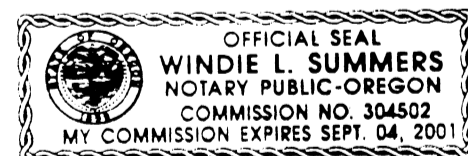
PROCEDURE:

UTILIZING CONTROL FOR BARNETT ROAD FROM SURVEYS PREVIOUSLY PERFORMED BY THIS OFFICE, IN ADDITION TO A NIKON DTM 430 TOTAL STATION, I RECOVERED AND ESTABLISHED THE MONUMENTS SHOWN HEREON. I HELD THE SURVEY POSITIONS AT THE MONUMENTS RECOVERED AROUND THE EXTERIOR BOUNDARY OF PARCEL 1, PARTITION PLAT NO. P-25-1997, WHICH WERE IN GOOD CONDITION, EXCEPT FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID PARCEL 1, WHICH HAD BEEN DISTURBED BY CONSTRUCTION AND FOUND 0.09 FEET INTO THE RIGHT-OF-WAY FOR BARNETT ROAD. THE DESTROYED MONUMENT AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID PARCEL 1, WAS REESTABLISHED AT THE RECORD DISTANCE FROM SAID NORTHEAST CORNER. THE INTERIOR CORNERS FOR THIS PARTITION WERE MONUMENTED APPROXIMATELY ONE FOOT BEHIND THE FACE OF AN EXISTING CURB OF AN EXISTING PRIVATE DRIVE IN ORDER TO KEEP THE SAID IMPROVEMENTS WHOLLY CONTAINED WITHIN PARCEL 1. SINCE PORTIONS OF SAID IMPROVEMENTS WERE OUTSIDE OF THE EXISTING PRIVATE ACCESS EASEMENT, AN ADDITIONAL VARIABLE WIDTH ACCESS EASEMENT IS CREATED HEREON BY THIS PLAT, WITHIN THE REMAINING AREA BETWEEN SAID EXISTING PRIVATE ACCESS EASEMENT AND THE NORTH AND EAST BOUNDARY OF PARCEL 2 OF THIS PARTITION.

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, BLACK OAK CENTER, LLC, AN OREGON LIMITED LIABILITY COMPANY, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND THAT WE HAVE PARTITIONED THE SAME INTO PARCELS SHOWN HEREON, AND THAT THE SIZE OF THE PARCELS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITION. WE DO HEREBY CREATE A 15 FOOT WIDE PUBLIC UTILITY EASEMENT, OVER AND ACROSS PARCELS 1 & 2, AS SHOWN HEREON. WE ALSO HEREBY CREATE A 10 FOOT WIDE PRIVATE STORM DRAIN EASEMENT, OVER AND ACROSS PARCELS 1 & 2, AS SHOWN HEREON. WE ALSO HEREBY CREATE A VARIABLE WIDTH PRIVATE ACCESS EASEMENT, TO BE WHOLLY CONTAINED WITHIN PARCEL 1, TO BE BOUNDED BY THE NORTH & EAST LINES OF PARCEL 2, AND THE EXISTING PRIVATE ACCESS EASEMENT LOCATED WITHIN PARCEL 1.

Signature of Robert D. McIntyre (Heir) for Black Oak Center, LLC.



STATE OF OREGON } ss
COUNTY OF JACKSON }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF July, 2000, BY Robert D. McIntyre AS member OF BLACK OAK CENTER, LLC, AN OREGON LIMITED LIABILITY COMPANY, ON BEHALF AND AUTHORITY OF THE LIMITED LIABILITY COMPANY.

Signature of Windie L. Summers, Notary Public for Oregon, My Commission Expires Sept 04, 2001.

37 IW 33B TAX LOT 427

LAND PARTITION SURVEY
PARTITION PLAT NO. P-66-2000

A REPLAT OF

PARCEL 1, PARTITION PLAT P-25-1997
BLACK OAK VILLAGE III

LOCATED IN

NORTHWEST QUARTER OF SECTION 33
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF MEDFORD, JACKSON COUNTY, OREGON

FOR

BLACK OAK CENTER, LLC.
2640-A BARNETT RD.
MEDFORD, OREGON 97504

SURVEYOR'S CERTIFICATE:

I, SHAWN KAMPMANN, A DULY 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 HEREON SHOWN, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

THAT TRACT OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF MEDFORD, DESCRIBED AS PARCEL 1, PARTITION PLAT NO. P-25-1997 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON, LYING WITHIN BLACK OAK VILLAGE III, MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT:

COMMENCING AT A 5/8 INCH IRON PIN AT THE SOUTHWEST CORNER OF PARCEL 1, PARTITION PLAT NO. P-25-1997 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON, FILED AS SURVEY NO. 15321 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, LYING WITHIN BLACK OAK VILLAGE III; THENCE NORTH 00°03'33" WEST, 287.70 FEET (PLAT RECORD NORTH 00°04'00" WEST), ALONG THE WESTERLY LINE OF SAID PARCEL 1, TO A 5/8 INCH IRON PIN AND ALUMINUM CAP, THE INITIAL POINT OF BEGINNING; THENCE CONTINUING NORTH 00°03'33" WEST, ALONG SAID LINE, 234.73 FEET, FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER BEARS NORTH 00°03'33" WEST, 2.00 FEET; THENCE SOUTH 89°41'55" EAST, 141.70 FEET (PLAT RECORD SOUTH 89°41'55" EAST, 141.80 FEET), TO A TACK AND WASHER IN CONCRETE; THENCE 15.71 FEET ALONG A 10.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 89°59'43", CHORD BEARING NORTH 45°18'14" EAST, 14.14 FEET (PLAT RECORD NORTH 45°17'58" EAST), TO A TACK AND WASHER IN CONCRETE; THENCE NORTH 00°18'23" EAST, 144.01 FEET (PLAT RECORD NORTH 00°17'50" EAST, 144.00 FEET), TO A TACK AND WASHER IN CONCRETE; THENCE SOUTH 89°42'10" EAST, 29.00 FEET, TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID PARCEL 1, FROM WHICH A 5/8 INCH IRON PIN BEARS NORTH 00°18'23" EAST, 0.09 FEET; THENCE SOUTH 00°18'23" WEST, 199.96 FEET (PLAT RECORD SOUTH 00°17'50" WEST, 199.97 FEET), FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER BEARS SOUTH 89°42'34" EAST, 1.00 FEET; THENCE SOUTH 89°42'34" EAST, 20.01 FEET (PLAT RECORD SOUTH 89°42'10" EAST), TO A 5/8 INCH IRON PIN; THENCE SOUTH 00°04'30" EAST, 326.64 FEET (PLAT RECORD SOUTH 00°04'00" EAST, 326.70 FEET), FROM WHICH A 5/8 INCH IRON PIN WITNESS CORNER BEARS SOUTH 89°44'09" EAST, 1.00 FEET; THENCE SOUTH 89°44'09" EAST, 205.04 FEET (PLAT RECORD SOUTH 89°42'10" EAST, 205.00 FEET), TO A 5/8 INCH IRON PIN; THENCE SOUTH 00°04'00" EAST, 181.95 FEET, TO A 1/2 INCH IRON PIPE; THENCE NORTH 84°23'56" WEST, 32.97 FEET (PLAT RECORD NORTH 84°16'54" WEST, 32.92 FEET), TO A 1/2 INCH IRON PIPE; THENCE SOUTH 69°52'57" WEST, 19.57 FEET (PLAT RECORD SOUTH 69°58'13" WEST, 19.59 FEET), TO A 1/2 INCH IRON PIPE; THENCE NORTH 83°55'21" WEST, 90.02 FEET (PLAT RECORD NORTH 83°54'04" WEST, 90.04 FEET), TO A 1/2 INCH IRON PIPE; THENCE NORTH 80°10'51" WEST, 19.37 FEET (PLAT RECORD NORTH 80°08'37" WEST), TO A 1/2 INCH IRON PIPE; THENCE NORTH 83°21'35" WEST, 30.03 FEET (PLAT RECORD NORTH 83°52'26" WEST, 30.01 FEET), TO A 1/2 INCH IRON PIPE; THENCE NORTH 85°32'04" WEST, 57.85 FEET (PLAT RECORD NORTH 85°15'44" WEST, 57.86 FEET), TO A 1/2 INCH IRON PIPE; THENCE NORTH 83°53'06" WEST, 56.76 FEET (PLAT RECORD NORTH 83°52'42" WEST, 56.75 FEET), TO A 5/8 INCH IRON PIN; THENCE NORTH 83°57'55" WEST, 102.44 FEET (PLAT RECORD NORTH 83°56'42" WEST, 102.42 FEET), TO A 5/8 INCH IRON PIN; THENCE NORTH 00°03'33" WEST, 287.70 FEET (PLAT RECORD NORTH 00°04'00" WEST), TO THE INITIAL POINT OF BEGINNING.

SHAWN KAMPMANN, L.S. 2883 DATE

APPROVALS:

EXAMINED AND APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT THIS 7 DAY OF November 2000.

Signature of Planning Director

PLANNING DIRECTOR

SECRETARY

EXAMINED AND APPROVED BY THE CITY OF MEDFORD SURVEYOR THIS 27 DAY OF October 2000.

Signature of City Surveyor

CITY SURVEYOR

16698

COUNTY SURVEYOR FILE NO.

TAX STATEMENT APPROVAL:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 11-07-00.

Signature of Tax Collector

TAX COLLECTOR

11-07-00

DATE

Signature of Assessor

DEPUTY ASSESSOR

Nov. 7, 2000

DATE

RECORDING:

FILED FOR RECORD THIS 07 DAY OF November, 2000 AT 3:30 O'CLOCK P. M. AND RECORDED IN VOLUME 11 AT PAGE 666 OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Signature of County Clerk

COUNTY CLERK

Signature of Deputy

DEPUTY

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

Signature of Shawn Kampmann, Surveyor

SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Signature of Shawn Kampmann

OREGON JULY 14, 1998 SHAWN KAMPMANN 02883 LS

RENEWAL DATE: 6/30/01

FILE: I-5732.4SURVEYPLATSIGN.DWG

SHEET 1 OF 2

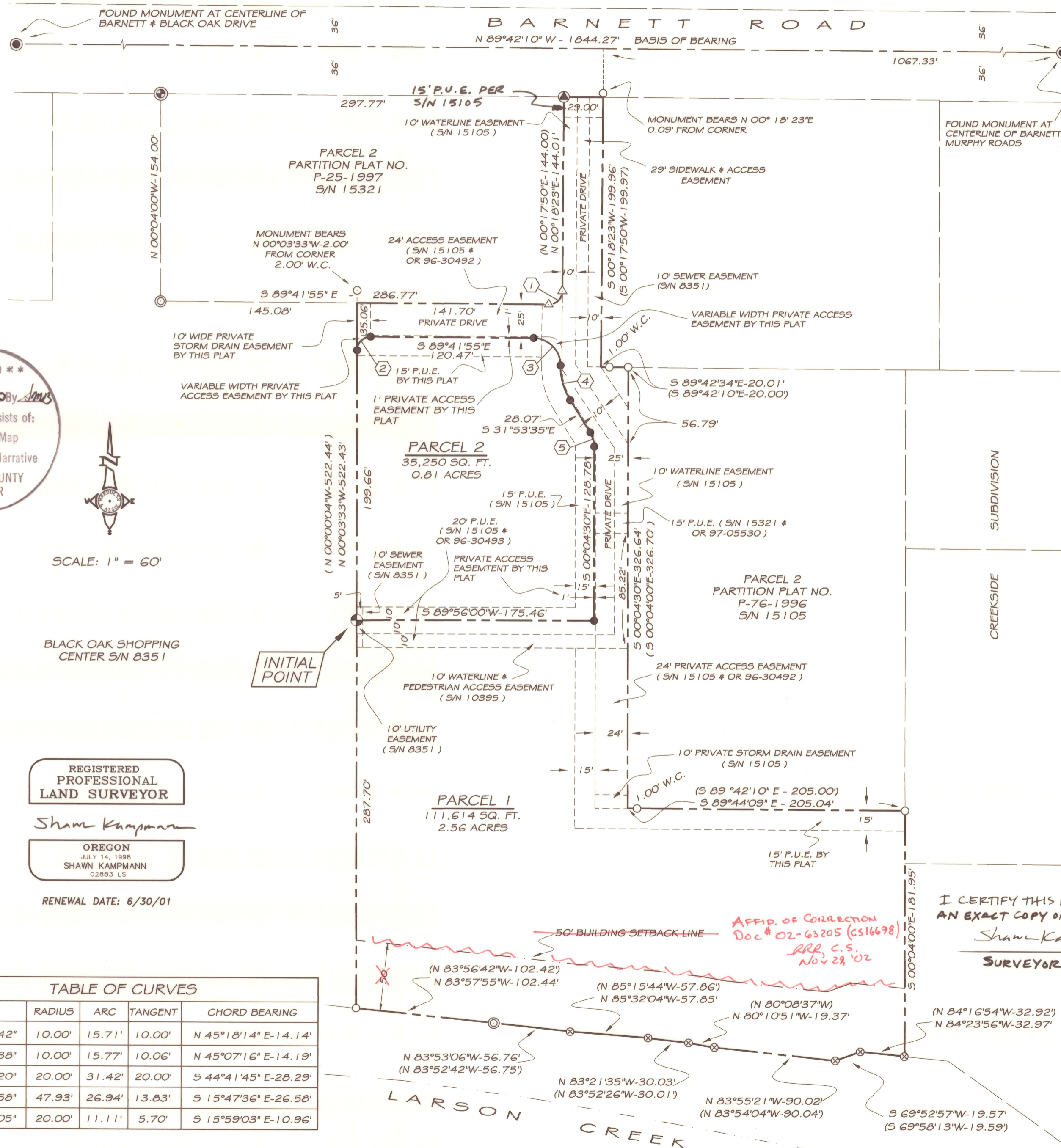


MARQUESS & ASSOCIATES, INC. CONSULTING ENGINEERS

1120 EAST JACKSON STREET MEDFORD, OREGON 97504 TELEPHONE: (541) 772-7115 FAX: (541) 779-4079

LAND PARTITION SURVEY  
PARTITION PLAT NO. P-66-2000

A REPLAT OF  
PARCEL 1, PARTITION PLAT P-25-1997  
BLACK OAK VILLAGE III  
LOCATED IN  
NORTHWEST QUARTER OF SECTION 33  
TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN  
CITY OF MEDFORD, JACKSON COUNTY, OREGON  
FOR  
BLACK OAK CENTER, LLC.  
2640-A BARNETT RD.  
MEDFORD, OREGON 97504



LEGEND

- 3" CITY OF MEDFORD BRASS CAP IN MONUMENT CASE RE: S/N 15321
- ⊕ 2 1/2" BRASS CAP IN CONCRETE SIDEWALK MARKED "MARQUESS & ASSOC. INITIAL POINT" RE: S/N 15321 (RECOVERED)
- 5/8" IRON PIN W/ YELLOW PLASTIC CAP MARKED "MARQUESS & ASSOC." RE: S/N 15321 & 15105 (RECOVERED)
- ⊙ 5/8" IRON PIN W/ CAP MARKED "D. HOFFBUHR LS 1640" RE: S/N 10395 (RECOVERED)
- △ LEAD, TACK & 3/4" BRASS WASHER IN CONCRETE MARKED "LS 2464" RE: S/N 15321 (RECOVERED)
- ⊗ 1/2" IRON PIPE, NO MARKINGS, RE: S/N 8351 (RECOVERED)
- ⊕ 1 1/2" ALUMINUM CAP ON 5/8" X 30" IRON PIN MARKED "MARQUESS & ASSOC. INITIAL POINT" (ESTABLISHED)
- ⊕ LEAD, TACK & 3/4" BRASS WASHER IN CONCRETE MARKED "LS 2883" X 24" (ESTABLISHED)
- 5/8" IRON PIN W/ CAP MARKED "MARQUESS & ASSOC." (ESTABLISHED)
- CENTERLINE
- BOUNDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- LARSON CREEK CENTERLINE
- S/N SURVEY NUMBER ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR
- ( ) PLAT RECORD, S/N 15321
- P.U.E. PUBLIC UTILITY EASEMENT
- O.R. INSTRUMENT NUMBER, OFFICIAL RECORDS, JACKSON COUNTY, OREGON
- W.C. WITNESS CORNER AS DESCRIBED

SURVEY NOTES:

- 1 THE BASIS OF BEARING FOR THIS SURVEY IS THE LINE BETWEEN CITY OF MEDFORD BRASS CAP CENTER LINE MONUMENTS LOCATED AT THE INTERSECTIONS OF BARNETT ROAD WITH BLACK OAK DRIVE AND MURPHY ROAD, HAVING A RECORD BEARING OF N 89°42'10" W, PER SURVEY NO. 15321, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.
- 2 RIGHTS OF WAY FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, GRANTED TO THE CALIFORNIA-OREGON POWER COMPANY BY INSTRUMENTS DESCRIBED IN VOLUME 243, PAGES 83, 379 AND 381 OF THE DEED RECORDS OF JACKSON COUNTY, OREGON, ARE BLANKET IN NATURE AND NOT DEPICTED GRAPHICALLY BY THIS PLAT.
- 3 DOMESTIC MEDFORD WATER SERVICE DOES NOT CURRENTLY EXIST TO SERVICE PARCELS 1 & 2 OF THIS PARTITION.
- 4 FOR ADDITIONAL INFORMATION AND DIMENSIONS OF EXISTING EASEMENTS, REFER TO SURVEY NO. 15321 & 15105 ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.
- 5 DATE OF SURVEY: APRIL 10, 2000.

I CERTIFY THIS PLAT TO BE  
AN EXACT COPY OF THE ORIGINAL  
*Shawn Kampmann*  
SURVEYOR

APPID. OF CORRECTION  
Doc # 02-63205 (CS16698)  
RRE, C.S.  
NOV 29 '02

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Shawn Kampmann*  
OREGON  
JULY 14, 1998  
SHAWN KAMPMANN  
02883 LS  
RENEWAL DATE: 6/30/01

FLAG	Δ	RADIUS	ARC	TANGENT	CHORD BEARING
①	89°59'42"	10.00'	15.71'	10.00'	N 45°18'14" E-14.14'
②	90°21'38"	10.00'	15.77'	10.06'	N 45°07'16" E-14.19'
③	90°00'20"	20.00'	31.42'	20.00'	S 44°41'45" E-28.29'
④	32°11'58"	47.93'	26.94'	13.83'	S 15°47'36" E-26.58'
⑤	31°49'05"	20.00'	11.11'	5.70'	S 15°59'03" E-10.96'

FILE: I-5732.4\SURVEY\PARTPLAT.DWG

SHEET 2 OF 2



MARQUESS & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
1120 EAST JACKSON STREET  
MEDFORD, OREGON 97504  
TELEPHONE: (541) 772-7115 FAX: (541) 779-4079

AFFIDAVIT OF CORRECTION

I, Shawn Kampmann, P.L.S. No. 2883, being duly sworn, depose and say that I am the surveyor who surveyed the land partition plat recorded as Partition Plat No. P-66-2000 of the Partition Plat Records of Jackson County, Oregon and filed as Survey No. 16698 in the office of the Jackson County Surveyor.

The following correction to said plat is as follows:

- 1. Delete line and text shown on Sheet 2 of said Partition Plat P-66-2000 labeled as "50' Building Setback Line". A Riparian Corridor setback as defined in City of Medford Land Use Ordinance 10.923, exists along Larson Creek, but the actual location of this setback line was not known nor determined by this survey, and should not have been placed on the final plat, nor is it required by O.R.S. 92.050(9).

The present fee owner of the property materially affected by this affidavit is as follows:

Black Oak Center L.L.C.
770 Eastridge Drive
Medford, Oregon 97504

Jackson County, Oregon
Recorded
OFFICIAL RECORDS

NOV 27 2002
12:53 PM
[Signature]
COUNTY CLERK

Surveyor:

Shawn Kampmann P.L.S.
Polaris Land Surveying
P.O. Box 459
Ashland, Oregon 97520



Renewal Date: 6/30/03

NOTARY CERTIFICATE

STATE OF OREGON )
) ss
COUNTY OF JACKSON )

Signed and sworn to before me on this 22nd day of November, 2002, by Shawn Kampmann.

[Signature]
Notary Public for the State of Oregon



I, Roger Roberts, do hereby certify that said Affidavit of Correction for Partition Plat No. P-66-2000 has been examined by me and that it complies with requirements of ORS 92.

Approved November 26, 2002

[Signature]
Roger Roberts, Jackson County Surveyor

