

APPROVALS:

MEDFORD CITY PLANNING

I certify that, pursuant to authority granted in ordinance No. 5785 this plat is hereby approved. Re: LDS-05-319

Planning Director [Signature]

March 24, 2008 Date

MEDFORD CITY ENGINEER AND SURVEYOR

Examined and approved this 5th day of March, 2008

City Surveyor [Signature]

City Engineer [Signature]

OREGON AUTOMALL PHASE I

CITY OF MEDFORD PLANNING ACTION LDS-05-319 LOCATED IN

S.E. 1/4 OF SECTION 06, T37S, R1W, W.M. IN THE CITY OF MEDFORD JACKSON COUNTY, OREGON NOVEMBER 1, 2007

RECORDER'S CERTIFICATE:

Filed for record this 28 day of MARCH, 2008, at 11:17 O'Clock, A.M., and recorded in Volume 34, of Plats at Page 19 of records of Jackson County, Oregon. Christine D Walker County Clerk Barbara J Shaw Deputy

APPROVED FOR RECORDING: [Signature] County Commissioner / Administrator 03/28/08 Date

ASSESSOR / TAX COLLECTOR

Examined and approved as required by O.R.S. 92.100 this 28th day of March, 2008. Amanda Kirkpatrick, 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 28th of March, 2008. Paul A. Swenson, Deputy Tax Collector

SHEET INDEX

- SHEET 1 SIGNATURE SHEET SHEET 2 BOUNDARY DATA SHEET 3 LOTS 2, 3, 4 & 8 SHEET 4 LOTS 5, 6 & 7

* * * DECLARATION * * *

KNOW ALL PERSONS BY THESE PRESENTS, that LITHIA REAL ESTATE, INC. an Oregon corporation, Declarant, is the owner in fee simple of the land shown hereon and further described in the Surveyor's Certificate, and have caused the same to be subdivided and platted into lots and streets as set forth hereon, and the number of each lot, the size of each lot, and the course and length of all lines are plainly set forth and that this plat is a correct representation of this subdivision. Declarant does hereby dedicate to the public, for public use, the streets shown hereon as Grumman Drive and Stratus Way, together with those areas designated hereon as public utility easements (PUE's). Declarant does hereby create and grant an irrigation easement to Rogue River Valley Irrigation District over and across Lots 2 and 3 as shown on Sheet 3. Declarant does hereby create and grant to the City of Medford easements for the installation and maintenance of and access to Public Storm Drain Facilities over and across Lot 6 (as shown on Sheet 4) and Lot 8 (as shown on Sheet 3). Declarant does hereby designate this subdivision as OREGON AUTOMALL, PHASE I.

IN WITNESS WHEREOF, I have set my hand and seal this 21st day of FEBRUARY, 2008.

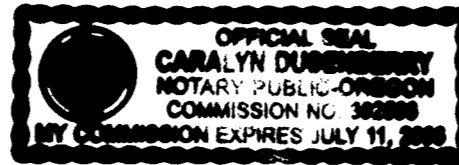
LITHIA REAL ESTATE, INC. By: Mark DeBoer, Vice President

STATE OF OREGON County of JACKSON S.S.

Personally appeared before me the above named Mark DeBoer on behalf of LITHIA REAL ESTATE, INC. and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me this 21st day of FEBRUARY, 2008

Notary Public for OREGON [Signature]



* * * SURVEYOR'S CERTIFICATE * * *

I, Richard L. Bath, a duly Registered Land Surveyor of the State of Oregon, License No. 1069, do 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 the City of Medford 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:

Commencing at the southeast corner of Section 6, Township 37 South, Range 1 West of the Willamette Meridian, Jackson County, Oregon, thence North 765.31 feet and West 195.18 feet to a point of curve situated on the north right of way line of Coker Butte Road as described in deed recorded as No. 2002-30073 of the Official Records of Jackson County, Oregon, for the Initial Point of Beginning; thence North 89°43'47" West (deed record North 89°42'29" West) 1103.30 feet; thence 78.37 feet along the arc of a 50.00 foot radius curve to the right (the long chord to which bears North 44°49'45" West [deed record North 44°48'27" West] 70.59 feet); thence North 00°04'16" East (deed record North 00°05'34" East) 45.56 feet to an angle point therein; thence leaving said described boundary North 01°34'25" West 104.51 feet; thence 236.70 feet along the arc of a 2037.00 foot radius curve to the left (the long chord to which bears North 03°15'28" West 236.57 feet); thence North 06°35'12" West 379.69 feet; thence 487.78 feet along the arc of a 1203.00 foot radius curve to the right (the long chord to which bears North 05°01'45" East 484.45 feet); thence North 16°38'42" East 10.33 feet; thence 481.10 feet along the arc of a 1687.00 foot radius curve to the left (the long chord to which bears North 08°28'31" East 479.47 feet); thence North 00°18'20" East 113.86 feet to the north boundary of the Southeast Quarter of said Section 6; thence South 89°41'40" East, along said north boundary, 273.70 feet to the southwest corner of Lot 12 of North Medford Business Center, Phase I, in the City of Medford, according to the Official Plat thereof, now of record in Jackson County, Oregon; thence continue South 89°41'40" East, along the south boundary of said subdivision, 861.59 feet to a point situated on the west right of way line of Crater Lake Highway, said point bears North 89°41'40" West 153.92 from a brass disc marking the East One-quarter corner of said Section 6; thence along said west right of way line of Crater Lake Highway the following courses: South 00°02'53" East 18.33 feet to Engineer's centerline Station 2223+68.79 from which a 5/8 inch iron rebar with aluminum cap bears North 84°31' West 0.28 feet; thence South 00°00'10" West 1131.75 feet to Engineer's centerline Station 2235+00 as referenced in deed recorded in Volume 592 Page 160 of the Deed Records of Jackson County, Oregon; thence along the western boundary of said tract described in said deed, South 06°19'19" West 301.89 feet to Engineer's centerline Station 2238+00; thence South 00°00'01" West 249.95 feet to Engineer's centerline Station 2240+50; thence South 08°35'29" East 160.42 feet to the most northern northeast corner of the aforementioned north right of way line of Coker Butte Road described in deed recorded as No. 2002-30073 of said Official Records; thence leaving said west right of way line of Crater Lake Highway 51.76 feet along the arc of a 30.00 foot radius curve to the right (the long chord to which bears South 40°50'22" West [deed record South 40°51'42" West] 45.58 feet) to the Initial Point of Beginning.

AFFIDAVIT OF CONSENT:

For fee owner, vendor, or the mortgage or trust deed holder, complying with ORS 92.075 (4).

From Bank of Southern Oregon recorded as Doc. No. 2008-11738, ORJCO

From GMAC Bank recorded as Doc. No. 2008-11739, ORJCO

NARRATIVE:

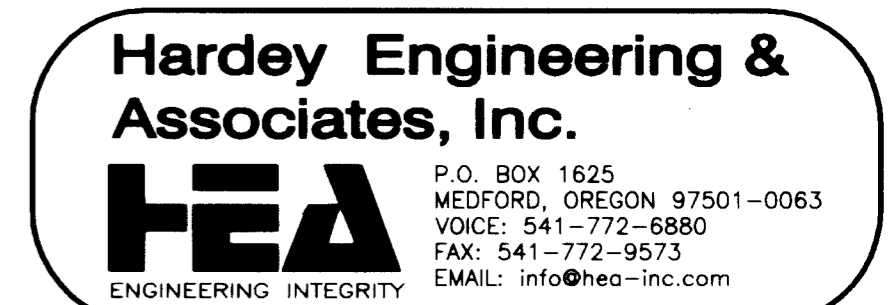
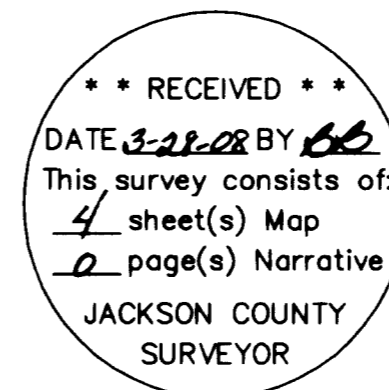
PURPOSE: To survey, monument, and plat OREGON AUTOMALL, PHASE I, as approved by the City of Medford Planning Commission, per LDS-05-319. Phase I is a portion of controlling deed, Doc. No 2000-02031 O.R.

PROCEDURE: Using C.S. 16298 and Doc. No. 2000-02031 O.R. as a basis for control of the North, East and South boundaries of Phase I, determined the location of the West boundary of Phase I to be the future eastern right of way line of the northerly extension of Lear Way. The location of the right of way for Coker Butte Road was determined by Doc. No. 2002-30073 O.R.

BASIS OF BEARING: East-West centerline of Section 6 per C.S. 16298

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

[Signature] RICHARD L. BATH P.L.S. 1069



PUBLIC STORM DRAIN EASEMENT MEASUREMENT DATA

Line	Bearing	Length
SD1	N89°43'47"W	26.90'
SD2	S73°56'21"W	21.19'
SD3	N34°29'49"W	51.17'
SD4	S55°36'22"W	53.44'
SD5	S34°23'38"E	58.44'
SD6	S89°43'47"E	75.66'

Curve	Delta	Radius	Length	Long Chord
SD-C1	71°33'50"	80.00'	99.92'	N70°16'44"W 93.55'
SD-C2	55°20'09"	121.20'	117.05'	S62°03'43"E 112.56'

OREGON AUTOMALL PHASE I

CITY OF MEDFORD PLANNING ACTION LDS-05-319
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 IN THE CITY OF MEDFORD
 JACKSON COUNTY, OREGON
 NOVEMBER 1, 2007

RIGHT OF WAY & LOT MEASUREMENT DATA

Curve	Delta	Radius	Length	Long Chord	Record
C1	89°48'03"	50.00'	78.37'	N44°49'45"W 70.59'	d.r.=N44°48'27"W
C5	98°51'42"	30.00'	51.76'	S40°50'22"W 45.58'	d.r.=S40°51'42"W
C18	90°00'00"	20.00'	31.42'	N44°43'47"W 28.28'	
C19	90°00'00"	20.00'	31.42'	S45°16'14"W 28.28'	
C20	04°36'25"	2037.00'	163.79'	N02°13'56"W 163.74'	
C21	02°03'04"	2037.00'	72.92'	N05°33'40"W 72.91'	
C22	04°45'43"	1203.00'	99.98'	N04°12'20"W 99.96'	

SLOPE EASEMENT MEASUREMENT DATA

Line	Bearing	Length
S1	S89°43'47"E	60.00'
S2	N00°16'13"E	6.00'
S3	S89°43'47"E	170.00'
S4	S00°16'13"W	5.00'
S5	S89°43'47"E	389.00'
S6	S00°16'13"W	2.00'
S7	S89°43'47"E	483.00'
S8	N00°16'13"E	2.00'
S9	S89°43'47"E	15.00'

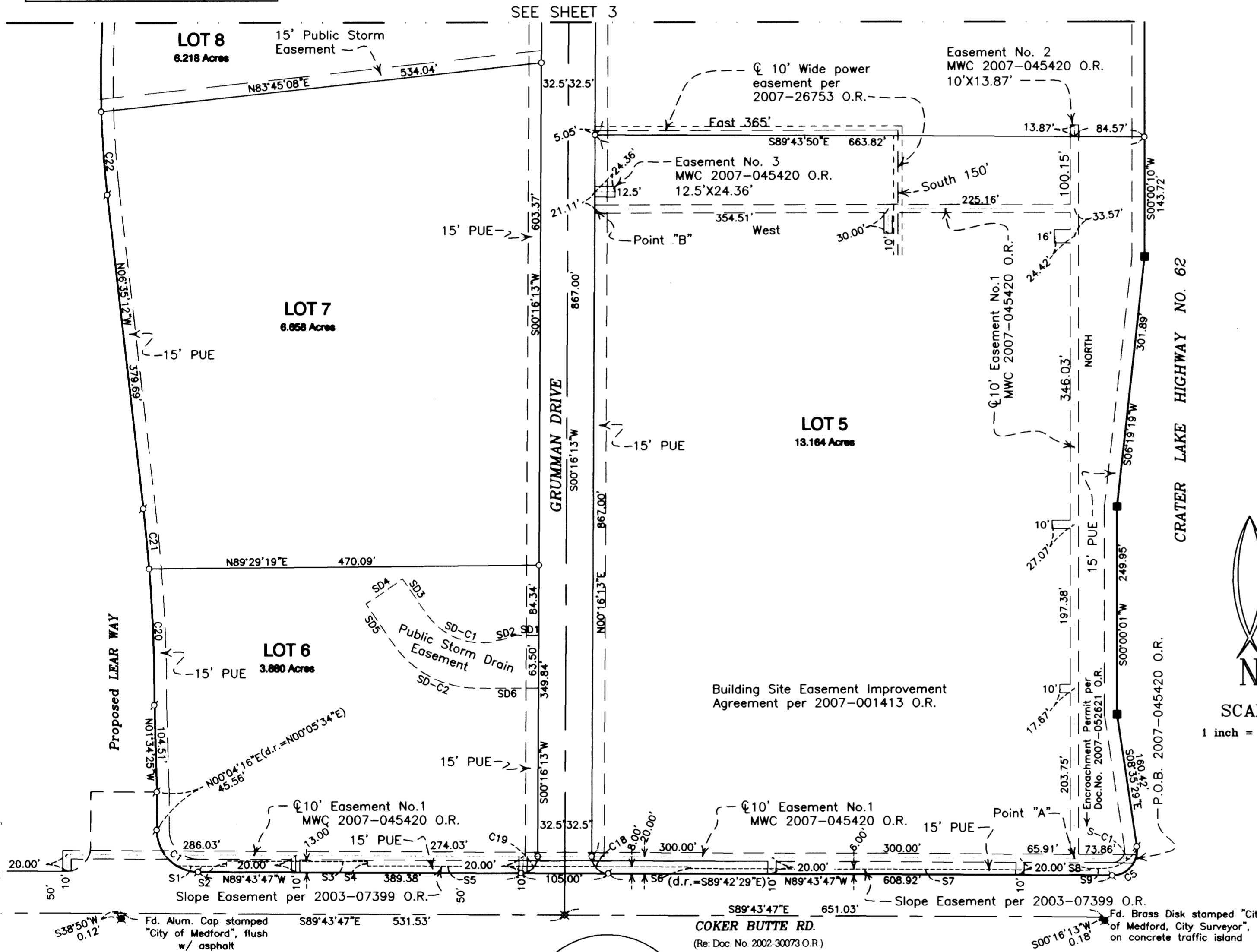
Curve	Delta	Radius	Length	Long Chord
S-C1	58°30'40"	49.00'	50.04'	N61°00'48"E 47.89'

LEGEND

- = Set 5/8"X24" Iron rebar w/orange plastic cap marked "HARDEY ENG. & ASSOC."
- ⊙ = Set 5/8"X30" Iron rebar w/orange plastic cap marked "HARDEY ENG. & ASSOC."
- ⊗ = Set 5/8"X30" Iron rebar w/ 1 1/2" Aluminum cap marked "HARDEY ENG. & ASSOC."
- = Found 5/8" rebar w/ plastic cap marked "D.Huck LS2023"
- ⊠ = Found monument as noted
- = Found Aluminum cap per C.S. 3382 & 16298. Monument destroyed during construction; replaced with 5/8"X30" Iron rebar w/ Orange Plastic Cap marked "HARDEY ENG. & ASSOC."
- PUE = Public Utility Easement to include electric, telephone, cable television, sanitary sewer, water and storm drain.
- R1 = C.S. 16298
- R2 = North Medford Business Center, Phase I
- C.S. = Jackson County Survey No.
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SCALE
 1 inch = 100 ft.



** RECEIVED **
 DATE 3-28-08 BY *bb*
 This survey consists of:
 4 sheet(s) Map
 2 page(s) Narrative
 JACKSON COUNTY SURVEYOR

I HEREBY CERTIFY THIS PLAT TO BE AN EXACT COPY OF THE ORIGINAL PLAT
Richard L. Bath
 RICHARD L. BATH P.L.S. 1069

REGISTERED PROFESSIONAL LAND SURVEYOR
Richard L. Bath
 OREGON
 JULY 30, 1976
 RICHARD L. BATH
 No. 1069
 RENEWS 12/31/09

Hardey Engineering & Associates, Inc.

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

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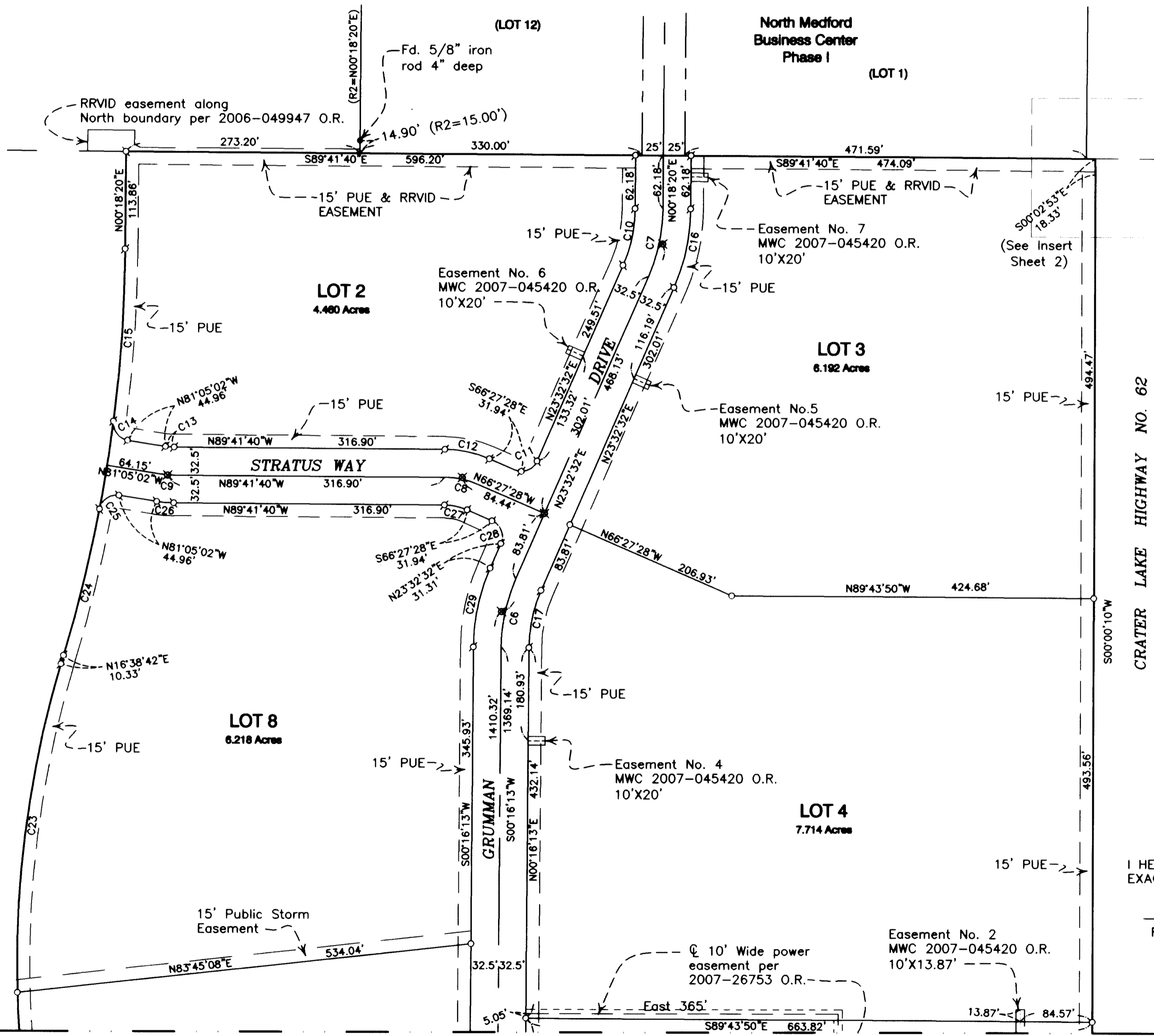
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 S.E. 1/4 OF SECTION 06, T37S, R1W, W.M.
 IN THE CITY OF MEDFORD
 JACKSON COUNTY, OREGON
 NOVEMBER 1, 2007

RIGHT OF WAY & LOT MEASUREMENT DATA

CURVE TABLE

Curve	Delta	Radius	Length	Long Chord
C6	23°16'19"	200.00'	81.23'	N11°54'22"E 80.68'
C7	23°14'12"	200.00'	81.11'	N11°55'26"E 80.56'
C8	23°14'12"	100.00'	40.56'	N78°04'34"W 40.28'
C9	08°36'38"	100.00'	15.03'	N85°23'21"W 15.01'
C10	23°14'12"	167.50'	67.93'	S11°55'26"W 67.47'
C11	90°00'00"	20.00'	31.42'	S68°32'32"W 28.28'
C12	23°14'12"	132.50'	53.74'	N78°04'34"W 53.37'
C13	08°36'38"	67.50'	10.14'	N85°23'21"W 10.13'
C14	88°14'16"	20.00'	30.80'	N36°57'54"W 27.85'
C15	06°50'53"	1687.00'	201.63'	N03°43'47"E 201.51'
C16	23°14'12"	232.50'	94.29'	N11°55'26"E 93.65'
C17	23°16'19"	167.50'	68.03'	N11°54'23"E 67.57'
C23	18°28'11"	1203.00'	387.80'	N07°24'37"E 386.12'
C24	05°58'00"	1687.00'	175.68'	N13°39'43"E 175.60'
C25	88°14'16"	20.00'	30.80'	N54°47'50"E 27.85'
C26	08°36'38"	132.50'	19.91'	S85°23'21"E 19.89'
C27	23°14'12"	67.50'	27.38'	S78°04'34"E 27.19'
C28	90°00'00"	20.00'	31.42'	S21°27'28"E 28.28'
C29	23°16'19"	232.50'	94.44'	S11°54'22"W 93.79'



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- ∅ = Set 5/8"X30" Iron rebar w/orange plastic cap marked "HARDEY ENG. & ASSOC."
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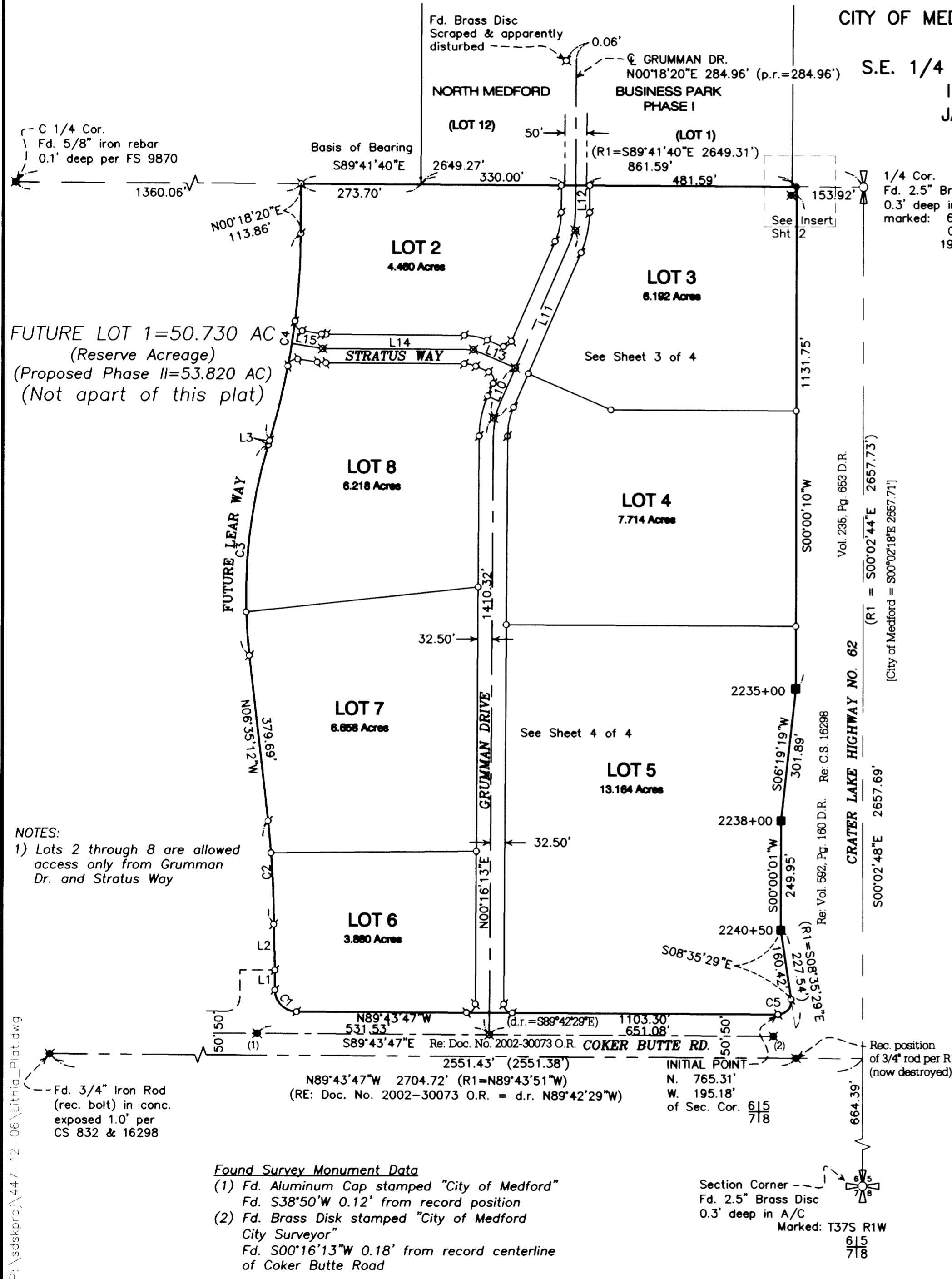
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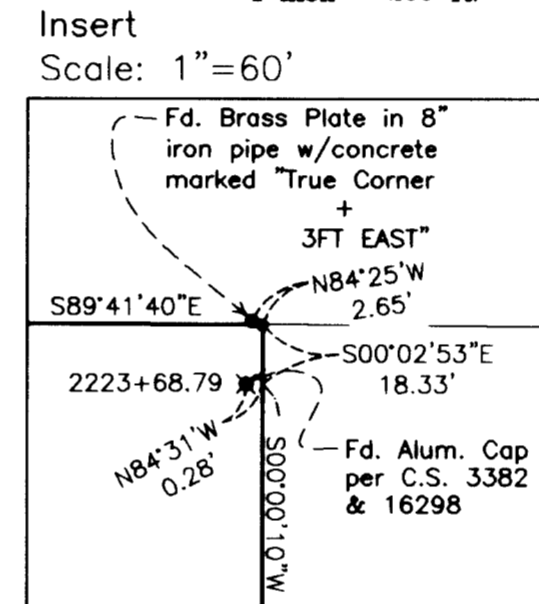
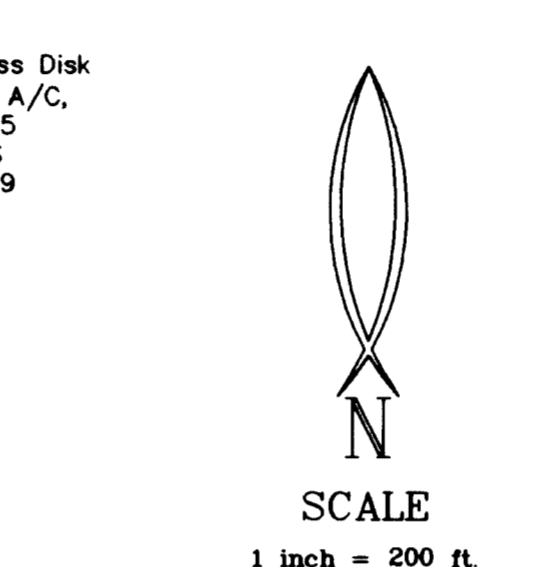


FUTURE LOT 1=50.730 AC
(Reserve Acreage)
(Proposed Phase II=53.820 AC)
(Not apart of this plat)

NOTES:
1) Lots 2 through 8 are allowed access only from Grumman Dr. and Stratus Way

--Fd. 3/4" Iron Rod (rec. bolt) in conc. exposed 1.0' per CS 832 & 16298

Found Survey Monument Data
(1) Fd. Aluminum Cap stamped "City of Medford"
Fd. S38°50'W 0.12' from record position
(2) Fd. Brass Disk stamped "City of Medford City Surveyor"
Fd. S00°16'13"W 0.18' from record centerline of Coker Butte Road



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EASEMENTS OF RECORD

- 1) COPCO / PacificCorp - Vol. 236 Pg. 392 D.R. - 10' wide power easement does not appear to affect Phase 1 property.
- 2) PacificCorp - Vol. 555 Pg. 54 D.R. - 20' wide power easement does not appear to affect Phase 1 property.
- 3) Limited access from Crater Lake Hwy., per Vol. 592 Pg. 160-163 D.R. Modified by Doc. No. 03-39566 O.R.
- 4) Restrictive covenant Doc. No. 92-03978 O.R. for Airport Radar Overlay District.
- 5) Restrictive covenant Doc. No. 99-62780 O.R. for traffic restrictions for future development.
- 6) Slope easement per Doc. No. 2003-07399 O.R. (affects Lots 5 & 6 as shown on sheet 4).
- 7) Building Site Improvement Agreement per Doc. No. 2007-001413 O.R. affects all of Lot 5.
- 8) PacificCorp power easement per Doc. No. 2007-026753 O.R. affects Lots 4 & 5 as shown on sheets 3 & 4.
- 9) MWC easement per Doc. No. 2007-045420 O.R. affects Lots 3, 4, 5 and 6 as shown on sheets 3 & 4.
- 10) Avigation, Noise & Hazard easement per Doc. No. 2007-048439 O.R.
- 11) Encroachment Permit for the benefit of MWC per Doc. No. 2007-052621 O.R., affects Lot 5 shown on sheet 4.

BOUNDARY MEASUREMENT DATA

CURVE TABLE

Curve	Delta	Radius	Length	Long Chord	Record
C1	89°48'03"	50.00'	78.37'	N44°49'45"W 70.59'	d.r.=N44°48'27"W
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C5	98°51'42"	30.00'	51.76'	S40°50'22"W 45.58'	d.r.=S40°51'42"W

LINE TABLE

Line	Bearing	Length	Record
L1	N00°04'17"E	45.56'	d.r.=N00°05'34"E
L2	N01°34'25"W	104.51'	
L3	N16°38'42"E	10.33'	

GRUMMAN DRIVE & PI'S

LINE TABLE

Line	Bearing	Length
L10	N23°32'32"E	125.00'
L11	N23°32'32"E	468.13'
L12	N00°18'20"E	103.30'

STRATUS WAY & PI'S

LINE TABLE

Line	Bearing	Length
L13	N66°27'28"W	105.00'
L14	N89°41'40"W	344.99'
L15	N81°05'02"W	71.68'

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