PARTITION PLAT NO. P-5-2008

LAND PARTITION LOCATED IN:

LOT 8 OF BLOCK 1 OF ROGUE VALLEY INDUSTRIAL PARK, UNIT NO. 3, IN THE NW 1/4 OF SECTION 18, T37S, R1W, WM, IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

	_	_	_	_	_										
8	*	*	D	Ε	C	L	A	R	A	T	0	N	*	*	*

KNOW ALL MEN BY THESE PRESENTS, THAT WE, BARRY A. FRONEK AND PAM A. FRONEK AS TENANTS BY ENTIRETY, ARE THE OWNERS OF THE PARCEL OF REAL PROPERTY SITUATED IN JACKSON COUNTY, OREGON AND HAVE CAUSED THE SAME TO BE SURVEYED, MAPPED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE AREA SHOWN HEREON AS DEDICATED FOR STREET PURPOSES, AND DO ALSO DEDICATE TO THE REATE **HEIRS** PSDE) ARCEL

PUBLIC FOR PUBLIC USE THE AREA LABELED HEREON AS PUBLIC UTILITY EASEMENT, AND DO ALSO HEREBY OF THE PRIVATE SANITARY SEWER EASEMENT (PSSE) ACROSS PARCEL NO. 2 FOR THE BENEFIT OF THE OWNERS, AND ASSIGNEES OF PARCEL NO. 3, AND DO ALSO HEREBY CREATE THE PRIVATE STORMDRAINAGE EASEMENT (ACROSS PARCEL NO. 2 FOR THE BENEFIT OF THE OWNERS, HEIRS AND ASSIGNEES OF PARCEL NO. 1 AND PARCEL NO. 3.
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 17 DAY OF December, 2007.
STATE OF OREGON) County of Jackson)ss. 12-17 , 2007. BARRY A. FRONEK
PERSONALLY APPEARED THE ABOVE NAMED BARRY A. FRONEK AND ACKNOWLEDGED THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.
BEFORE ME: Notory OFFICIAL SEAL P. ELWIN GRIFFITH NOTORY OFFICIAL SEAL P. ELWIN GRI
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 17 DAY OF DECEMBER, 2007.
STATE OF OREGON) County of Jackson)ss. 12-17, 2007. PAM A. FRONEK
PERSONALLY APPEARED THE ABOVE NAMED PAM A. FRONEK AND ACKNOWLEDGED THE FOREGOING INSTRUMENT AS HER VOLUNTARY ACT AND DEED.
BEFORE ME: Notary No
Y BANK NATIONAL ASSOCIATION, THE UNDERSIGNED BENEFICIARY OF A CERTAIN TRUST DEED RECORDED FEBRUARY 7, 2007 AS DOCUMENT NO. 007-006487, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, AFFECTING THE LAND DESCRIBED HEREIN, HEREBY RELEASE FROM THE LIEN SAID TRUST DEED ALL PROPERTY SHOWN HEREON AS DEDICATED TO THE PUBLIC FOR PUBLIC USE.
WITNESS HEREOF, SIGNED THIS 28Th DAY OF
TATE OF OREGON) ounty of Jackson)ss. KEY BANK NATIONAL ASSOCIATION ASST. Use President TITLE
E FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF December, 2007, BY Timothe Parelius, 10WN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF KEY BANK NATIONAL ASSOCIATION.
OFFICIAL SEAL RENAE A. DIXON NOTARY PUBLIC - OREGON COMMISSION NO. 404542 MY COMMISSION EXPIRES APRIL 28, 2010

RECORD	<u>er's</u>	CERTIFIC	ATE:

37 1W 18BB T.L. 2800

FILED FOR RECORD THIS 16 DAY OF January ,2008, AT 11:40 O'CLOCK, A.M. AND RECORDED AS PARTITION PLAT NO. P-5-2008 _OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON. (INDEX VOLUME 19 PAGE 5.)

Kathleen S. Beckett

Cheryl Avgeris

REGISTERED **PROFESSIONAL** LAND SURVEYOR

DREGON JULY 18, 1980 DOUGLAS C. MCMAHAN No. 1913 **RENEWS 12/31/08**

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

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 THIS PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT.

LOT EIGHT (8), BLOCK 1 (1) OF ROGUE VALLEY INDUSTRIAL PARK-UNIT NO. 3 IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN VOLUME 13, PAGE 23, PLAT RECORDS.

APPROVALS: MEDFORD CITY PLANNING:

(FILE NO. LDP-07-46)

Examined and approved this 2

City Surveyor

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 19907

All taxes, fees, assessments or other charges as required

(06242parts1.DWG) SHEET 1 of 2

19907

Jackson County Official Records 2008-010664 Cnt=1 Stn=4 SHAWBJ 03/20/2008 02:11:40 PM

Total:\$54.00 \$5.00 \$5.00 \$5.00 \$11.00 \$28.00



Christine Walker - County Clerk

19907

Hoffbuhr & Associates, Inc. 880 Golf View Drive, Ste. 201 Medford, Oregon 97504

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

I, Douglas C. McMahan, a Registered Professional Land Surveyor of the State of Oregon, No. 1913, do hereby state that I have discovered a drafting error on the Partition Plat No. P-05-2008, recorded January 16, 2008 Index Volume 19, Page 5 of "Record of Partition Plats" in Jackson County, Oregon and recorded in to Office of the Jackson County Surveyor as File No. 19907.

> REGISTERED PROFESSIONAL LAND SURVEYOR

Douglas C. McMahan LS 1913 Renews 12/31/08

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

MY COMMISSION EXPIRES MAY 18, 2008

STATE OF OREGON County of Jackson

) ss.

March

A.D. 2008

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

Before me:

The correction is:

(The distance along the Easterly boundary of parent tract)

277.99' As filed: Change to: 227.99'

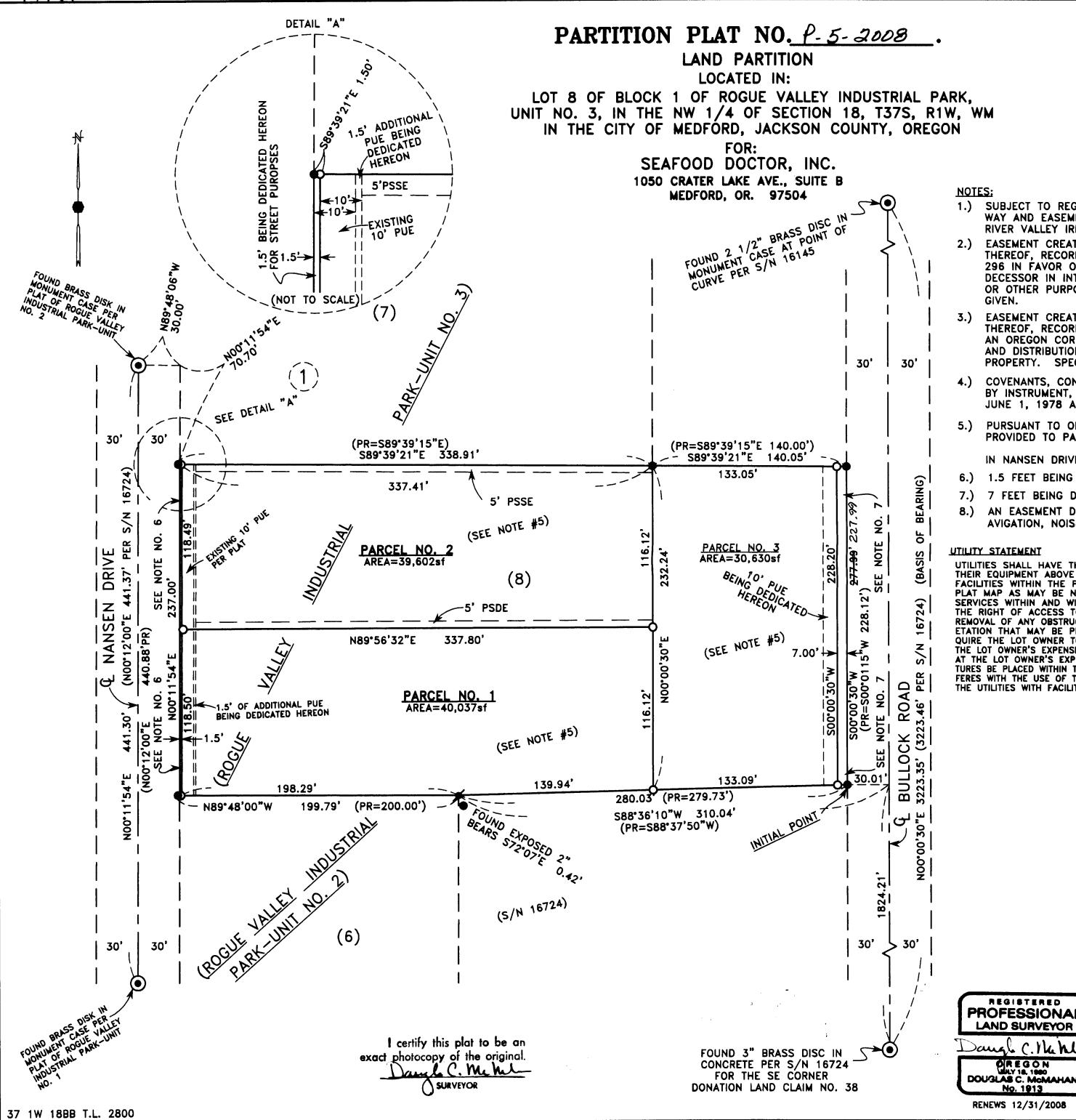
The Jackson County Surveyor hereby certifies that this Affidavit of Correction has been examined and approved for recording.

March 20, 2008

Jackson County Surveyor

(seadraffcor.doc)

This survey Consists of: sheet(s) Map page(3) Narrative JACKSON COUNTY SURVEYOR



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

PURPOSE:

TO SURVEY, MONUMENT, AND PREPARE FINAL PLAT FOR A LAND PARTITION PER FILE NO. LDP-07-46 OF THE MEDFORD PLANNING DEPARTMENT AND PER THE CLIENT'S REQUEST.

PROCEDURE:

UTILIZING INFORMATION AND FOUND MONUMENTATION PER FILED SURVEYS NO. 16145 AND 16724 AND PLATS OF ROGUE VALLEY INDUSTRIAL PARK-UNITS 2 AND 3 FOR CONTROL, I ESTABLISH MONUMENTS AS SHOWN HEREON. INSTRUMENT NO. 2006-05491 J.C.D.R. WAS USED FOR CLIENT'S BOUNDARIES. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASURE-MENTS.

- 1.) SUBJECT TO REGULATIONS, LEVIES, LIENS ASSESSMENTS, RIGHTS OF WAY AND EASEMENTS FOR DITCHES AND CANALS OF THE ROGUE RIVER VALLEY IRRIGATION DISTRICT.
- EASEMENT CREATED BY INSTRUMENT, INCLUDING TERMS AND PROVISIONS THEREOF, RECORDED AS VOLUME 309, PAGE 200 AND VOLUME 384, PAGE 296 IN FAVOR OF PACIFICORP, AN OREGON CORPORATION, OR ITS PRE-DECESSOR IN INTEREST FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY OR OTHER PURPOSES MAY AFFECT THIS PROPERTY. SPECIFIC LOCATION NOT
- EASEMENT CREATED BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED AS INSTRUMENT NO. 71-08832 IN FAVOR OF PACIFICORP AN OREGON CORPORATION, OR ITS PREDECESSOR IN INTEREST FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND OTHER PURPOSES MAY AFFECT THIS PROPERTY. SPECIFIC LOCATION NOT GIVEN.
- 4.) COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND/OR SETBACKS, IMPOSED BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED JUNE 1, 1978 AS INSTRUMENT NO. 78-12099 MAY AFFECT THIS PROPERTY.
- PURSUANT TO ORS 92.090(4c) NO DOMESTIC WATER SUPPLY FACILITY WILL BE PROVIDED TO PARCELS 1, 2 AND 3 AT THE TIME OF RECORDING THIS PLAT,

IN NANSEN DRIVE.

REGISTERED PROFESSIONAL

LAND SURVEYOR

OREGON WILY 18, 1880 DOUGLAS C. MCMAHAN No. 1913

RENEWS 12/31/2008

- 6.) 1.5 FEET BEING DEDICATED HEREON FOR STREET RIGHT-OF-WAY PURPOSES.
- 7.) 7 FEET BEING DEDICATED HEREON FOR STREET RIGHT-OF-WAY PURPOSES.
- 8.) AN EASEMENT DISCLOSED BY INSTRUMENT NO. 2007-050570, J.C.D.R., FOR AVIGATION, NOISE AND HAZARD, AFFECTS THIS PROPERTY.

UTILITY STATEMENT

UTILITY STATEMENT

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 REMOVE SUCH STRUCTURES AT THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE 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. THE UTILITIES WITH FACILITIES IN THE PUE.

> HOFFBUHR & ASSOCIATES, INC. 880 GOLF VIEW DRIVE, # 201 MEDFORD, OREGON (541) 779-4641 97504

> > LS NO. 1913

BY: DOUGLAS C. McMAHAN SCALE: 1'' = 50'DATE: NOVEMBER 2, 2007 FILED SURVEY NO. 16724 BASIS OF BEARING: (C/L BULLOCK ROAD)

- O = SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC.".
- = FOUND 5/8" IRON PIN PER PLAT OF ROGUE VALLEY INDUSTRIAL PARK-UNIT NO. 3.
- = FOUND 5/8" REBAR WITH CAP STAMPED "HARDY ENG & ASSOC" PER S/N 16724
- = FOUND BRASS DISK AS SHOWN
- PUE = PUBLIC UTILITY EASEMENT FOR, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT
- PSSE = PRIVATE SANITARY SEWER EASEMENT
- J.C.D.R. = JACKSON COUNTY DEED RECORDS OR OFFICIAL RECORDS
- S/N = FILED SURVEY NUMBER

PR = PLAT RECORD

(06242parts2.dwg)

SHEET 2 OF 2