CANDLEWOOD SUBDIVISION, PHASES 3, 4 AND 5 (A PLANNED COMMUNITY) LOCATED IN:

THE S.W. 1/4 AND S.E. 1/4 OF SECTION 14
AND THE N.W. 1/4 AND N.E. 1/4 OF SECTION 23,
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN,
CITY OF MEDFORD, JACKSON COUNTY, OR.

Date //- 2 Y - 6 By 6B

This survey Consists of:

4 sheet(s) Map

_D_page(s) Narrative

JACKSON COUNTY

SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that we KEYWEST PROPERTIES, a partnership, are the owners in fee simple of the land hereon described, and have subdivided the same into lots, tracts, and streets as shown hereon, 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 the subdivision and do hereby dedicate to the public for public use the streets shown hereon, together with those easements labeled as public utility easements, we also hereby grant to the City of Medford in fee simple the area portrayed and designated hereon as thirty foot street plugs, by its approval of this plat, the City of Medford declares that upon dedication of the extension of the affected street, it thereby dedicates the street plugs for public street purposes. We also hereby create the private storm drainage easements for installation and maintenance of storm drainage facilities across Lots 7–9 for the benefit of the owners, heirs, and assignees of Lots 7 and 8, across Lots 10 and 90–92 for the benefit of the owners, heirs and assignees of Lots 90–93, across Lots 11 and 101–103 for the benefit of the owners, heirs and assignees of Lots 13 and 14, across Lots 42 and 115–120 for the benefit of the owners, heirs and assignees of Lots 42, 114–125, 120 for the benefit of the owners, heirs and assignees of Lots 42, 114–125, 120 for the benefit of the owners, heirs and assignees of Lots 42, 114–125, 120 for the benefit of the owners, heirs and assignees of Lots 42, 114–125, 120 for the benefit of the owners, heirs and assignees of Lots 42, 114–125, 120 for the benefit of the owners, heirs and assignees of Lots 42, 114–125, 120 for the benefit of the owners, heirs and assignees of Lots 42, 114–125, 120 for the benefit of the owners, heirs and assignees of Lots 42, 114–125, 120 for the benefit of the owners, heirs and assignees of Lots 42, 114–125, 120 for the benefit of the owners, heirs and assignees of Lots 42 for the benefit of the owners, heirs and assignees of

DECLARATION * * *

private storm drainage easements for installation and maintenance of storm drainage facilities across Lots 7–9 for the benefit of the owners, heirs, and assignees of Lots 7 and 8, across Lots 10 and 90–92 for the benefit of the owners, heirs and assignees of Lots 90–93, across Lots 11 and 101–103 for the benefit of the owners, heirs and assignees of Lots 100–103, across Lots 12 and 13 for the benefit of the owners, heirs and assignees of Lots 42 and 115–120 for the benefit of the owners, heirs and assignees of Lots 42, 114–125, across Lots 133–140 for the benefit of the owners, heirs and assignees of Lots 29, 132–139, across Lots 30–33, for the benefit of the owners, heirs and assignees of Lot 22 and 31–33, across Lots 25 and 26 for the benefit of the owners, heirs and assignees of Lots 24, 25 and 27, across Lots 54–56 and Lots 76–79 for the benefit of the owners, heirs and assignees of Lots 54–56 and Lots 76–79. We also do hereby grant to the City of Medford an easement for access and for installation and maintenance of sanitary sewer facilities, across Lots 53 and 54, and Tract "A" as shown hereon. We hereby designate the subdivision as CANDLEWOOD SUBDIVISION PHASES 3, 4 AND 5.

John Schleining Larvan, Inc.

KEYWEST PROPERTIES

IN WITNESS WHEREOF, I have set my hand and seal this 19th day of chock, 2005.

STATE OF OREGON)
County of Jackson)ss.

OFFICIAL SEAL
STEPHANIE D. SUSI
NOTARY PUBLIC-OREGON
COMMISSION NO. 355429
MY COMMISSION EXPIRES APR. 30, 2006

C.A. Galpin Galpin, L.L.C.

IN WITNESS WHEREOF, I have set my hand and seal this day of whom, 2005

STATE OF OREGON)
County of Jackson)ss

The foregoing instrument was acknowledged before me this _______ day of ________, 2005, by C.A. Galpin, as an authorized member of GALPIN, LLC, an Oregon Limited Liability Company (partner of

Before me: Notary



-For order of the County Court approving this plat see Volume_____, Page_____of Count -Commissioners Journal of Proceedings.

RECORDING:

Filed for record this 28th day of November, 2005 at 590'Clock P.M. and recorded in Volume 31 of Plats at Page 10 of records of Jackson County, Oregon.

Kathley Beckett

County Clerk

Deputy

Deputy

PROFESSIONAL LAND SURVEYOR

I certify this plat to be an

Daugles C. MiMile

exact photocopy of the original.

Dougle C. Mc Mulvo OREGON JULY 18, 1980 DOUGLAS C. McMAHAN No. 1913 RENEWS 12/31/06

* * * SURVEYOR'S CERTIFICATE

STATE OF OREGON)
County of Jackson) ss.

I, Douglas C. McMahan, 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 and the plat is a correct representation of the same, and the following is an accurate description of the tract. BEGINNING at a point for the Northwest corner of Lot 252 in HAMPTON PLACE SUBDIVISION, PHASE 6 in the City of Medford, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being the INITIAL POINT OF BEGINNING; thence along the boundary of said subdivision, South 00°02'32" West 7.50 feet; thence North 89°29'21" West 1367.20 feet to the Northwest corner thereof; thence along the Westerly boundary of said subdivision. South 00°30'19" East 65.39 feet; thence continue along said Westerly boundary and the Westerly boundary of HAMPTON PLACE SUBDIVISION, PHASES 2-5, according to the Official Plats thereof, now of record in said Jackson County, South 00°00'37" East 1474.77 feet to a point for the Southwest corner of said HAMPTON PLACE SUBDIVISION, PHASE 2, said point being on the Northerly right—of—way line of Rossanley Drive, as described per Instrument No. 00—09125 of the Official Records of said Jackson County; thence North 89°19'29" West along said right—of—way line 30.00 feet to a point on the Westerly boundary of tract described per Instrument No. 98-07397 said Official Records; thence North 00°00'37" West along said Westerly boundary, 1474.28 feet; thence continue along said boundary North 00°30'19" West 1137.00 feet to the Northwest corner thereof; thence along the Northerly boundary of said tract, South 89°55'10" East 993.84 feet; thence South 01°18'35" West 295.62 feet: thence South 85°04'55"East 644.43 feet to the Northwest corner of SAGE ROAD INDUSTRIAL PARK-UNIT 4, a subdivision in the City of Medford, according to the Official Plat thereof, now of record in said Jackson County; thence South 00°02'32" West along the Westerly boundary of said subdivision 182.90 feet; thence leaving said boundary, North 89°29'21" West 120.00 feet; thence continue North 89°29'21" West 67.66 feet; thence along the arc of a 20.00 foot radius curve to the right (the long chord to which bears North 67°28'02" West 15.00 feet) an arc distance of 15.37 feet; thence South 11°14'01" West 37.52 feet; thence along the arc of a 20.00 foot radius curve to the right (the long chord to which bears North 80°20'53" East 7.06 feet) an arc distance of 7.10 feet; thence South 89°29'21" East 79.84 feet; thence South 00°02'32" West 513.02 feet to the Northeast corner of the aforementioned Lot 252 of HAMPTON PLACE SUBDIVISION, PHASE 6; thence North 89°29'21" West along the Northerly boundary of said Lot 252, a distance of 100.00 feet to the INITIAL POINT OF BEGINNING.

> Dangles C. Me Maln SURVEYOR

* * * APPROVALS * * *

MEDFORD CITY PLANNING:

I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

November 17,2005

Planning Director

Examined and approved this 20th day of October, 2005.

City Engineer

City Surveyor

Examined and approved as required by O.R.S. 92.100 as of November 28, 2005.

Assessor, Department of Assessment

Carse & Junson Deputy

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of <u>Murentur 28</u>, 2005.

INDEX OF SHEETS

SHEET 2 OF 4
SHEET 3 OF 4
SHEET 3 OF 4
SHEET 4 OF 4

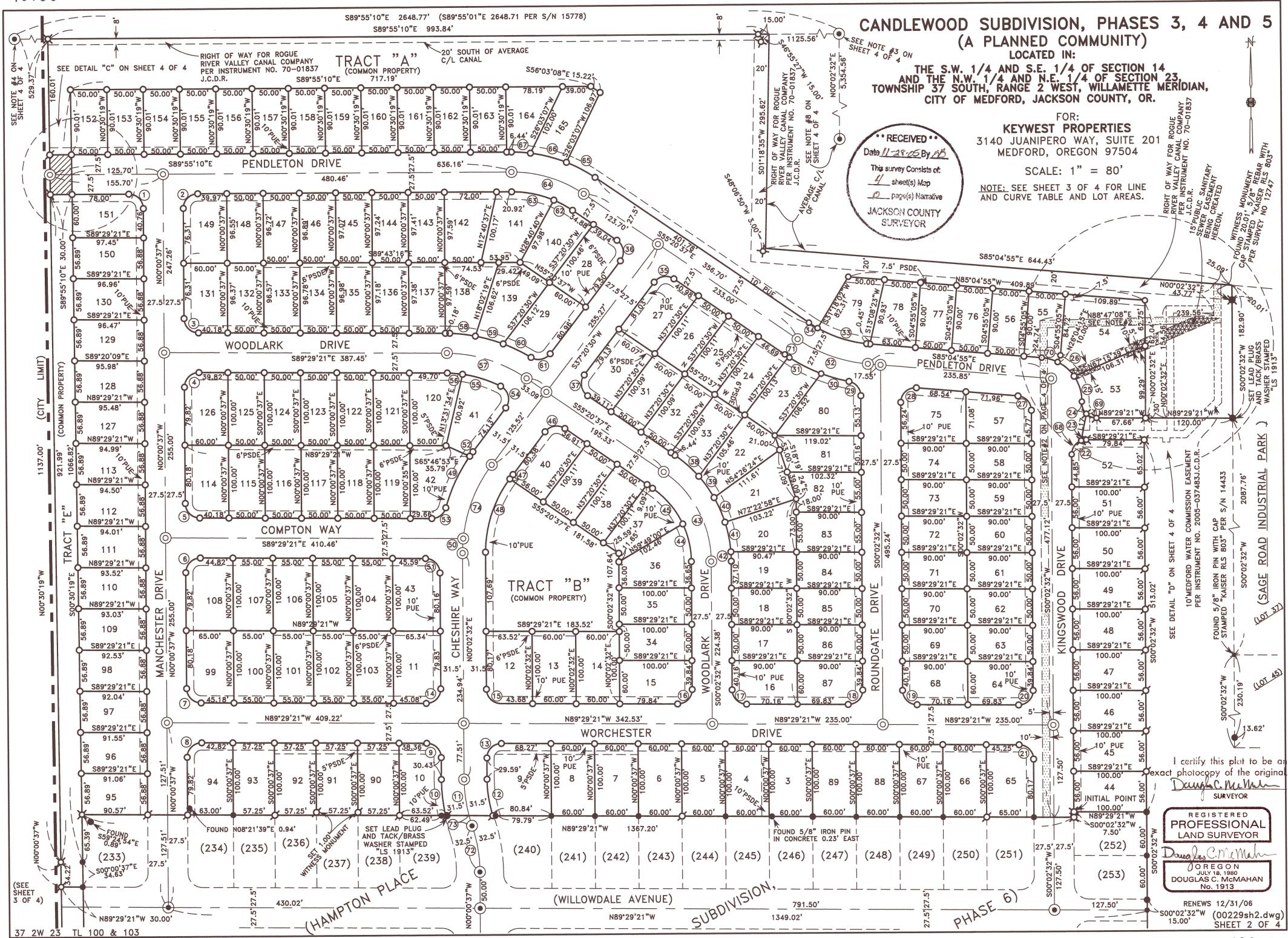
NORTHERLY PORTION OF SUBDIVISION MAP,
LEGEND, LINE, CURVE, AND LOT AREA TABLES
DETAIL MAPS, SURVEY NARRATIVE AND NOTES

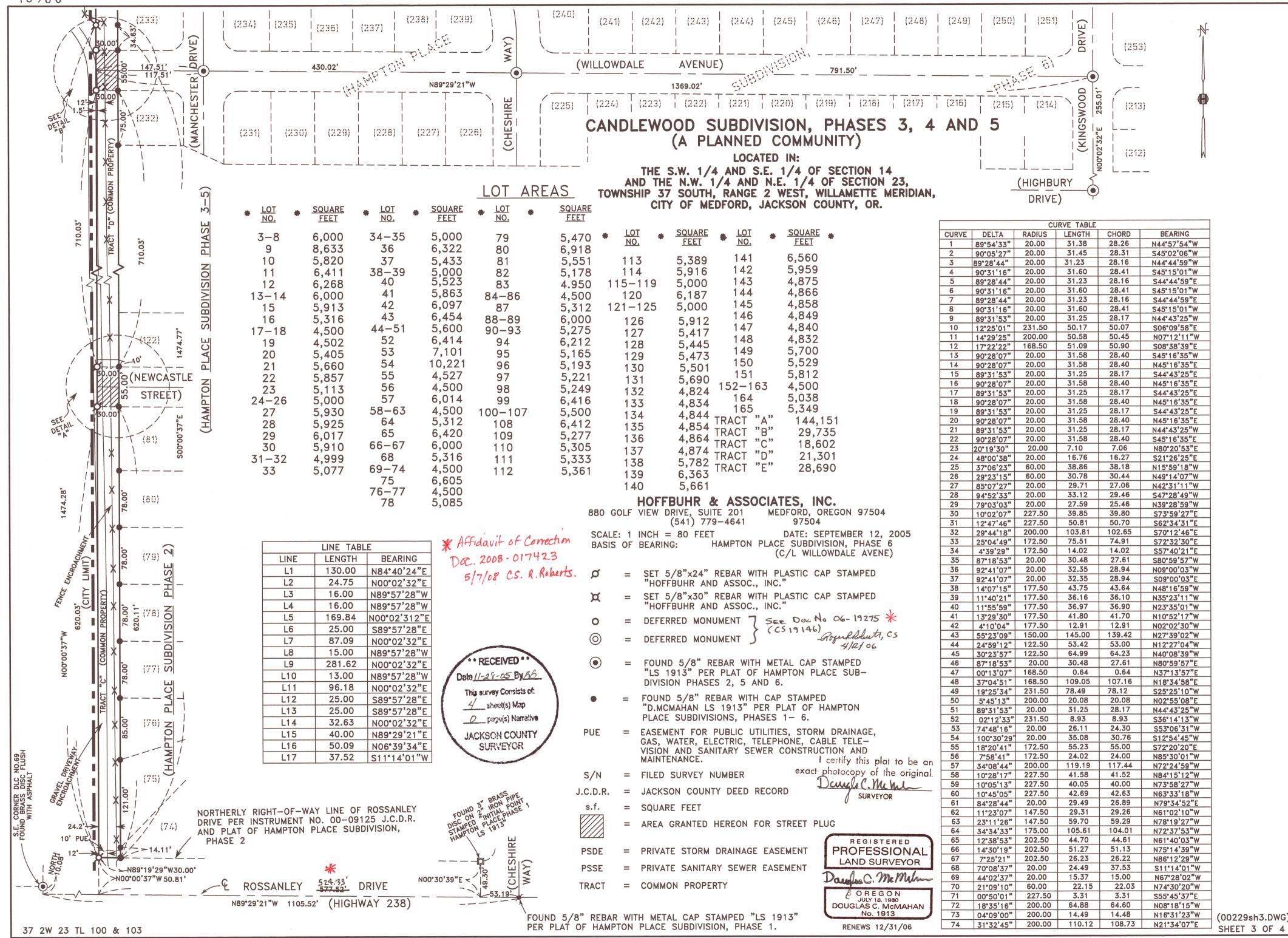
APPROVED FOR RECORDING:

County Commissioner/Administrator

//-28-05 Date

(00229S1.DWG) SHEET 1 OF 4





CANDLEWOOD SUBDIVISION, PHASES 3, 4 AND 5 (A PLANNED COMMUNITY)

LOCATED IN: THE S.W. 1/4 AND S.E. 1/4 OF SECTION 14 AND THE N.W. 1/4 AND N.E. 1/4 OF SECTION 23. TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF MEDFORD, JACKSON COUNTY, OR.

ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN MARCH 1, 2006.

Daugles C. Mc Muh

DETAIL "C"

PENDLETON

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT NO. 06-19275 OF THE OFFICIAL RECORDS THIS 12 DAY OF April , 2006

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT AND PREPARE FINAL PLAT OF CANDLEWOOD SUBDIVISION, PHASES 3, 4 AND 5 PER THE CITY OF MEDFORD PLANNING FILE NO. PUD 04-101 AND AS PER THE CLIENTS REQUEST.

PROCEDURE: UTILIZING FOUND MONUMENTATION AND INFORMATION PER PLATS OF HAMPTON PLACE SUBDIVISION, PHASES 1, 2, 5 AND 6, AND PER FILED SURVEYS NO. 5141, 6680, 8776, 10471 AND 16,327, FOR CONTROL, I ESTABLISHED PROPER MONUMENTS AS SHOWN HEREON. INSTRUMENTS NO. 96-31879 AND 98-07397, JACKSON COUNTY DEED RECORDS, WERE USED TO DETERMINE CLIENTS PROPERTY BOUNDARIES. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

NOTES:

- 1.) UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEG-ETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY RE-QUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUC-TURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTER-FERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.
- 2.) A PORTION OF THE 10' MEDFORD WATER COMMISSION EASEMENT PER INSTRUMENT NO. 03-82560 J.C.D.R. TO BE REMOVED.
- "T35S R2W 3.) FOUND NE CORNER DLC NO. 73 BRASS CAP STAMPED C.S.
- 4.) FOUND NW CORNER DLC NO. 73 2 1/2" BRASS CAP 16" DEEP PER S/N 15778.
- 5.) THE OWNERS OF LOTS WITHIN ALL PHASES OF CANDLEWOOD SUBDIVISION ACK-NOWLEDGE THAT THE SUBDIVISION IS LOCATED WITHIN TWO HUNDRED (200') FEET OF EXCLUSIVE FARM USE LAND. NEARBY RESIDENCES MAY BE SUBJECTED TO NOISE, DUST, ODOR, SPRAY RESIDUE AND OTHER TYPES OF SUBSTANCES, PRODUCTS AND EFFECTS INCIDENTAL TO COMMON, CUSTOMARY AND ACCEPTED FARM PRACTICES.
- 6.) THE RECORD OWNERS, THEIR HEIRS, LEGAL REPRESENTATIVES, ASSIGNS, AND LESSES HEREBY ACKNOWLEDGE AND AGREE TO ACCEPT BY THE PLACEMENT OF THIS COVENANT OR THE ACCEPTANCE OF AND RECORDING OF THIS INSTRUMENT, THAT THE PROPERTY HEREIN DESCRIBED IS SITUATED NEAR LAND PLANNED AND ZONED BY THE CITY OF MEDFORD AND JACKSON COUNTY FOR INDUSTRIAL LAND USES, AND AS SUCH MAY BE SUBJECTED TO COMMON, CUSTOMARY, AND ACCEPTED INDUSTRIAL PROCESSING AND MANUFACTURING PROCESSING AND MANUFACTURING PRACTICES THAT OCCUR ON A 24-HOUR BASIS. SAID PRACTICES ORDINARILY AND NECESSARILY PRODUCE NOISE, DUST, HEAT, GLARE, HEAVY TRUCK OR OTHER TRAFFIC, SMOKE, VAPOR, VIBRATION, ODORS, FUMES AND OTHER TYPES OF VISUAL, ODOR, OR NOISE IMPACTS WHICH LOT OWNERS AND THEIR ASSIGNS ACCEPT AS NORMAL AND NECESSARY INDUSTRIAL PRACTICES AND PART OF THE RISK OF PURCHASING, LEASING OR RENTING A STRUCTURE AND LIVING NEAR AN INDUSTRIAL AREA.
- 7.) EASEMENT AND SETTLEMENT AGREEMENT, BY AND BETWEEN ROGUE RIVER VALLEY IRRIGATION DISTRICT AND C.A. GALPIN AND JOHN SCHLEINING PER INSTRUMENT NO. 00-47971 OF THE OFFICIAL RECORDS OF JACKSON COUNTY AFFECTS THIS PROPERTY. A SPECFIC LOCATION IS NOT GIVEN.
- 8.) FOUND SE CORNER DLC NO. 73 -3" BRASS DISC IN MONUMENT CASE STAMPED

"JACKSON COUNTY T37S R2W SE DLC COR 73 CONTROL MONUMENT"

DOUGLAS C. McMAHAN No. 1913

RENEWS 12/31/06

SEE NOTE#2 54 PENDLETON DRIV 57 10' PUE_ 27.5 **←**10' PUE 51 (NOT TO SCALE) MEDFORD INSTRUME 10° PER RECEIVED Date 11-28-05 By 86 REGISTERED This survey Consists of: PROFESSIONAL 4___ sheet(s) Map LAND SURVEYOR I certify this plat to be an exact photocopy of the original. D page(s) Narrative Jourglas C. McMahn

Dang lo C. Mu Mil

SURVEYOR

JACKSON COUNTY

SURVEYOR

30.00' 10' PUE (NOT TO SCALE) DETAIL "A" NEWCASTLE STREET (NOT TO SCALE) DETAIL "B" WILLOWDALE

37 2W 23 TL 100 & 103

AVENUE

(00229sh4.dwg)

SHEET 4 OF 4

18985

(NOT TO SCALE)

Jackson County Official Records 2008-017423
R-ACO
05/07/2008 40:40:24

Cnt=1 Stn=10 ALONZO 5/07/2008 10:10:31 AM



Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

 Christine Walker - County Clerk

HOFFBUHR & ASSOCIATES, INC. 880 Golf View Drive #201 Medford, Oregon 97504

18985

(503) 779-4641

AFFIDAVIT OF CORRECTION Pursuant to O.R.S. 209.225

I, Douglas C. McMahan, Registered Professional Land Surveyor of the State of Oregon, No. 1913, do hereby state that I have discovered a drafting error on my Plat of CANDLEWOOD SUBDIVISION, PHASES 3, 4 AND 5, filed for record the 28th day of November, 2005, and recorded in the Office of the Jackson County Surveyor as: County Surveyor File No. 18985.

Douglas C. McMahan, L.S. 1913

PROFESSIONAL
LAND SURVEYOR

Dauglo C. Mr. Mal
ØREGON
JULY 18, 1980
DOUGLAS C. McMAHAN
NO. 1913

D. 2008

Renews 12/31/08

1701 29 A.D. 2008

) ss.

Personally appeared the above named Douglas C. McMahan, a Registered Professional Land Surveyor, and acknowledged the forgoing instrument to be his voluntary act and deed.

Before me:

The correction is:

STATE OF OREGON

County of Jackson

(On sheet the distance between the words "ROSSANLEY" and

OFFICIAL SEAL
P. ELWIN GRIFFITH
NOTARY PUBLIC-OREGON
COMMISSION NO. 380924

MY COMMISSION EXPIRES MAY 18, 2008

"DRIVE" to the west of Cheshire Way)

As filed:

"577.52"

Change to: "524:33"

May 1, 2008

The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

Date

Jackson County Surveyor

(ham2affcor.dcm)

This survey Consists of:

Caheet(s) Map

page(e) Narrative

JACKSON COUNTY
SURVEYOR

11/10