

# CESSNA BUSINESS PARK, PHASE NO. 1

LOCATED IN:  
PARCEL NO. 2 OF PARTITION PLAT NO. P-74-2003 IN  
THE N.E. 1/4 OF SECTION 6,  
T.37S., R.1W., W.M., IN THE CITY OF MEDFORD  
JACKSON COUNTY, OREGON  
FOR:

C.W. INVESTMENTS, L.L.C.  
2469 OLD MILITARY ROAD  
CENTRAL POINT, OREGON 97502

### DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT, C.W. INVESTMENTS, LLC, AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER IN FEE SIMPLE OF THE PARCEL OF REAL PROPERTY SITUATED IN JACKSON COUNTY, OREGON, AND HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE AREA SHOWN HEREON AS BEING DEDICATED FOR STREET RIGHT-OF-WAY PURPOSES AND DOES HEREBY DEDICATE FOR PUBLIC USE THE PUBLIC UTILITY EASEMENT AS SHOWN HEREON, AND DOES HEREBY CREATE A 5 FOOT PRIVATE STORM DRAINAGE EASEMENT AS SHOWN HEREON ACROSS LOTS 1 AND 2 FOR THE BENEFIT OF LOTS 2 AND 3, AND DOES HEREBY DESIGNATE THE SUBDIVISION SHOWN AS CESSNA BUSINESS PARK, PHASE NO. 1.

### SURVEYOR'S CERTIFICATE:

I, DOUGLAS C. MCMAHAN, A DULY REGISTERED 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 A AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

BEGINNING at a point for the Southwest corner of Parcel No. 2 of Partition Plat recorded December 5, 2003 as Partition Plat No. P-74-2003 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 18010 in the Office of the Jackson County Surveyor, said point being the INITIAL POINT OF BEGINNING; thence North 00°35'40" East along the Westerly boundary of said Parcel No. 2, a distance of 234.19 feet to the Southwest corner of Parcel No. 1 of said Partition; thence South 89°24'20" East along the Southerly boundary of said Parcel No. 1, a distance of 315.31 feet to the Southeast corner thereof; thence leaving said boundary South 00°35'40" West 234.19 feet to a point on the Southerly boundary of the aforementioned Parcel No. 2; thence North 89°24'20" West along said boundary 315.31 feet to the INITIAL POINT OF BEGINNING.

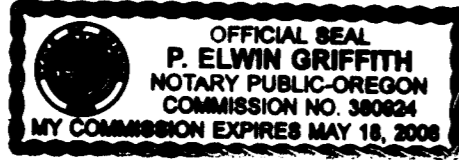
### C.W. INVESTMENTS, LLC

STATE OF OREGON }  
County of Jackson } ss. 1-15, 2008.

Michael F. Corbett  
MICHAEL CORBETT, MEMBER

PERSONALLY APPEARED THE ABOVE NAMED MICHAEL CORBETT AS A MEMBER ON BEHALF OF C.W. INVESTMENTS, LLC AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

Before me: P. Elwin Griffith  
NOTARY



STATE OF OREGON }  
County of Jackson } ss. Jan 17, 2008.

Robyn Wassom  
ROBYN WASSOM, MEMBER

PERSONALLY APPEARED THE ABOVE NAMED ROBYN WASSOM AS A MEMBER ON BEHALF OF C.W. INVESTMENTS, LLC AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

Before me: Territ Blodgett  
NOTARY



STATE OF OREGON }  
County of Jackson } ss. Jan 17, 2008.

Bruce Wassom  
BRUCE WASSOM, MEMBER

PERSONALLY APPEARED THE ABOVE NAMED BRUCE WASSOM AS A MEMBER ON BEHALF OF C.W. INVESTMENTS, LLC AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

Before me: Territ Blodgett  
NOTARY



### APPROVED FOR RECORDING:

Danny Jordan  
County Commissioner/Administrator

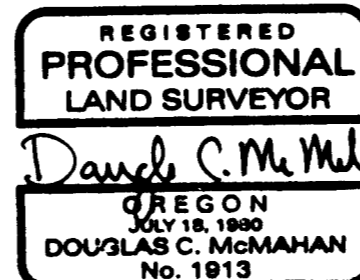
2/29/08  
Date

### RECORDER'S CERTIFICATE:

Filed for record this 29 day of FEBRUARY, 2008 at 11:52 O'clock A.M. and recorded in Volume 34 of Plats at page 9 of records of Jackson County, Oregon.

Christine D Walker  
County Clerk

Barbara J Shaw  
Deputy



RENEWS 12/31/08

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

### APPROVALS

MEDFORD CITY PLANNING: (LDS-05-306)

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

Planning Director Date February 21, 2008

Examined and approved this 23rd day of January, 2008.

City Engineer City Surveyor

Examined and approved as required by O.R.S. 92.100 as of February 29, 2008.

Assessor, Department of Assessment

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

As of February 29th, 2008.

Tax Collector

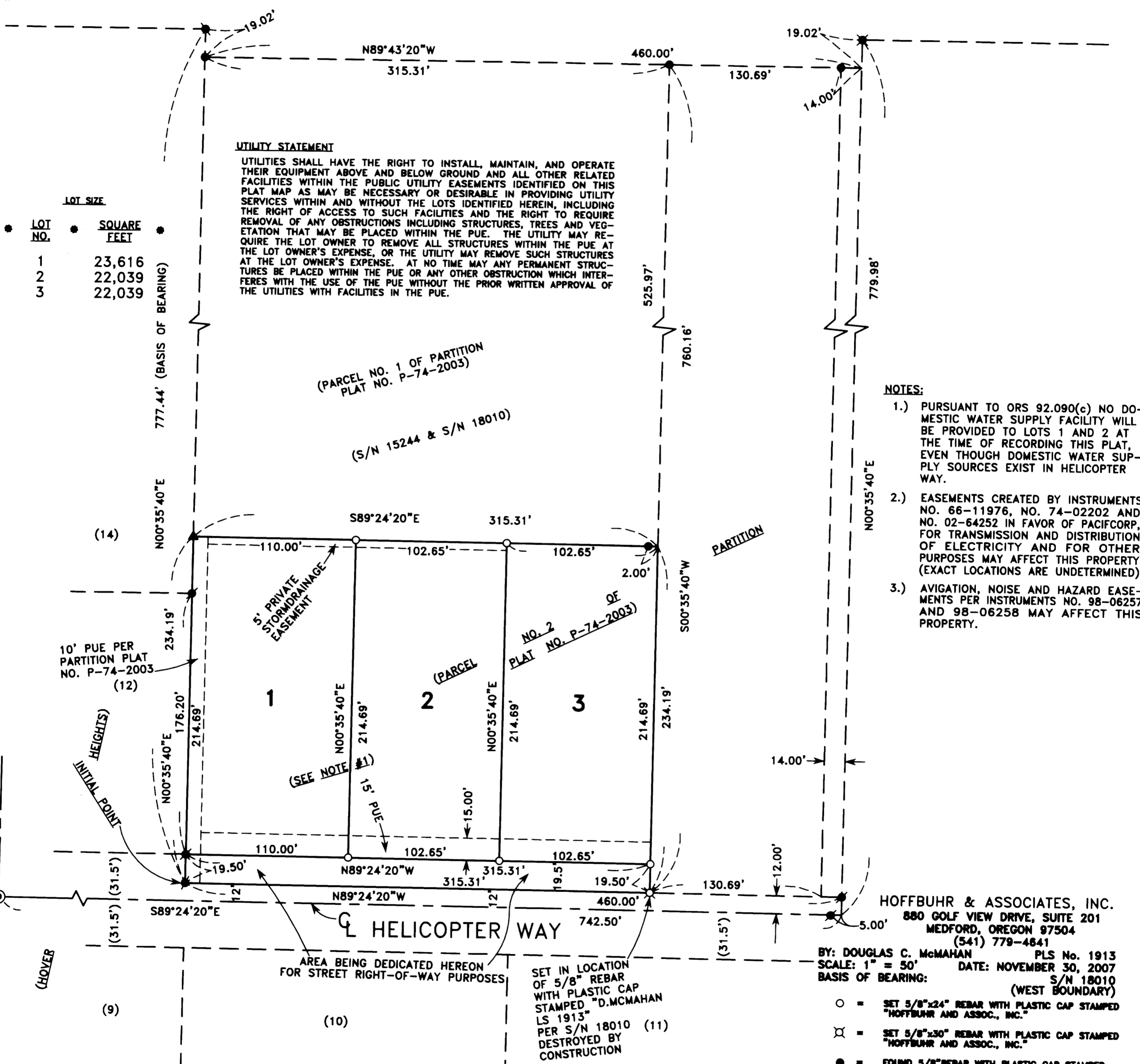
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JACKSON COUNTY, OREGON

FOR:  
**C.W. INVESTMENTS, L.L.C.**  
2469 OLD MILITARY ROAD  
CENTRAL POINT, OREGON 97502

(VILAS ROAD)

**\*\*RECEIVED\*\***  
Date 2-27-08 By BB  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR



**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 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.

**LOT SIZE**

LOT NO.	SQUARE FEET
1	23,616
2	22,039
3	22,039

- NOTES:**
- 1.) PURSUANT TO ORS 92.090(c) NO DOMESTIC WATER SUPPLY FACILITY WILL BE PROVIDED TO LOTS 1 AND 2 AT THE TIME OF RECORDING THIS PLAT, EVEN THOUGH DOMESTIC WATER SUPPLY SOURCES EXIST IN HELICOPTER WAY.
  - 2.) EASEMENTS CREATED BY INSTRUMENTS NO. 66-11976, NO. 74-02202 AND NO. 02-64252 IN FAVOR OF PACIFCORP, FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND FOR OTHER PURPOSES MAY AFFECT THIS PROPERTY (EXACT LOCATIONS ARE UNDETERMINED)
  - 3.) AVIGATION, NOISE AND HAZARD EASEMENTS PER INSTRUMENTS NO. 98-06257 AND 98-06258 MAY AFFECT THIS PROPERTY.

HOFFBUHR & ASSOCIATES, INC.  
880 GOLF VIEW DRIVE, SUITE 201  
MEDFORD, OREGON 97504  
(541) 779-4841

BY: DOUGLAS C. McMAHAN PLS No. 1913  
SCALE: 1" = 50' DATE: NOVEMBER 30, 2007  
BASIS OF BEARING: S/N 18010 (WEST BOUNDARY)

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D.McMAHAN LS 1913" PER S/N 18010.
- ⊗ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D.McMAHAN LS 2348" PER PLAT OF HOVER HEIGHTS.
- ⊗ = FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "HARDY ENG. & ASSOC." PER S/N 15244
- ▲ = FOUND LEAD PLUG AND TACK WITH BRASS WASHER STAMPED "LS 1913" PER S/N 18010
- ⊗ = FOUND 5/8" REBAR WITH METAL CAP STAMPED "LS 2348" PER PLAT OF HOVER HEIGHTS.
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- S/N = FILED SURVEY NUMBER
- J.C.D.R.# = JACKSON COUNTY DEED RECORDS OR OFFICIAL DEED RECORDS

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

**PURPOSE:** TO SURVEY, MONUMENT, AND PREPARE FINAL PLAT OF CESSNA BUSINESS PARK, PHASE NO. 1 AS PER CITY OF MEDFORD PLANNING FILE NO. LDS-05-306 AND PER CLIENTS REQUEST.

**PROCEDURE:** UTILIZING FOUND MONUMENTATION PER PLAT OF HOVER HEIGHTS SUBDIVISION, AND FILED SURVEY NO. 18010 FOR CONTROL, I SET MONUMENTS AS SHOWN HEREON. AN ELECTRONIC TOTAL STATION WAS USED TO MAKE ALL MEASUREMENTS.

SET IN LOCATION OF 5/8" REBAR WITH PLASTIC CAP STAMPED "D.McMAHAN LS 1913" PER S/N 18010 (11) DESTROYED BY CONSTRUCTION

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

