

17358

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

Richard L. Bath
SURVEYOR

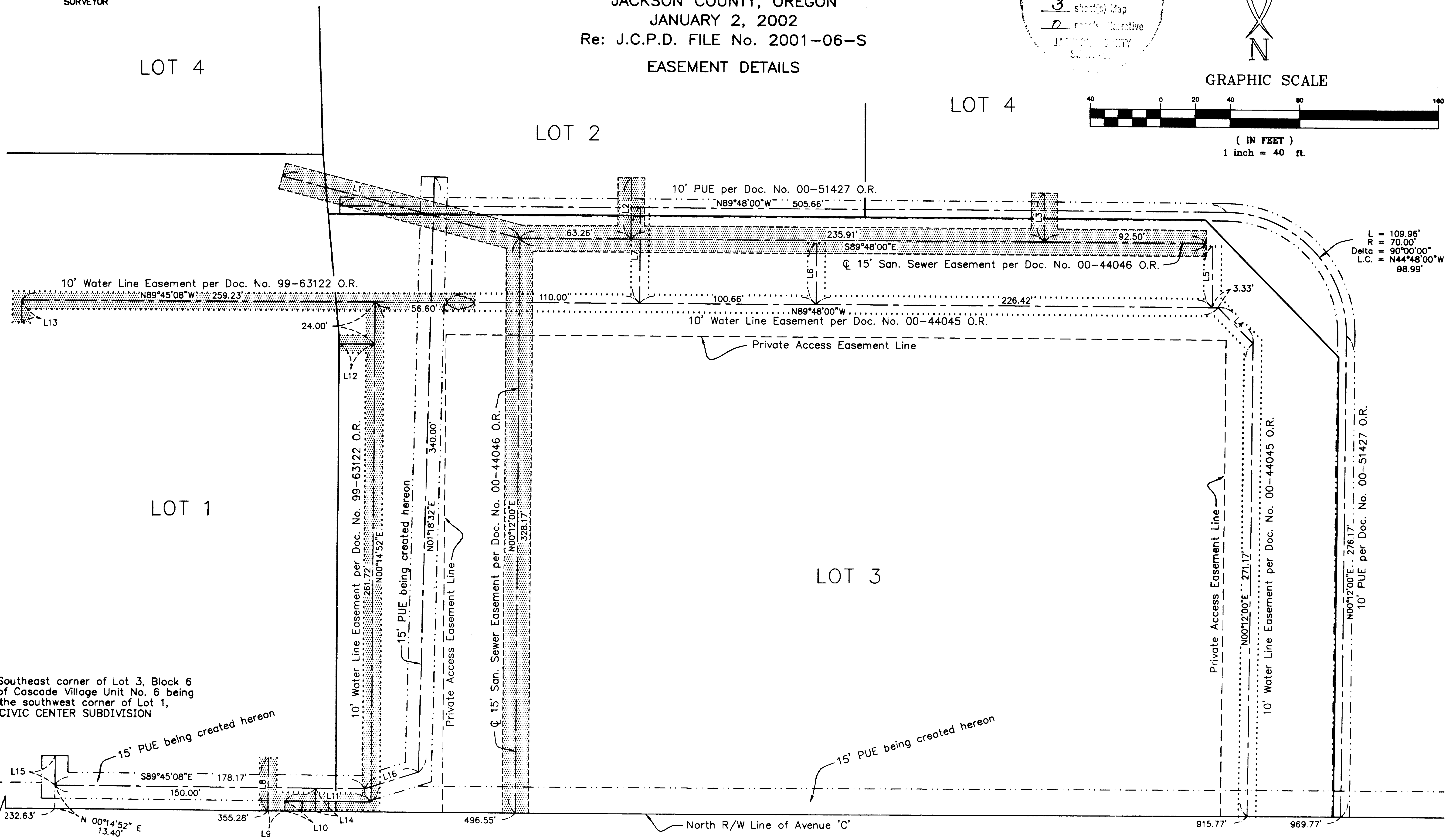
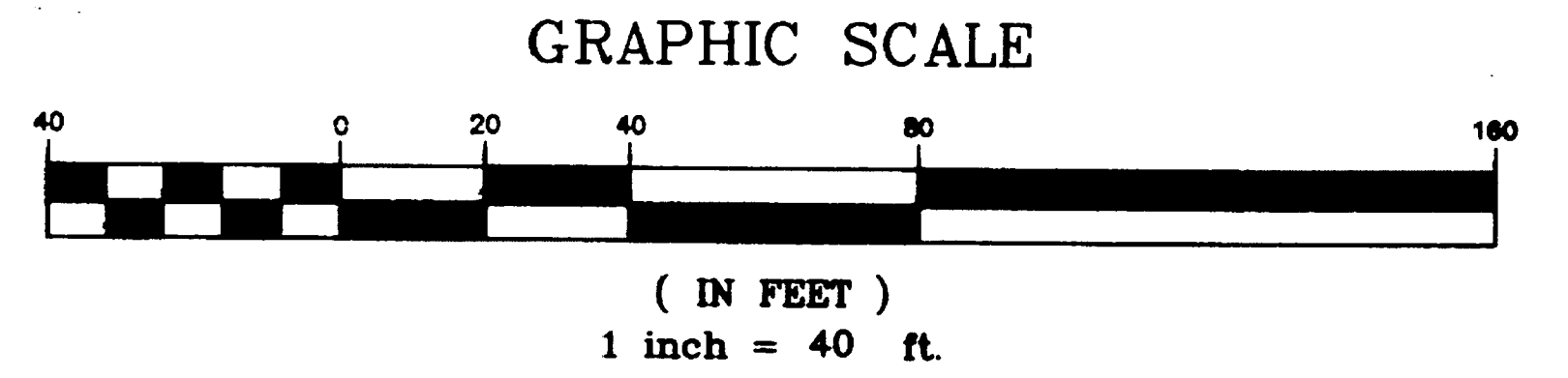
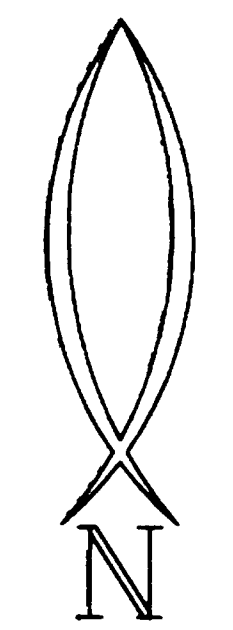
CIVIC CENTER SUBDIVISION

LOCATED IN
BLOCKS 154 AND 161 OF ROGUELANDS IRRIGATED ORCHARD TRACTS
NORTHWEST 1/4 OF SECTION 21, T. 36 S., R. 1 W., W.M.
JACKSON COUNTY, OREGON

JANUARY 2, 2002
Re: J.C.P.D. FILE No. 2001-06-S

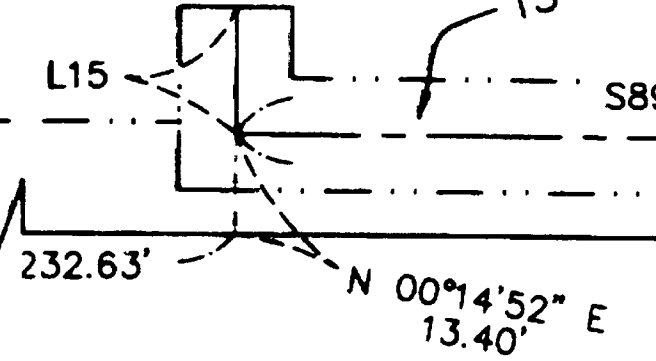
EASEMENT DETAILS

RECEIVED
Date: 1-5-02 By: *RB*
This survey consists of:
3 sheets Map
0 maps Narrative
JACKSON COUNTY
CLERK



L = 109.96'
R = 70.00'
Delta = 90°00'00"
L.C. = N44°48'00"W
88.99'

Southeast corner of Lot 3, Block 6 of Cascade Village Unit No. 6 being the southwest corner of Lot 1, CIVIC CENTER SUBDIVISION



REGISTERED PROFESSIONAL LAND SURVEYOR
Richard L. Bath
OREGON
JULY 30, 1976
RICHARD L. BATH
No. 1069
RENEWS 12/31/03

LINE TABLE

L1	N75°19'31"W	140.00'	L7	S00°12'00"W	55.00'	L13	S00°14'52"W	13.00'
L2	N00°12'00"E	35.00'	L8	N00°14'52"E	30.43'	L14	N01°22'31"E	13.28'
L3	N00°12'00"E	28.00'	L9	S89°48'00"E	9.71'	L15	N00°14'52"E	17.00'
L4	N44°48'00"W	28.82'	L10	N00°14'52"E	5.72'	L16	N72°23'10"E	31.85'
L5	S00°12'00"W	35.00'	L11	S89°43'31"E	49.39'			
L6	S00°12'00"W	35.00'	L12	N89°45'08"W	20.00'			

EASEMENT NOTES

- Specific easements cited in Vol.325 Pg.83 do not appear to affect the subject property whereas non-specific easements may affect the subject property.
- Subject to restrictions and reservations, general in nature as specified in Doc. No. 79-14898 O.R.

Hardey Engineering & Associates, Inc.
HEA
ENGINEERING INTEGRITY

P.O. BOX 1625
MEDFORD, OREGON 97501-0063
VOICE: 541-772-6880
FAX: 541-772-9573
EMAIL: info@hea-inc.com

36-1W-21B, T.L. 1000

SHEET 3 OF 3

17358

134/11

APPROVALS:

EXAMINED AND APPROVED by the Jackson County Department of Planning and Development this 22 day of April, 2002. JCPD File NO. 2001-06-S

Thomas Bizeau COUNTY PLANNER

Examined and approved this 28th day of March, 2002.

Rogank Redente JACKSON COUNTY SURVEYOR

CIVIC CENTER SUBDIVISION

LOCATED IN

BLOCKS 154 AND 161 OF ROGUELANDS IRRIGATED ORCHARD TRACTS NORTHWEST 1/4 OF SECTION 21, T. 36 S., R. 1 W., W.M.

JACKSON COUNTY, OREGON

JANUARY 2, 2002

Re: J.C.P.D. FILE No. 2001-06-S

SURVEY FOR

JACKSON COUNTY URBAN RENEWAL AGENCY 10 SOUTH OAKDALE, ROOM 205 MEDFORD, OREGON 97501

Filed for record this 5 day of JUNE, 2002, at

1:08 O'Clock, P.M., and recorded in Volume 28, of Plats at

Page 32 of records of Jackson County, Oregon.

Kathleen S. Beckett COUNTY CLERK

Barbara Kelley DEPUTY

For order of the County Court approving this Plat see

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

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, that JACKSON COUNTY URBAN RENEWAL AGENCY is the owner in fee simple of the lands hereon described, and has caused the same to be surveyed and subdivided into lots and streets as shown hereon, and that the size of each lot and the course and length of all boundary and lot 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 easement (P.U.E.) and "Area to be Dedicated." We do further hereby create hereon the Mutual Private Road Easement over Lot 3 for the mutual benefit of all four lots as shown hereon. This road is a private road, not a county road, but is designated for public use, and the responsibility for maintenance thereof is as set forth in the Private Road Maintenance Agreement recorded as Doc. No. 02-30677 of the Official Records in Jackson County, Oregon. Charter Communications, their assigns and/or successors in interest are hereby granted the right to install and maintain television cable service over, across, and through the Public Utility Easements shown hereon, as long as it does not interfere with the installation and maintenance of other utilities. We do hereby designate this subdivision as CIVIC CENTER SUBDIVISION.

Jackson County Urban Renewal Agency,

By: Kelly A. Madding, Director Economic and Special Development

STATE OF OREGON

}SS

County of Jackson

Personally appeared before me the above named Kelly A. Madding, Director of Urban Renewal Agency, and does acknowledge the

foregoing instrument to be her voluntary act and deed. Before me this 19th day of March, 2002.

(Signature) Kathleen M. Ryan (Printed Name) Kathleen M. Ryan

Notary Public - Oregon Commission No. 344001

My Commission Expires: 03/18/05 Month, date, year



ASSESSOR / TAX COLLECTOR

Examined and approved as required by O.R.S. 92.100 this 29th day

of April, 2002.

Jeffrey Deput ASSESSOR, Department of Assessment

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

paid as of April 29, 2002.

James Clark 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 the Initial Point being a 5/8" iron rebar with plastic cap marking the southeast corner of Lot 3 in Block 6 of Cascade Village Unit No. 6, according to the official plat thereof, now of record in Jackson County, Oregon; thence North 00°12'00" East (plat record North 00°12'40" East), along the east boundary of said Block 6 and the east boundaries of Cascade Village Unit No. 7 and 9, according to the official plats thereof, now of record in Jackson County, Oregon, 955.45 feet (record 955.00 feet) to the southwest corner of Lot 15 of Brie Terrace Subdivision, according to the official plat thereof, now of record in Jackson County, Oregon; thence South 89°47'45" East, along the south boundary of said Brie Terrace Subdivision and its easterly extension to and along the south boundary of Clear Sky Estates Subdivision, according to the official plat thereof, now of record in Jackson County, Oregon, 1676.87 feet (record South 89°48'00" East 1676.50 feet) to the southeast corner of said Clear Sky Estates Subdivision; thence South 00°11'40" West, to and along the east boundary of that tract described in deed recorded as No. 79-14898 of the Official Records of Jackson County, Oregon, 955.34 feet (record South 00°11'40" West 955.00 feet) to the north right of way line of Avenue "C"; thence North 89°48'00" West, along said north right of way line, 1676.96 feet (deed record 1676.59 feet) to the initial point of beginning.

NARRATIVE:

PURPOSE: To survey, monument, and plat the exterior boundary of the tract described in deed recorded as No. 94-14431 O.R. and subdivide said tract into 4 Lots as approved by Jackson County Planning Action File 2001-06-S.

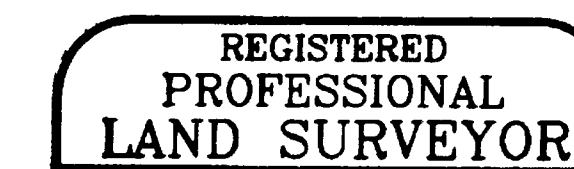
PROCEDURE: A review of Survey Nos. 1868 and 1964 shows that the intent of Surveyor Edward McGinty, PLS No. 301, was that Antelope Road and Avenue C were to be parallel and a certain distance apart. Since our firm has developed an extensive control network which covers a majority of the White City area, the following analysis was used to determine the placement of Avenue C and the boundary of the subject property to be subdivided: 1. The monumented East boundary of Cascade Village Units No. 6, 7, and 9, as shown, was held as the subject property's West boundary. The distance West to said West boundary from the monumented intersection of Antelope Road and 24th Street of 415.96 feet was in agreement with the record distance of 415.94 feet per Survey No. 1868. The initial point of Brie Terrace Subdivision was held as the Northwest corner of the subject property and the record bearing of South 00°12'00" West from said corner was in agreement with found monuments as shown. 2. The north boundary of the subject property was determined by holding the initial point of Brie Terrace Subdivision and inverting to the initial point of Clear Sky Estates Subdivision. Monuments along the south boundary of said subdivision were previously located but have since been destroyed by the improvements along Avenue E. These monuments were in agreement with the line created by aforesaid inverse. New monuments were placed as shown along with monuments to mark the "Area to be Dedicated." 3. The east boundary of the subject property was determined by holding the initial point of Clear Sky Estates Subdivision and traversing the record bearing of South 00°11'40" West from said monument. As shown on Sheet 2, the badly bent 5/8 inch smooth pin 30.00 feet south of the said initial point was replaced and found to be on line. 4. A thorough review of the location of Avenue C was completed. Documentation from Survey Nos. 1868, 1964, 6949, 7317, 11030, 12937, 13974, 15886, 16385, and 16649 was considered and it would appear from the evidence of said surveys that a majority of the surveys south of Avenue C held the monumented centerline of said Avenue C or the record dimensions between Antelope Road and Avenue C as shown on Survey Nos. 1868 and 1964. Other surveys north of Avenue C indicate they are holding certain found monuments along the north line of Avenue C per Survey No. 1964 as the north right of way line. This would make the right of way width of Avenue C 60.30 feet wide in some cases whereas the original intent was that Avenue C be 60 feet wide. Different narratives indicate that either O.D.O.T. (S/N 16385) or Jackson County Public Works (S/N 15886) have set PK nails at street intersections to represent the original locations of previously found monuments. I have elected to ignore the positions of these found PK nails and have determined the north line of the 60.00 foot wide strip of land known as Avenue C to be parallel with the monumented centerline of Antelope Road between 24th Street and Atlantic Avenue and 790.47 feet North of and normal to said monumented centerline. This analysis will be in harmony with many surveys along the south side of Avenue C and in agreement with Survey No. 16649.

BASIS OF BEARING: Centerline of Antelope Road per Survey No. 1868

36-1W-21B, TL 1000

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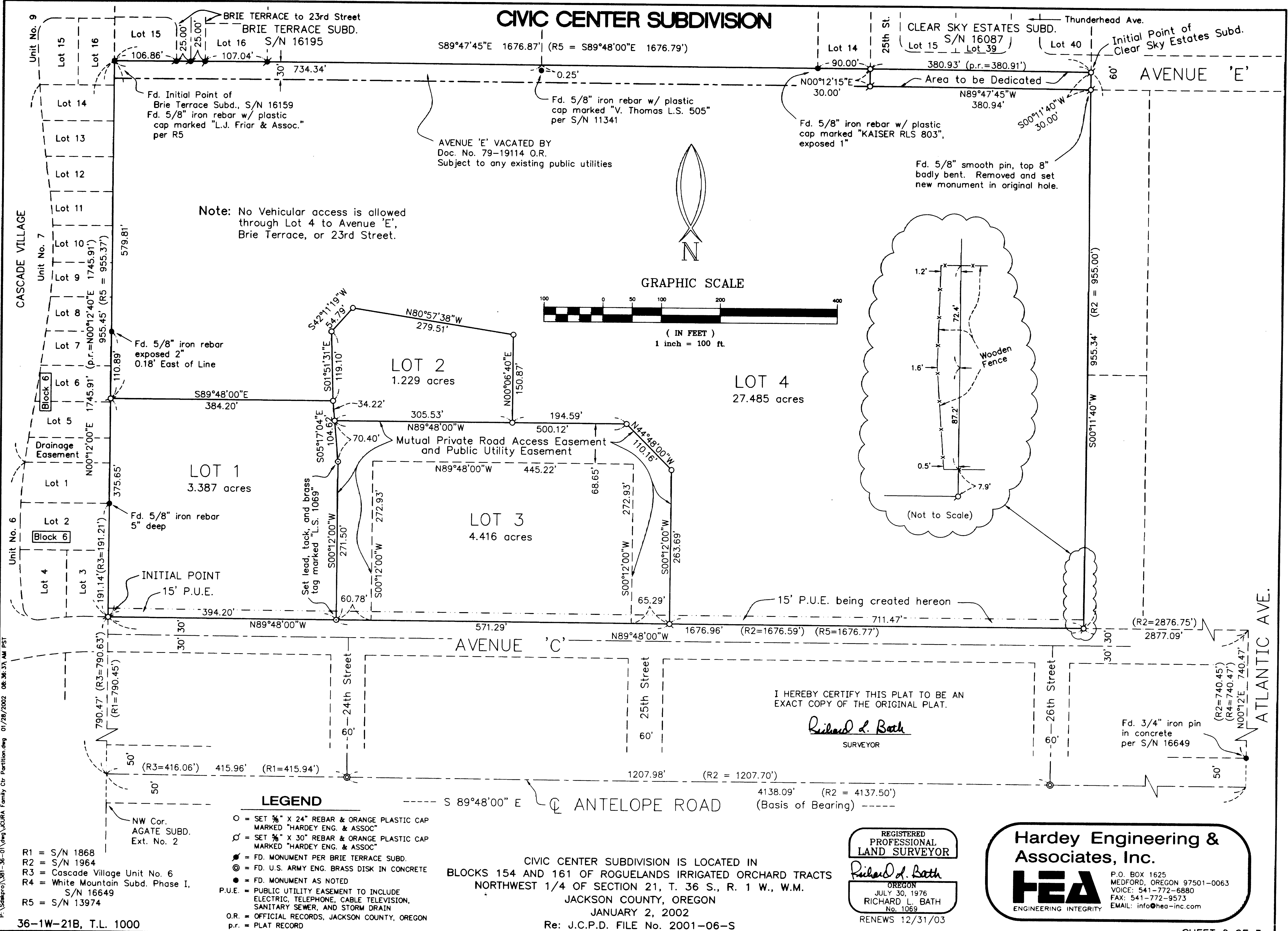
Richard L. Bath SURVEYOR



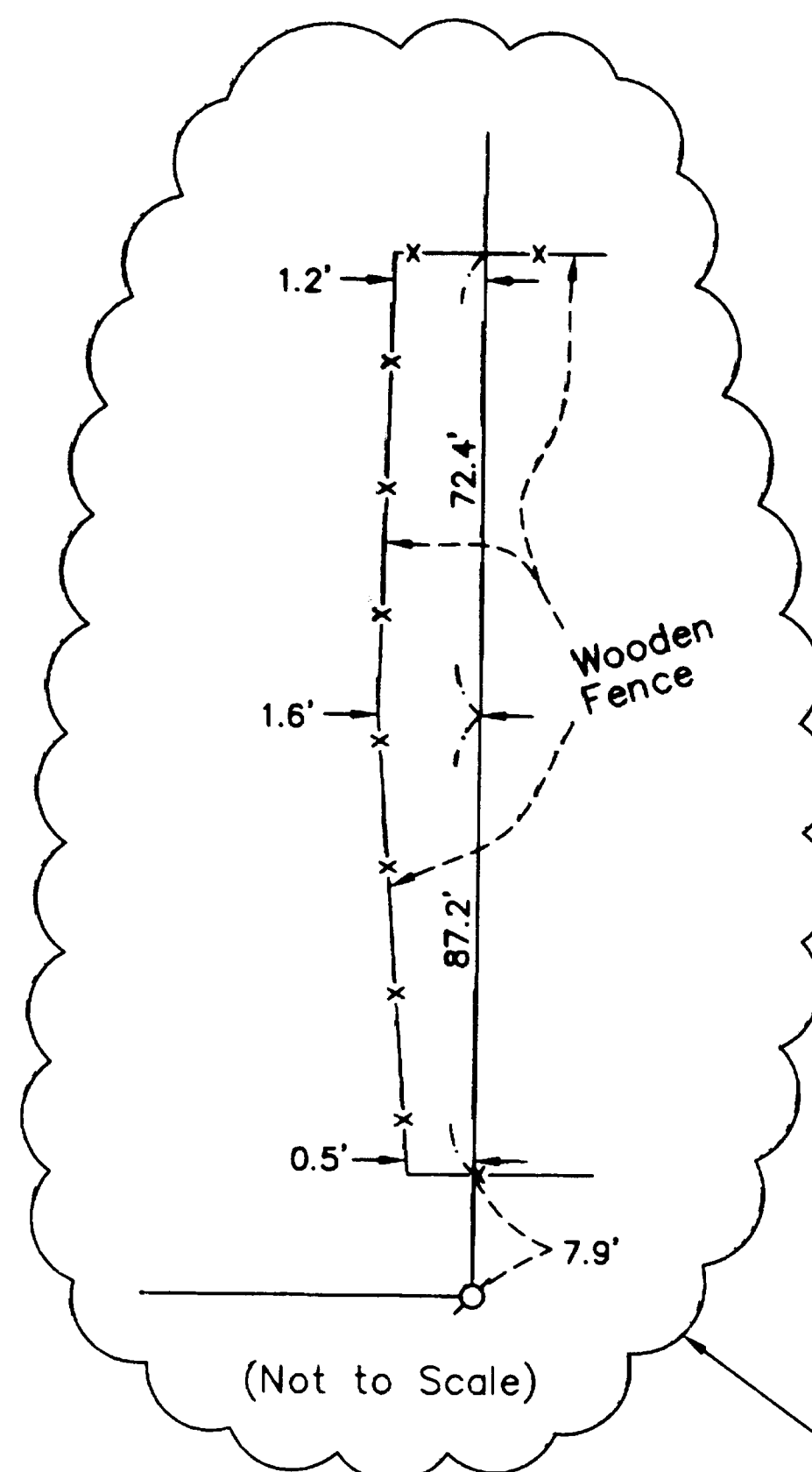
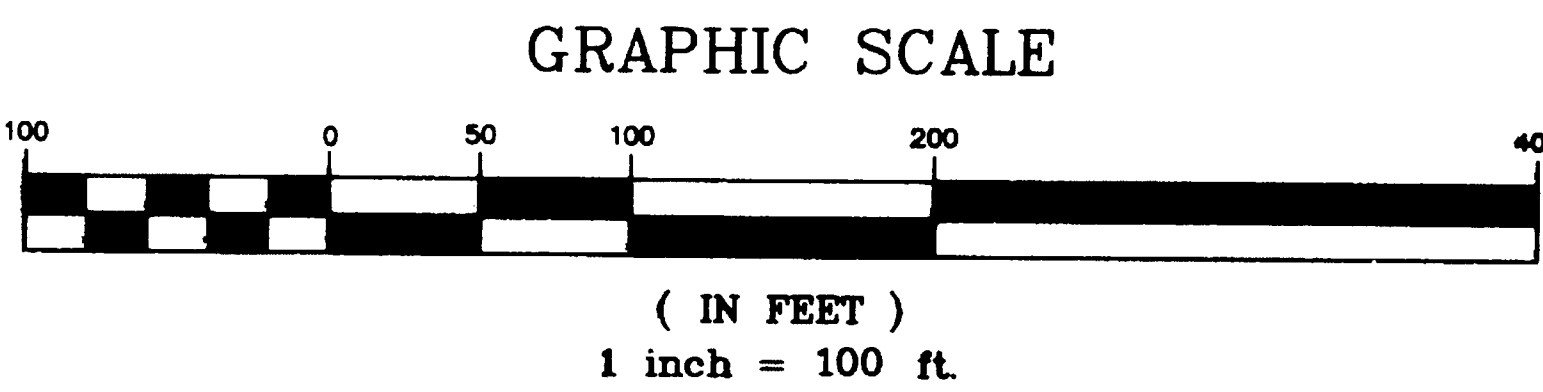
Richard L. Bath OREGON JULY 30, 1976 RICHARD L. BATH No. 1069 RENEWS 12/31/03

Hardey Engineering & Associates, Inc. HEA ENGINEERING INTEGRITY P.O. BOX 1625 MEDFORD, OREGON 97501-0063 VOICE: 541-772-6880 FAX: 541-772-9573 EMAIL: info@hea-inc.com

CIVIC CENTER SUBDIVISION



Note: No Vehicular access is allowed through Lot 4 to Avenue 'E', Brie Terrace, or 23rd Street.



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SURVEYOR

- LEGEND**
- = SET 3/8" X 24" REBAR & ORANGE PLASTIC CAP MARKED "HARDEY ENG. & ASSOC"
 - ⊙ = SET 3/8" X 30" REBAR & ORANGE PLASTIC CAP MARKED "HARDEY ENG. & ASSOC"
 - = FD. MONUMENT PER BRIE TERRACE SUBD.
 - ⊗ = FD. U.S. ARMY ENG. BRASS DISK IN CONCRETE
 - = FD. MONUMENT AS NOTED
 - P.U.E. = PUBLIC UTILITY EASEMENT TO INCLUDE ELECTRIC, TELEPHONE, CABLE TELEVISION, SANITARY SEWER, AND STORM DRAIN
 - O.R. = OFFICIAL RECORDS, JACKSON COUNTY, OREGON
 - p.r. = PLAT RECORD

CIVIC CENTER SUBDIVISION IS LOCATED IN BLOCKS 154 AND 161 OF ROGUELANDS IRRIGATED ORCHARD TRACTS NORTHWEST 1/4 OF SECTION 21, T. 36 S., R. 1 W., W.M. JACKSON COUNTY, OREGON
JANUARY 2, 2002
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REGISTERED PROFESSIONAL LAND SURVEYOR
Richard L. Bath
JULY 30, 1976
RICHARD L. BATH No. 1069
RENEWS 12/31/03

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- R1 = S/N 1868
- R2 = S/N 1964
- R3 = Cascade Village Unit No. 6
- R4 = White Mountain Subd. Phase I, S/N 16649
- R5 = S/N 13974

36-1W-21B, T.L. 1000

134/11