

CANDLEWOOD SUBDIVISION, PHASES 1, 2 AND 6 (A PLANNED COMMUNITY)

LOCATED IN:

THE S.E. 1/4 OF SECTION 14, AND THE N.E. 1/4 OF SECTION 23
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON
INCLUDES A REPLAT OF A PORTION OF TRACT "A" OF
CANDLEWOOD SUBDIVISION, PHASES 3, 4 AND 5.

For:
CLIMATE CONTROL MINI STORAGE, LLC
3030 ADAMS CIRCLE
MEDFORD, OREGON 97504

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT, CLIMATE CONTROL MINI STORAGE, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PARCEL OF REAL PROPERTY SITUATED IN JACKSON COUNTY, OREGON AND HAS CAUSED THE SAME TO BE SURVEYED, MAPPED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THOSE AREAS LABELED HEREON AS PUBLIC UTILITY EASEMENTS.

CLIMATE CONTROL MINI STORAGE LLC:

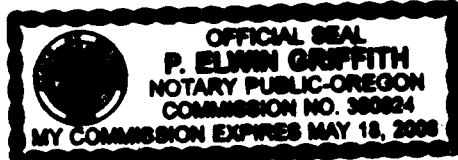
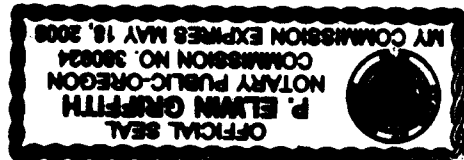
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 22 DAY OF May, 2007.

STATE OF OREGON)
County of Jackson)ss.

Lloyd A. Bendickson
LOYD A. BENDICKSON, MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF May, 2007,
BY LLOYD A. BENDICKSON AS A MEMBER OF CLIMATE CONTROL MINI STORAGE LLC.

BEFORE ME: P. Elwin Griffith
Notary



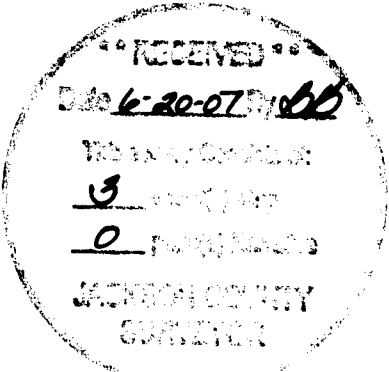
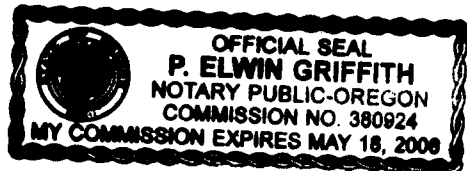
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 24 DAY OF May, 2007.

STATE OF OREGON)
County of Jackson)ss.

Gary W. Bendickson
GARY W. BENDICKSON, MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF May, 2007,
BY GARY W. BENDICKSON AS A MEMBER OF CLIMATE CONTROL MINI STORAGE, LLC.

BEFORE ME: P. Elwin Griffith
Notary



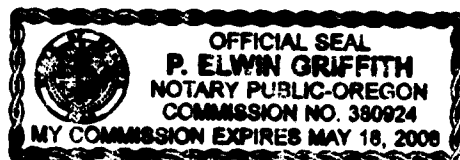
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 22 DAY OF May, 2007.

STATE OF OREGON)
County of Jackson)ss.

Dennis Sullivan
DENNIS SULLIVAN, MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF May, 2007,
BY DENNIS SULLIVAN AS A MEMBER OF CLIMATE CONTROL MINI STORAGE, LLC.

BEFORE ME: P. Elwin Griffith
Notary



APPROVED FOR RECORDING:

Dwight Smart
County Commissioner/Administrator

June 20, 2007
Date

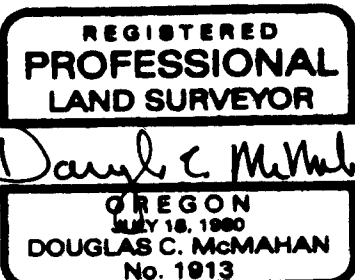
I certify this plat to be an exact photocopy of the original.
Douglas C. McMah
SURVEYOR

RECORDING:

Filed for record this 20th day of June, 2007 at 10:36 O'Clock A.M. and recorded in Volume 33 of Plats at Page 41 of records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Senya S. Morgan
Deputy



SURVEYOR'S CERTIFICATE:

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 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:

THE INITIAL POINT OF BEGINNING being a point for the Southeast corner of Lot 35 of HAMPTON PLACE SUBDIVISION, PHASE 1, in the City of Medford, according to the Official Plat thereof, now of record in Jackson County, Oregon, said point being on the Easterly boundary of said subdivision; thence North 00°02'32" East along said Easterly boundary and the Easterly boundary of HAMPTON PLACE SUBDIVISION, PHASES 3-6, according to the Official Plats thereof, now of record in said Jackson County, a distance of 1387.55 feet to a point for the Northeast corner of said HAMPTON PLACE SUBDIVISION, PHASE 6, said point also being the Southeast corner of Lot 44 of CANDLEWOOD SUBDIVISION, PHASES 3, 4 AND 5, according to the Official Plat thereof, now of record in said Jackson County; thence continue North 00°02'32" East along the Easterly boundary of said CANDLEWOOD SUBDIVISION, PHASES 3, 4 AND 5, a distance of 513.02 feet; thence continue along said boundary North 89°29'21" West 79.84 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears South 80°20'53" West 7.06 feet) an arc distance of 7.10 feet; thence North 11°14'01" East 37.52 feet; thence along the arc of a 20.00 foot radius curve to the left (the long chord to which bears South 67°28'02" East 15.00 feet) an arc distance of 15.37 feet; thence South 89°29'21" East 67.66 feet, to a point for the Southeast corner of Lot 53 of said subdivision, said point being on the Westerly boundary of tract described per Instrument No. 2005-033675 of the Deed Records of said Jackson County; thence North 00°02'32" East, along the Westerly boundary of said tract, 192.15 feet to a point on the Northerly boundary of tract described per Instrument No. 98-07397 of the Deed Records of said Jackson County, said point bears North 85°04'55" West 120.44 feet from the Northwest corner of SAGE ROAD INDUSTRIAL PARK, UNIT 4, according to the Official Plat thereof, now of record in said Jackson County; thence South 85°04'55" East along said Northerly boundary, 120.44 feet to said Northwest corner; thence South 00°02'32" West along the Westerly boundary of said SAGE ROAD INDUSTRIAL PARK, UNIT 4 and the Westerly boundary of SAGE ROAD INDUSTRIAL PARK, UNITS 5-7, according to the Official Plats thereof, now of record in said Jackson County, a distance of 2270.66 feet to a point on the Northerly right-of-way line of Rossanley Drive as described per Instrument No. 00-09125, said Deed Records; thence along said right of way line, South 87°05'07" West 129.49 feet; thence North 89°13'50" West 62.94 feet to a point on the Easterly boundary of the aforementioned HAMPTON PLACE SUBDIVISION, PHASE 1; thence along the boundary of said subdivision, along the arc of a 20.00 foot radius curve to the right (the long chord to which bears North 44°35'39" West 28.10 feet) an arc distance of 31.16 feet; thence North 00°02'32" East 144.81 feet; thence South 89°29'21" East 90.00 feet to the INITIAL POINT OF BEGINNING.

*** APPROVALS ***

MEDFORD CITY PLANNING: (FILE NO. PUD-04-101)

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

Robert O. Lott
Planning Director

June 19, 2007
Date

Douglas C. McMahon
SURVEYOR

Examined and approved this 1st day of June, 2007.

Samuel Benson
City Engineer

Paul D. Linn
City Surveyor

Examined and approved as required by O.R.S. 92.100 as of June 20, 2007.

Kena Crawford
Deputy Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095, have been paid as of 6-20, 2007.

J.M. Deputy
Tax Collector

PREMIERWEST BANK, THE UNDERSIGNED BENEFICIARY OF CERTAIN TRUST DEEDS RECORDED MARCH 2, 2003 AS DOCUMENT NO. 2006-010393 AND DOCUMENT NO. 2006-010394 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREON, HEREBY RELEASE FROM THE LIEN OF SAID TRUST DEEDS ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.

IN WITNESS WHEREOF, SIGNED THIS 29th DAY OF May, 2007.

Gene A. Taylor
AUTHORIZED REPRESENTATIVE, PREMIERWEST BANK
TITLE: Vice President

STATE OF OREGON)
COUNTY OF JACKSON)ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF May, 2007, BY Gene A. Taylor, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF PREMIERWEST BANK.

BEFORE ME: Jenny Maddock
Notary

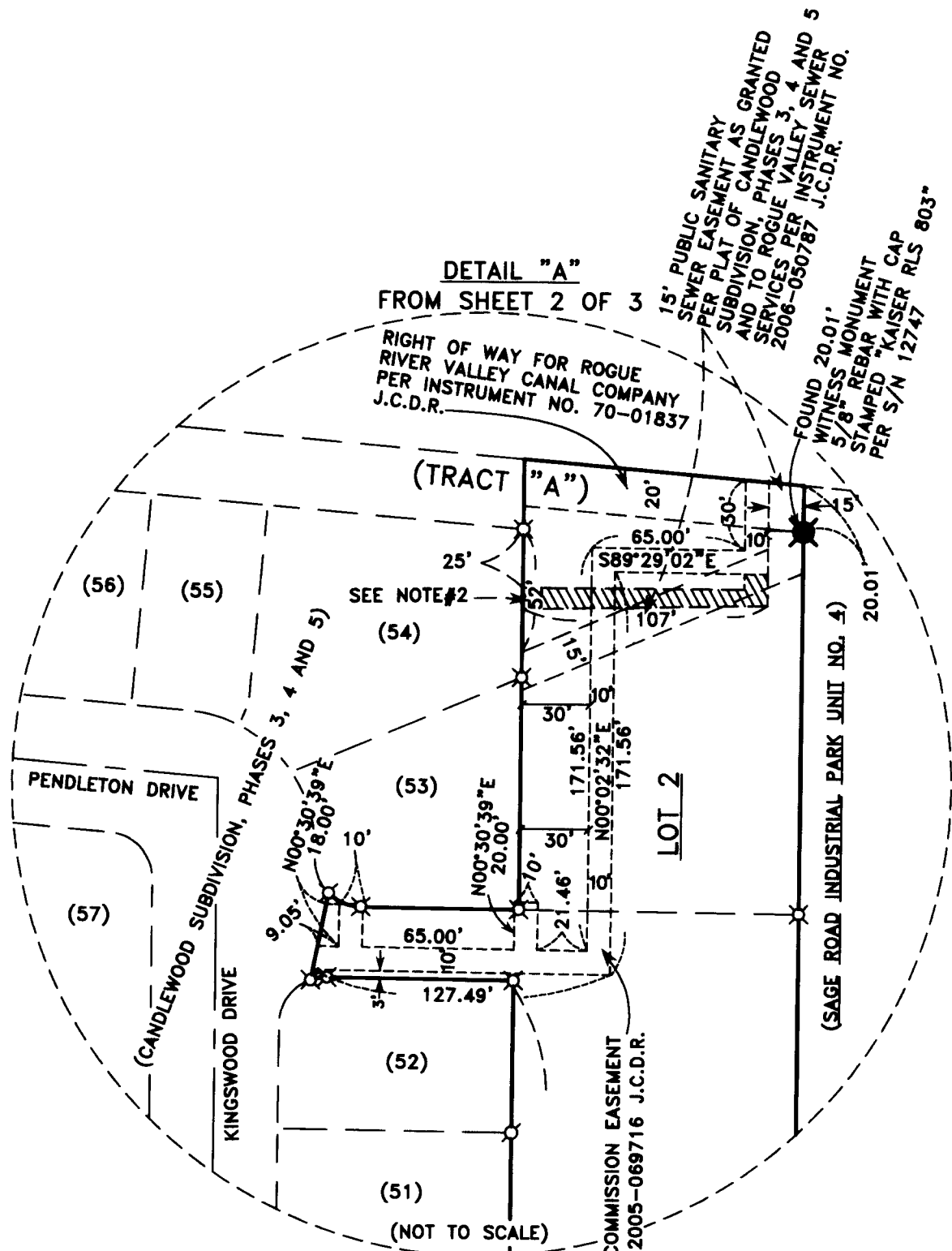


INDEX OF SHEETS
SHEET 2 OF 3 LOT LAYOUT AND SURVEY CONTROL
SHEET 3 OF 3 EASEMENTS AND DETAILS "A" AND "B"
FROM SHEET 2

CANDLEWOOD SUBDIVISION, PHASES 1, 2 AND 6 (A PLANNED COMMUNITY)

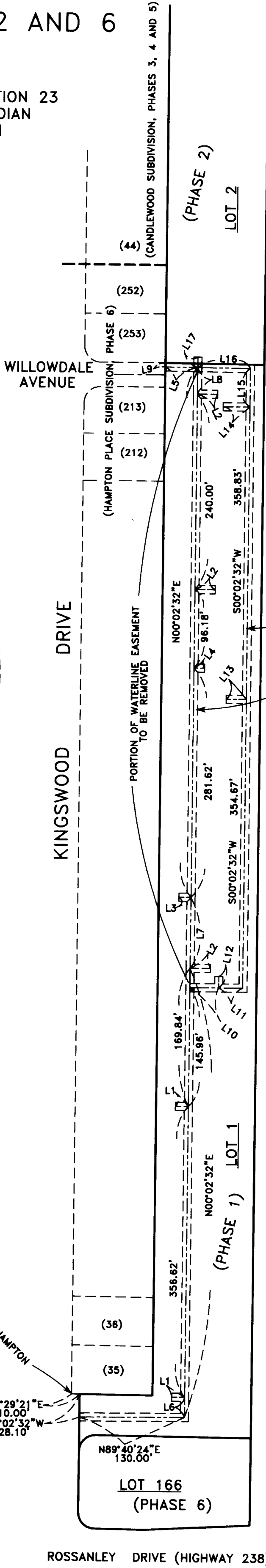
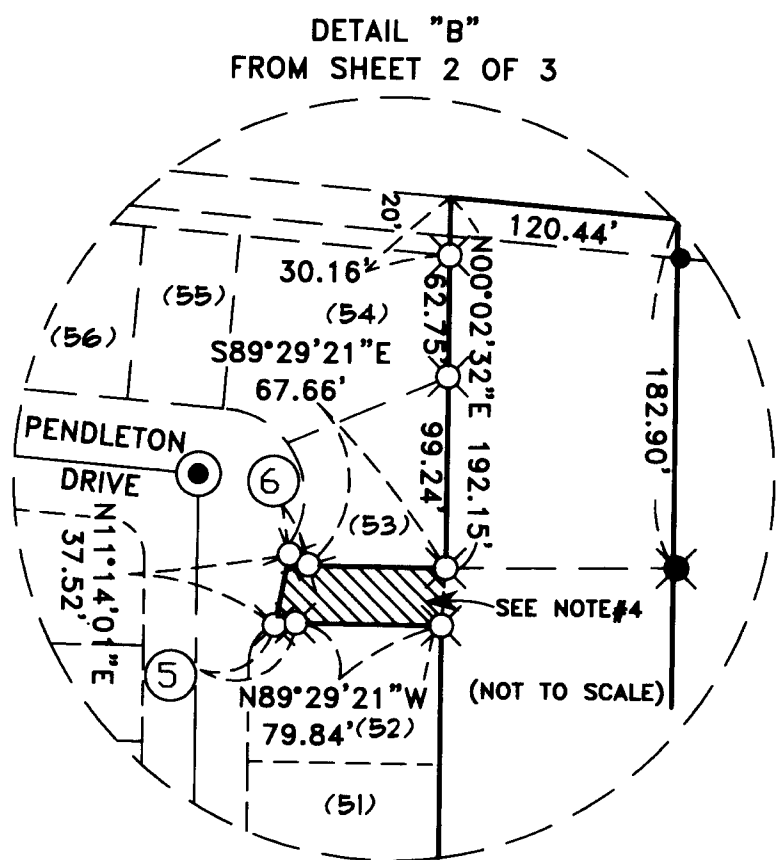
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TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
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INCLUDES A REPLAT OF A PORTION OF TRACT "A" OF
CANDLEWOOD SUBDIVISION, PHASES 3, 4 AND 5.

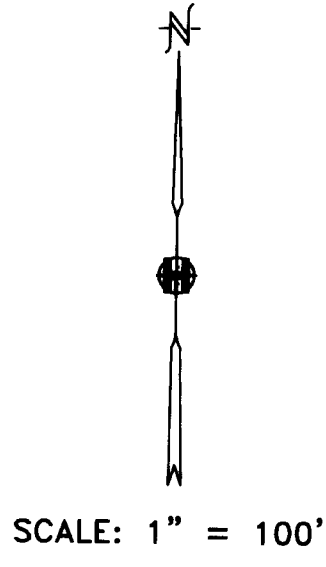


NOTES:

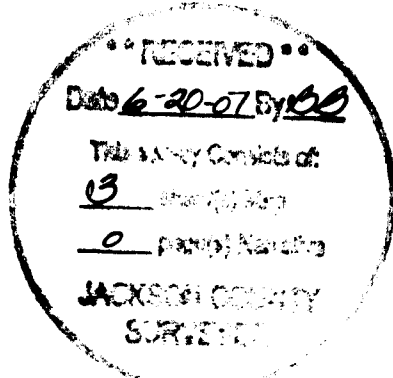
- 1.) NORTH R/W LINE OF ROSSANLEY DRIVE PER INSTRUMENT NO. 00-09125 J.C.D.R. AND MONUMENT PER PLAT OF HAMPTON PLACE SUBDIVISION, PHASE 1.
- 2.) A PORTION OF 10' MEDFORD WATER COMMISSION EASEMENT PER INSTRUMENT NO. 03-82560 J.C.D.R. TO BE REMOVED.
- 3.) SEE SHEET 2 OF 3 FOR ADDITIONAL EASEMENT INFORMATION AND LOCATIONS.
- 4.) ACCESS EASEMENT FOR LOTS 52 AND 53 OF CANDLEWOOD SUBDIVISION, PHASES 3, 4 AND 5, PER INSTRUMENT NO. 2006-023705 J.C.D.R.



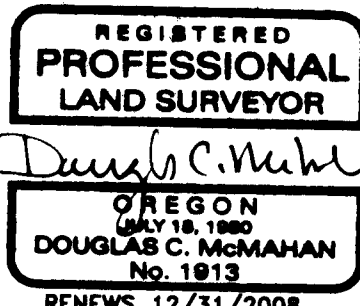
LINE	LENGTH	BEARING
L1	16.00'	N89°57'28"W
L2	25.00'	S89°57'28"E
L3	15.00'	N89°57'58"W
L4	13.00'	N89°57'28"E
L5	40.00'	N89°29'21"W
L6	24.75'	N00°02'32"E
L7	87.00'	N00°02'32"E
L8	32.63'	N00°02'32"E
L9	5.00'	N00°02'32"E
L10	35.55'	WEST
L11	29.45'	WEST
L12	14.00'	NORTH
L13	24.71'	WEST
L14	33.22'	WEST
L15	47.33'	S00°02'32"W
L16	65.13'	N89°29'21"E
L17	13.12'	N03°30'39"E



NOTE:
THIS SHEET IS FOR
EASEMENT INFORMATION.



I certify this plat to be an exact photocopy of the original.
Douglas C. McMahane
SURVEYOR



CANDLEWOOD SUBDIVISION, PHASES 1, 2 AND 6 (A PLANNED COMMUNITY) LOCATED IN:

THE S.E. 1/4 OF SECTION 14, AND THE N.E. 1/4 OF SECTION 23
TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON
INCLUDES A REPLAT OF A PORTION OF TRACT "A" OF
CANDLEWOOD SUBDIVISION, PHASES 3, 4 AND 5.

HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DRIVE, SUITE #201 MEDFORD, OREGON
(541) 779-4641 97504
SCALE: 1" = 100' DATE: MARCH 12, 2007
BASIS OF BEARING: HAMPTON PLACE SUBDIVISION, PHASE 1
(C/L KINGSWOOD DRIVE)

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- = SET LEAD PLUG AND TACK WITH BRASS WASHER STAMPED "LS 1913"
- ⊗ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER PLAT OF CANDLEWOOD SUBDIVISION, PHASES 3, 4, 5 AND 6.
- = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D.MCMAHAN LS1913" PER PLAT OF HAMPTON PLACE SUBDIVISION PHASE 1.
- ⊙ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "LS 1913" IN LOCATION AS PER PLAT OF HAMPTON PLACE SUBDIVISION PHASE 1 AND PHASE 6

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OF THE OREGON REVISED STATUTES.

PURPOSE: TO SURVEY, MONUMENT, AND REPAIR A FINAL SUBDIVISION PLAT PER CITY OF MEDFORD FILE NO. PUD-04-101 AND PER THE CLIENT'S REQUEST.

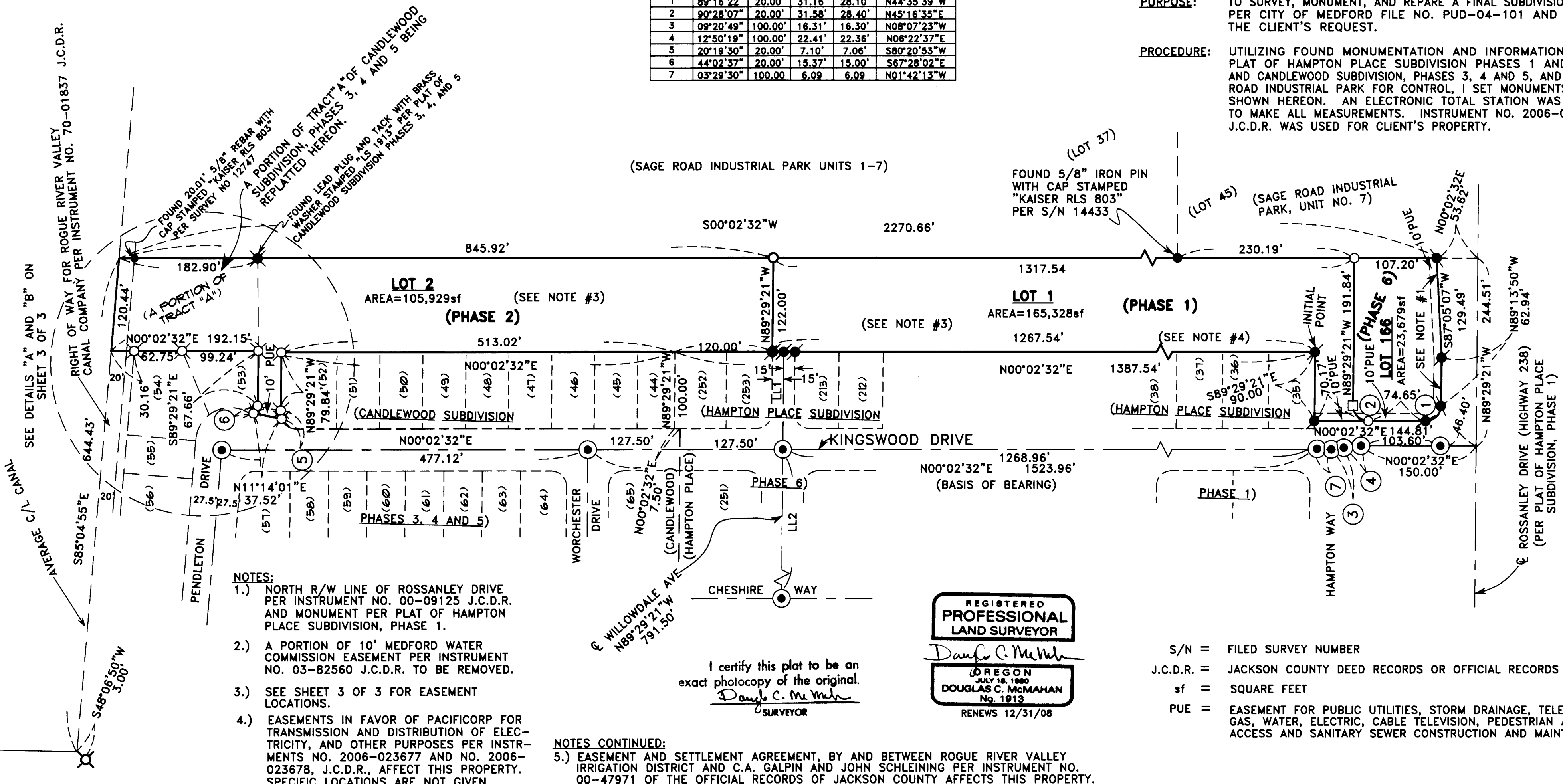
PROCEDURE: UTILIZING FOUND MONUMENTATION AND INFORMATION PER PLAT OF HAMPTON PLACE SUBDIVISION PHASES 1 AND 3-6 AND CANDLEWOOD SUBDIVISION, PHASES 3, 4 AND 5, AND SAGE ROAD INDUSTRIAL PARK FOR CONTROL, I SET MONUMENTS AS SHOWN HEREON. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS. INSTRUMENT NO. 2006-010391 J.C.D.R. WAS USED FOR CLIENT'S PROPERTY.

LINE TABLE		
LINE	LENGTH	BEARING
LL1	127.50'	S89°29'21"E
LL2	791.50'	S89°29'21"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	89°18'22"	20.00'	31.16'	28.10'	N44°35'39"W
2	90°28'07"	20.00'	31.58'	28.40'	N45°16'35"E
3	09°20'49"	100.00'	16.31'	16.30'	N08°07'23"W
4	12°50'19"	100.00'	22.41'	22.36'	N08°22'37"E
5	20°19'30"	20.00'	7.10'	7.06'	S80°20'53"W
6	44°02'37"	20.00'	15.37'	15.00'	S67°28'02"E
7	03°29'30"	100.00'	6.09'	6.09'	N01°42'13"W

NOTE:

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 VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE 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 STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.



NOTES:

- 1.) NORTH R/W LINE OF ROSSANLEY DRIVE PER INSTRUMENT NO. 00-09125 J.C.D.R. AND MONUMENT PER PLAT OF HAMPTON PLACE SUBDIVISION, PHASE 1.
- 2.) A PORTION OF 10' MEDFORD WATER COMMISSION EASEMENT PER INSTRUMENT NO. 03-82560 J.C.D.R. TO BE REMOVED.
- 3.) SEE SHEET 3 OF 3 FOR EASEMENT LOCATIONS.
- 4.) EASEMENTS IN FAVOR OF PACIFICORP FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, AND OTHER PURPOSES PER INSTRUMENTS NO. 2006-023677 AND NO. 2006-023678, J.C.D.R., AFFECT THIS PROPERTY. SPECIFIC LOCATIONS ARE NOT GIVEN.

NOTES CONTINUED:

- 5.) 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 SPECIFIC LOCATION IS NOT GIVEN.

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**
Douglas C. McMahān
OREGON
JULY 18, 1990
DOUGLAS C. MCMAHAN
No. 1913
RENEWS 12/31/08

I certify this plat to be an
exact photocopy of the original.
Douglas C. McMahān
SURVEYOR

- S/N = FILED SURVEY NUMBER
- J.C.D.R. = JACKSON COUNTY DEED RECORDS OR OFFICIAL RECORDS
- sf = SQUARE FEET
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, TELEPHONE, GAS, WATER, ELECTRIC, CABLE TELEVISION, PEDESTRIAN ACCESS AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.