

# A REPLAT OF LOT 30, PORTION "A" OF NUNAN SQUARE SUBDIVISION A Planned Community

Lot 30 of the NUNAN SQUARE SUBDIVISION, A Planned Community, as recorded in Volume 25 of Plats of the Records of Jackson County, Oregon, located within the Southeast and the Southwest One-quarters of Section 29, Township 37 South, Range 2 West of the Willamette Meridian, City of Jacksonville, Jackson County, Oregon

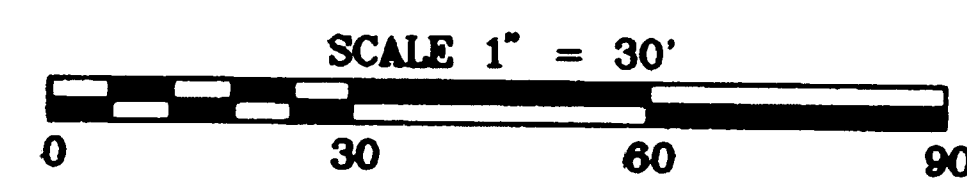
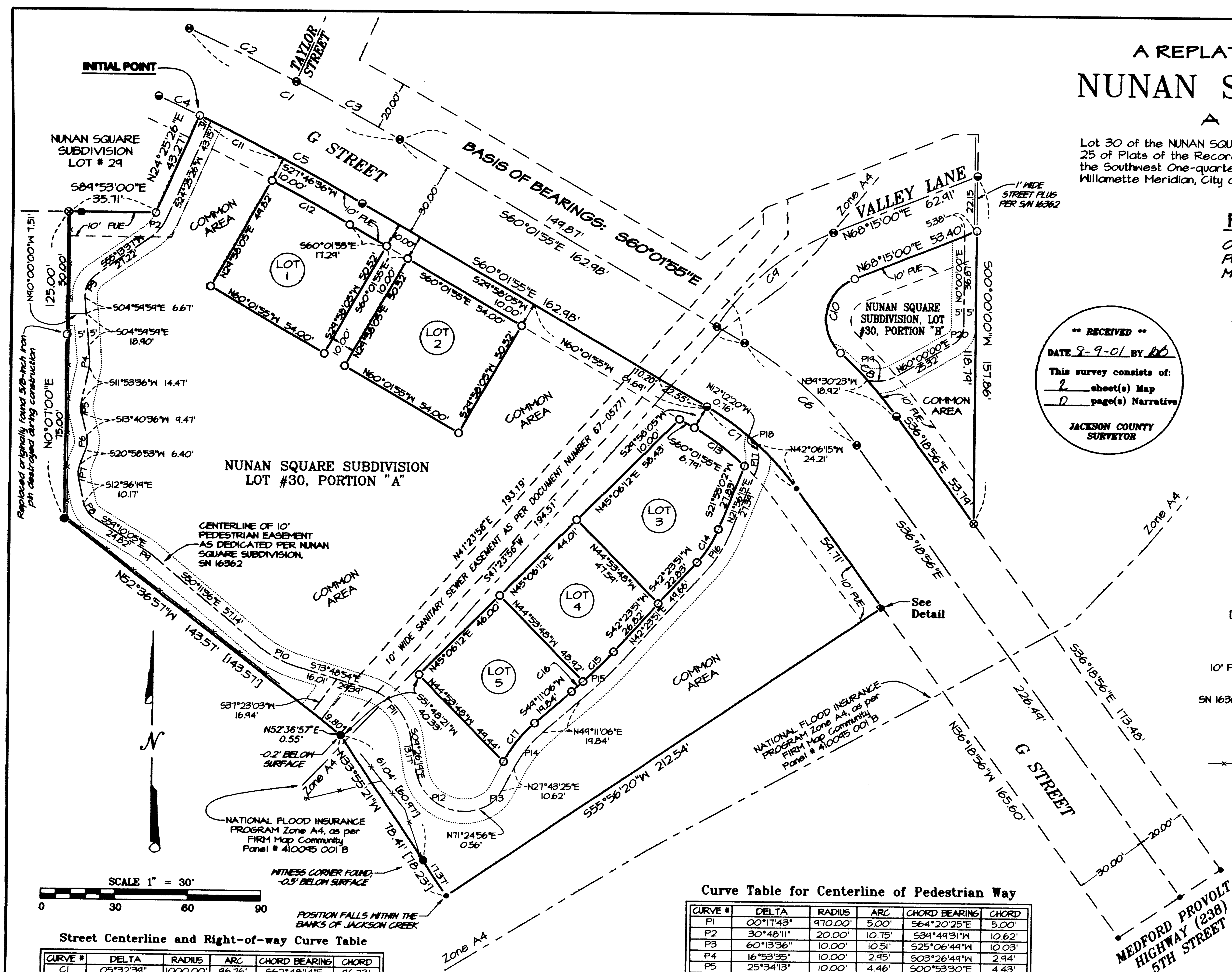
## PREPARED FOR:

OREGON DIVERSE INDUSTRIES, LLC  
PO Box 0517  
Medford, Oregon 97504

## LEGEND

- Indicates a set 5/8-inch diameter by 30 inch long rebar, with yellow plastic cap marked "NEATHAMER LS 2675", set flush with the surface, or as noted.
- Indicates a found 5/8-inch diameter rebar, with yellow plastic cap marked "NEATHAMER LS 2675", flush with the surface, or as noted. Refer to SN 16362.
- ⊙ Indicates a found 3-1/4-inch brass disk set in concrete and flush with pavement, marked "CITY OF JACKSONVILLE, C/L MON LS 2675", with a center punch. Refer to SN 16362.
- Indicates a found 5/8-inch diameter rebar, with yellow plastic cap marked "NEATHAMER LS 2675", flush with surface. Said monument is a 5-foot reference monument. Refer to SN 16362.
- ⊕ Indicates a found 5/8-inch diameter rebar, with yellow plastic cap marked "NEATHAMER LS 2675", flush with the surface, or as noted. Refer to SN 16358.
- Indicates a found 5/8-inch diameter rebar with yellow plastic cap marked "FRIAR PLS 461", flush with surface, or as noted. Refer to SN 6203.
- Indicates a computed position. Refer to SN 16358 and 16362.
- [ ] Indicates record information as per SN 6203.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- 10' PUE Indicates an existing 10-foot wide Public Utility Easement, as dedicated on the Plat of NUNAN SQUARE SUBDIVISION.
- SN 16362 Indicates the NUNAN SQUARE PLAT, A PLANNED COMMUNITY, as recorded on December 16, 1999, in Volume 25 of Plats at Page 42, of the Records of Jackson County, Oregon, and filed as Survey Number 16362 in the Office of the Jackson County Surveyor.
- x— Indicates an existing fence line.

\*\* RECEIVED \*\*  
DATE 8-9-01 BY *DD*  
This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR



Street Centerline and Right-of-way Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	05°32'39"	1000.00'	46.76'	S62°48'14"E	46.73'
C2	02°46'31"	1000.00'	48.44'	S64°11'18"E	48.43'
C3	02°46'08"	1000.00'	48.32'	S61°24'54"E	48.32'
C4	01°05'17"	970.00'	18.42'	S65°01'55"E	18.42'
C5	04°21'22"	970.00'	75.44'	S62°15'36"E	75.42'
C6	23°42'54"	150.00'	62.09'	S48°10'25"E	61.65'
C7	23°42'54"	120.00'	44.67'	S48°10'25"E	44.32'
C8	11°38'21"	170.00'	34.53'	S42°08'07"E	34.48'
C9	35°16'43"	100.00'	61.57'	N50°36'34"E	60.60'
C10	116°12'11"	18.00'	36.51'	N10°08'51"E	30.56'
C11	02°15'52"	970.00'	38.34'	S63°21'20"E	38.34'
C12	02°11'30"	960.00'	36.72'	S61°07'34"E	36.72'
C13	13°25'06"	110.00'	25.76'	S53°19'21"E	25.70'
C14	20°21'36"	45.00'	16.07'	S32°10'03"W	15.98'
C15	04°54'40"	197.50'	17.22'	S44°53'41"W	17.21'
C16	01°47'35"	197.50'	6.18'	S48°17'18"W	6.18'
C17	21°07'47"	55.00'	20.28'	S38°37'12"W	20.17'

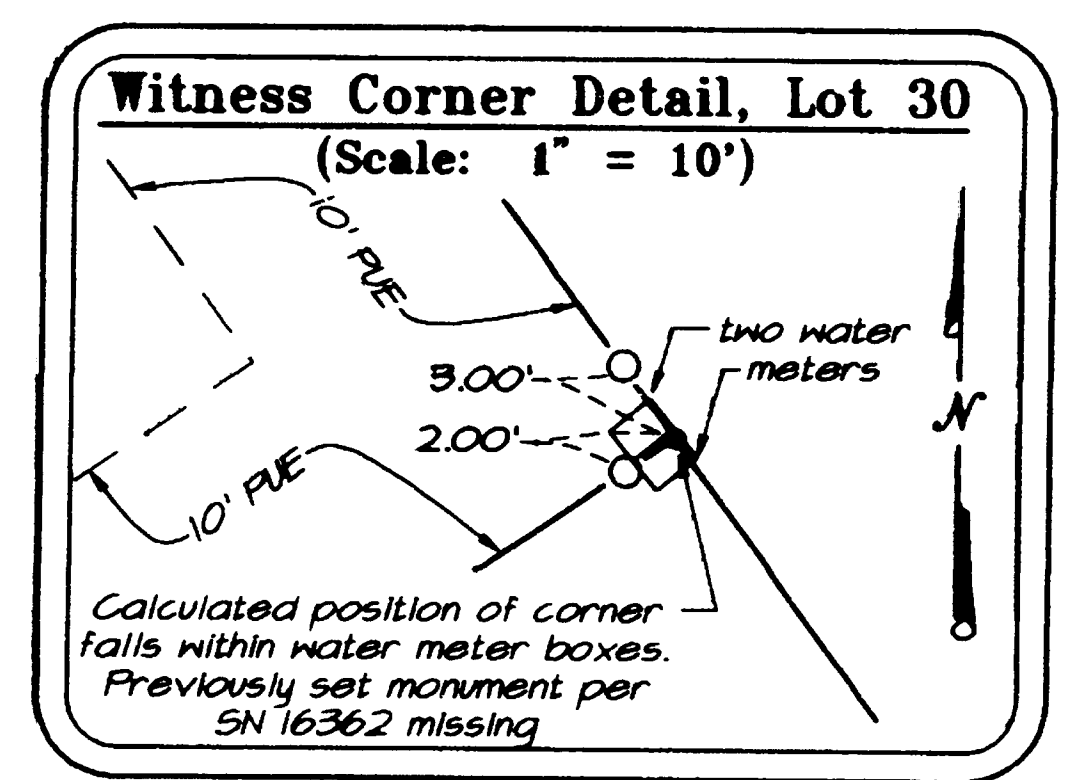
Lot Area Table

LOT #	AREA
1	2,120
2	2,128
3	2,670
4	2,136
5	2,204
COMMON AREA	44,388
ORIGINAL LOT 30 "A"	56,846
LOT 30 "B"	4,028

\* NOTE: AREA IS DEPICTED IN SQUARE FEET.

Curve Table for Centerline of Pedestrian Way

CURVE #	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
P1	00°17'43"	470.00'	5.00'	S64°20'25"E	5.00'
P2	30°48'11"	20.00'	10.75'	S39°44'31"W	10.62'
P3	60°13'36"	10.00'	10.51'	S25°06'44"W	10.03'
P4	16°53'35"	10.00'	2.95'	S03°26'44"W	2.94'
P5	25°34'13"	10.00'	4.46'	S00°53'30"E	4.43'
P6	34°34'30"	10.00'	6.05'	S03°34'08"W	5.96'
P7	33°35'12"	10.00'	5.86'	S04°11'17"W	5.78'
P8	46°33'46"	10.00'	8.13'	S35°53'12"E	7.91'
P9	08°58'30"	10.00'	1.57'	S54°40'50"E	1.56'
P10	23°37'18"	50.00'	20.61'	S62°00'15"E	20.47'
P11	64°22'35"	25.00'	28.09'	S41°37'36"E	26.64'
P12	99°08'46"	20.00'	34.61'	S54°00'42"E	30.45'
P13	43°41'31"	15.00'	11.44'	N44°34'10"E	11.16'
P14	21°27'41"	50.00'	18.73'	N38°27'15"E	18.62'
P15	06°47'15"	202.50'	23.99'	N45°47'28"E	23.97'
P16	20°27'36"	50.00'	17.85'	N32°10'03"E	17.76'
P17	34°08'35"	15.00'	8.94'	N04°51'58"E	8.81'
P18	14°10'08"	7.50'	1.85'	N05°07'16"W	1.85'
P19	41°38'15"	17.50'	12.72'	S80°44'08"E	12.44'
P20	60°00'00"	8.00'	8.38'	N30°00'00"E	8.00'



I hereby certify that this is an exact copy of the original.  
*Robert V. Neathamer*  
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Robert V. Neathamer*  
OREGON JULY 19, 1994  
ROBERT V. NEATHAMER 2675  
Renewal Date 12/31/02

## BASIS OF BEARINGS:

The centerline of G Street, between found centerline monuments, as depicted on the Nunan Square Subdivision, and filed as Survey Number 16362, on file in the office of the Jackson County Surveyor.

PREPARED BY: *Neathamer Surveying, Inc.*  
304 South Central Avenue  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

PROJECT NUMBER: 98002      DATE: July 30, 2001  
Sheet 2 of 2 © CEN

37 2W 29DC, TAX LOTS: 4100 and 5900

Drawing S:\Oregon Diverse Industries, LLC\REPLAT LOT30\LOT 30 REPLAT.prc

12R/63



A REPLAT OF LOT 30, PORTION "A" OF  
NUNAN SQUARE SUBDIVISION  
A Planned Community

**SURVEYOR'S CERTIFICATE**

I, Robert V. Neathamer, 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:

Lot Number 30 of the Nunan Square Subdivision, A Planned Community, recorded on December 16, 1999, in Volume 25 of Plats at Page 42, of the Plat Records of Jackson County, Oregon, and filed as Survey Number 16362 in the Office of the Jackson County Surveyor.

*Robert V. Neathamer, PLS*  
Surveyor

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES**

**Purpose:** Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and as approved by the City Administrator for the City of Jacksonville.

**Procedure:** Utilizing a Nikon DTM-520 and a Ranger 200R with TDS software, all found monuments were tied in a closed traverse. Based on said traverse and found monuments, and Nunan Square Subdivision, A Planned Community, Survey Number 16362, filed in the office of the Jackson County Surveyor, the boundaries were computed and monumented as depicted hereon.

**NOTES:**

Lot 30 of the NUNAN SQUARE SUBDIVISION, A PLANNED COMMUNITY, is subject to the following record matters:

The rights of the public, riparian owners and of governmental bodies in that portion of that property, described in the "SURVEYOR'S CERTIFICATE" herewith, lying below the high water mark of Jackson Creek.

Public utility easements as delineated on Nunan Square Subdivision, now of record, and filed as Survey Number 16362.

A 10 foot wide pedestrian easement as delineated on Nunan Square Subdivision, now of record, and filed as Survey Number 16362.

Conditions Covenants and Restrictions, but omitting restrictions, if any, based on race, color, religion, familial status, national origin and mental or physical handicap, imposed by instrument, including the terms and provisions thereof, recorded December 16, 1999, in Document Number 99-61466, Official records of Jackson County, Oregon.

Ingress and egress easements contained in Volume 259, Page 426 and Volume 259, Page 427, Deed Records of Jackson County, Oregon, Document Number 84-15671 and Document Number 84-15672, Official Records of Jackson County, Oregon, are not located on Portion A of Lot 30 of Nunan Square Subdivision, now of record, and filed as Survey Number 16362.

Easements contained in Volume 259, Page 246, Volume 259, Page 247, and Volume 358, Page 24, Deed Records of Jackson County, Oregon, are for power transmission lines, not located on Portion A of Lot 30 of Nunan Square Subdivision, now of record, and filed as Survey Number 16362.

Easements contained in Document Number 90-11669 and Document Number 90-11670, Official Records of Jackson County, Oregon, are for communication lines and above ground cabinets, not located on Portion A of Lot 30 of Nunan Square Subdivision, now of record, and filed as Survey Number 16362.

Document Number 73-03424, is a 10 foot wide water pipeline in favor of the City of Jacksonville, Oregon, not located on Portion A of Lot 30 of Nunan Square Subdivision, now of record, and filed as Survey Number 16362.

37 2W 29C, TAX LOTS: 4100 and 5400

Lot 30 of the NUNAN SQUARE SUBDIVISION, A Planned Community, as recorded in Volume 25 of Plats of the Records of Jackson County, Oregon, located within the Southeast and the Southwest One-quarters of Section 29, Township 37 South, Range 2 West of the Willamette Meridian, City of Jacksonville, Jackson County, Oregon

**PREPARED FOR:**

OREGON DIVERSE INDUSTRIES, LLC  
PO Box 0517  
Medford, Oregon 97504

**DECLARATION**

KNOW ALL PERSONS BY THESE PRESENTS, that OREGON DIVERSE INDUSTRIES, LLC, an Oregon limited liability company, as Declarant, is the fee title owner of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, and the following named members, acting for and on behalf of OREGON DIVERSE INDUSTRIES, LLC, has caused this tract of land to be surveyed and platted into lots and common area, as depicted hereon, and 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 this subdivision. Said Common Area is for the use and benefit of lots numbered 1 through 5, for vehicular and pedestrian ingress and egress, including but not limited to emergency vehicles and apparatus; parking areas; landscaping and irrigation areas; water, sewer, storm drain, and public and private utilities; future improvements as mutually agreed by the owner(s) of said lots and jurisdictional agencies; that certain maintenance agreement, as contained in Document Number 01-37757, recorded AUGUST 9, 2001, Official Records of Jackson County, Oregon; and those Covenants, Conditions and Restrictions, as applicable to Lot 30 of the NUNAN SQUARE SUBDIVISION, A PLANNED COMMUNITY now of record in Jackson County, Oregon, and as contained in Document Number 99-61466, Official Records of Jackson County, Oregon. This replat will not vacate any easements or pedestrian ways previously established by said subdivision, and existing easements, now of record in Jackson County, Oregon. OREGON DIVERSE INDUSTRIES, LLC, hereby designates this subdivision as a REPLAT OF PORTION A, LOT 30 OF NUNAN SQUARE SUBDIVISION, A PLANNED COMMUNITY.

IN WITNESS WHEREOF, I set my hand and seal this 1<sup>st</sup> day of August, 2001.

*F. Scott Golings*  
F. Scott Golings, Member

*Ron Coffman*  
Ron Coffman, Member

STATE OF OREGON }  
County of Jackson } 55

Personally appeared the above named F. Scott Golings and Ron Coffman known to me to be members of OREGON DIVERSE INDUSTRIES, LLC, an Oregon limited liability company, and acknowledged the foregoing instrument, to be their voluntary act and deed.

WITNESS my hand and seal this 1<sup>st</sup> day of August, 2001.

Before me:  
*[Signature]*  
Notary Public-Oregon

My commission expires: Nov. 9<sup>th</sup>, 2003



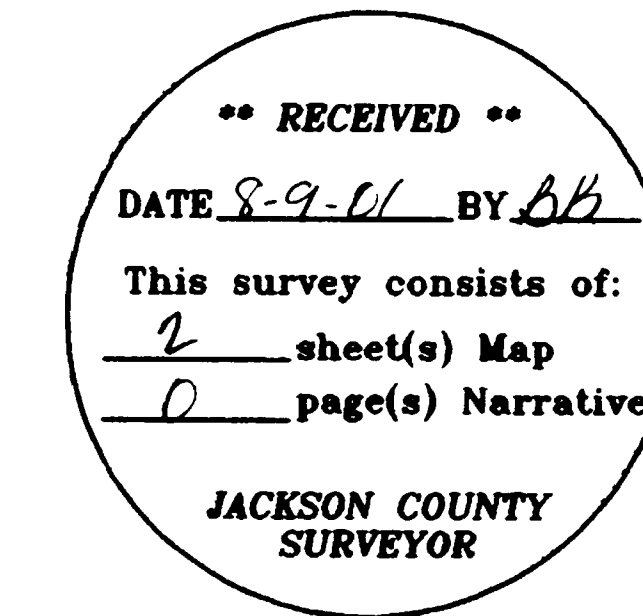
I hereby certify that this is an exact copy of the original.

*Robert V. Neathamer*  
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

*Robert V. Neathamer*  
OREGON  
JULY 19, 1994  
ROBERT V. NEATHAMER  
2875

Renewal Date 12/31/02



**APPROVALS:**

I certify that, pursuant to the authority granted by the City of Jacksonville, this Plat is hereby approved this 29<sup>th</sup> day of July, 2001.

Attest: *Pal Nyl*  
City Administrator

Examined and approved this 29<sup>th</sup> day of July, 2001.

*Robert Neathamer*  
Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of August 3, 2001.

*Lynne Admitt, Deputy*  
Tax Collector Deputy

Examined and approved this 30<sup>th</sup> day of July, 2001.

*Kathy Louisa on behalf of Kathy Hall*  
City Recorder

Examined and approved as required by O.R.S. 92.100 this 03 day of August, 2001.

*Dan Ross* *[Signature]*  
Assessor Deputy

**RECORDING**

FILED FOR RECORD THIS THE 9 DAY OF AUGUST 2001, AT 9:46 O'CLOCK A.M. AND RECORDED IN VOLUME 27 OF PLATS AT PAGE 44 OF THE RECORDS OF JACKSON COUNTY, OREGON.

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

*Kathleen S. Beckett*  
County Clerk

*[Signature]*  
Deputy

PREPARED BY: Neathamer Surveying, Inc.  
304 South Central Avenue  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

PROJECT NUMBER: 98002 DATE: July 30, 2001

Sheet 1 of 2 © CEN



# A REPLAT OF LOT 30, PORTION "A" OF NUNAN SQUARE SUBDIVISION A Planned Community

### SURVEYOR'S CERTIFICATE

I, Robert V. Neathamer, 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:

Lot Number 30 of the Nunan Square Subdivision, A Planned Community, recorded on December 16, 1999, in Volume 25 of Plats at Page 42, of the Plat Records of Jackson County, Oregon, and filed as Survey Number 16362 in the Office of the Jackson County Surveyor.

Robert V. Neathamer, PLS  
Surveyor

### SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

**Purpose:** Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and as approved by the City Administrator for the City of Jacksonville.

**Procedure:** Utilizing a Nikon DTM-520 and a Ranger 200R with TDS software, all found monuments were tied in a closed traverse. Based on said traverse and found monuments, and Nunan Square Subdivision, A Planned Community, Survey Number 16362, filed in the office of the Jackson County Surveyor, the boundaries were computed and monumented as depicted hereon.

### NOTES:

Lot 30 of the NUNAN SQUARE SUBDIVISION, A PLANNED COMMUNITY, is subject to the following record matters:

The rights of the public, riparian owners and of governmental bodies in that portion of the property, described in the "SURVEYOR'S CERTIFICATE" hereon, lying below the high water mark of Jackson Creek.

Public utility easements as delineated on Nunan Square Subdivision, now of record, and filed as Survey Number 16362.

A 10 foot wide pedestrian easement as delineated on Nunan Square Subdivision, now of record, and filed as Survey Number 16362.

Conditions Covenants and Restrictions, but omitting restrictions, if any, based on race, color, religion, familial status, national origin and mental or physical handicap, imposed by instrument, including the terms and provisions thereof, recorded December 16, 1999, in Document Number 99-61466, Official records of Jackson County, Oregon.

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Easements contained in Document Number 90-11669 and Document Number 90-11670, Official Records of Jackson County, Oregon, are for communication lines and above ground cabinets, not located on Portion A of Lot 30 of Nunan Square Subdivision, now of record, and filed as Survey Number 16362.

Document Number 73-03424, is a 10 foot wide water pipeline in favor of the City of Jacksonville, Oregon, not located on Portion A of Lot 30 of Nunan Square Subdivision, now of record, and filed as Survey Number 16362.

37 2W 24DC, TAX LOTS: 4100 and 5900

Lot 30 of the NUNAN SQUARE SUBDIVISION, A Planned Community, as recorded in Volume 25 of Plats of the Records of Jackson County, Oregon, located within the Southeast and the Southwest One-quarters of Section 29, Township 37 South, Range 2 West of the Willamette Meridian, City of Jacksonville, Jackson County, Oregon

### PREPARED FOR:

OREGON DIVERSE INDUSTRIES, LLC  
PO Box 8517  
Medford, Oregon 97504

### DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that OREGON DIVERSE INDUSTRIES, LLC, an Oregon limited liability company, as Declarant, is the fee title owner of the real property depicted hereon and more particularly described in the "SURVEYOR'S CERTIFICATE" herewith, and the following named members, acting for and on behalf of OREGON DIVERSE INDUSTRIES, LLC, has caused this tract of land to be surveyed and platted into lots and common area, as depicted hereon, and 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 this subdivision. Said Common Area is for the use and benefit of lots numbered 1 through 5, for vehicular and pedestrian ingress and egress, including but not limited to emergency vehicles and apparatus; parking areas; landscaping and irrigation areas; water, sewer, storm drain, and public and private utilities; future improvements as mutually agreed by the owner(s) of said lots and jurisdictional agencies; that certain maintenance agreement, as contained in Document Number 01-37757, recorded AUGUST 9, 2001, Official Records of Jackson County, Oregon; and those Covenants, Conditions and Restrictions, as applicable to Lot 30 of the NUNAN SQUARE SUBDIVISION, A PLANNED COMMUNITY now of record in Jackson County, Oregon, and as contained in Document Number 99-61466, Official Records of Jackson County, Oregon. This replat will not vacate any easements or pedestrian ways previously established by said subdivision, and existing easements, now of record in Jackson County, Oregon. OREGON DIVERSE INDUSTRIES, LLC, hereby designates this subdivision as a REPLAT OF PORTION A, LOT 30 OF NUNAN SQUARE SUBDIVISION, A PLANNED COMMUNITY.

IN WITNESS WHEREOF, I set my hand and seal this 1<sup>st</sup> day of August, 2001.

F. Scott Goings  
F. Scott Goings, Member

Ron Coffman  
Ron Coffman, Member

STATE OF OREGON }  
County of Jackson } 55

Personally appeared the above named F. Scott Goings and Ron Coffman known to me to be members of OREGON DIVERSE INDUSTRIES, LLC, an Oregon limited liability company, and acknowledged the foregoing instrument, to be their voluntary act and deed.

WITNESS my hand and seal this 1<sup>st</sup> day of August, 2001.

Before me:  
[Signature]  
Notary Public-Oregon

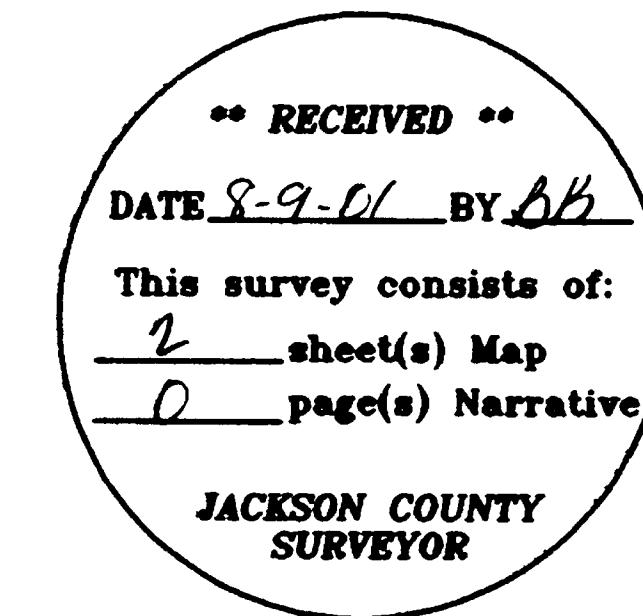
My commission expires: Nov. 9<sup>th</sup>, 2003



I hereby certify that this is an exact copy of the original.  
Robert V. Neathamer  
Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

Robert V. Neathamer  
OREGON  
JULY 19, 1994  
ROBERT V. NEATHAMER  
2875  
Renewal Date 12/31/02



### APPROVALS:

I certify that, pursuant to the authority granted by the City of Jacksonville, this Plat is hereby approved this 29<sup>th</sup> day of July, 2001.

Attest: [Signature]  
City Administrator

Examined and approved this 29<sup>th</sup> day of July, 2001.

[Signature]  
Jackson County Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of August 3, 2001.

[Signature]  
Tax Collector Deputy

Examined and approved this 30<sup>th</sup> day of July, 2001.

[Signature]  
City Recorder

Examined and approved as required by O.R.S. 92.100 this 03 day of August, 2001.

[Signature] Assessor [Signature] Deputy

### RECORDING

FILED FOR RECORD THIS THE 9 DAY OF August 2001, AT 9:46 O'CLOCK A.M. AND RECORDED IN VOLUME 27 OF PLATS AT PAGE 44 OF THE RECORDS OF JACKSON COUNTY, OREGON.

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

Kathleen S. Beckett County Clerk [Signature] Deputy

PREPARED BY: Neathamer Surveying, Inc.  
304 South Central Avenue  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

PROJECT NUMBER: 98002 DATE: July 30, 2001

Sheet 1 of 2 © CEN

Drawing S:\Oregon Diverse Industries, LLC\REPLAT LOT30\LOT 30 REPLAT.plo