

# FEDERAL WAY BUSINESS PARK, PHASE 1

LOCATED IN  
A REPLAT OF A PORTION OF PARCEL 1 OF P-60-2004  
OF THE PARTITION PLATS OF JACKSON COUNTY, OREGON, BEING IN  
THE NE 1/4 OF THE NW 1/4 OF SECTION 12, T.37S., R.2W., W.M.  
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS, that we, Galpin Holdings LLC, an Oregon limited liability company, are the owners in fee simple of the land shown hereon and that we have subdivided the same into lots and streets as shown hereon, and the number of each lot and the course and length of all lines are plainly set forth, and this plat is a correct representation of the subdivision. We do hereby dedicate to the public for public use the streets and area marked as "Additional Right of Way" as shown hereon, together with those easements labeled as public utility easements, storm drain easements, and water easements as shown hereon. We do hereby create the private drainage easement across Lot 6 for the benefit of Lot 5. We also hereby create the 1.00 foot non-access strip along Table Rock Road, as a condition of approval. We hereby designate said subdivision as Federal Way Business Park, Phase 1.

Galpin Holdings LLC by:

C. A. Galpin  
C. A. Galpin, its sole member

STATE OF Oregon

COUNTY OF Jackson )SS.

This certifies that on this 31 day

of July 2008, before me a Notary Public,

personally appeared C. A. Galpin, of Galpin Holdings LLC, and acknowledged the foregoing instrument to be his Voluntary act and deed.

Before me: Jerry Spedding

Notary Public - Oregon

Commission No. 396082

My Commission Expires: Aug 16, 2009  
(Month, date, year)

We, PremierWest Bank, the undersigned beneficiary of a certain Trust Deed recorded January 8, 2008 as Document No. 2008-000644, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed, all property shown hereon as dedicated to the public for public use.

PremierWest Bank by:

[Signature]

it's: V.P. Branch Manager

STATE OF Oregon

COUNTY OF Jackson )SS.

This certifies that on this 31 day

of July 2008, before me a Notary Public,

personally appeared Noland Alston, and acknowledged the foregoing instrument to be their Voluntary act and deed.

Before me: Kela M. Perry

Notary Public - Oregon

Commission No. 419456

My Commission Expires: July 19, 2011  
(Month, date, year)

## SURVEYOR'S CERTIFICATE

I, Richard G. Templin, 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 an accurate description of the boundary lines:

A portion of Parcel Number One (1) of Partition Plat recorded as Partition Plat Number P-60-2004 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 18447 in the Office of the Jackson County Surveyor, being located in the Northwest One-Quarter of Section 12 and the Southwest One-quarter of Section 1, Township 37 South, Range 2 West, of the Willamette Meridian in Jackson County, Oregon, the exterior boundary being more particularly described as follows: Beginning at the INITIAL POINT, the East-Southeast corner of Donation Land Claim No. 56, of said Township, Range and Meridian; thence along the South boundary of said Claim, South 89°57'15" West, 686.42 feet (Record, South 89°57'30" West, 686.37 feet) to a 5/8" iron rod on the East line of Parcel 2 of said Partition Plat P-60-2004; thence along said East line the following courses: North 16°22'22" West, 291.77 feet(Record, North 16°22'59" West, 291.93 feet) to a 5/8" iron rod; North 37°44'38" West, 147.36 feet) to a 5/8" iron rod on the Southerly line of Lot 2 of Modoc Subdivision, Phase 1 recorded July 12, 2005 and recorded in Volume 31 of Plats at Page 33 of the Records of Jackson County, Oregon and filed as Survey No. 18795 in the Office of the Jackson County Surveyor; thence leaving said East line, along last said South line, South 79°31'03" East, 241.70 feet (Record, South 79°31'01" East, 241.79 feet) to a 5/8" iron rod at the Easterly line of said Lot 2; thence along said East line, North 00°09'34" West, 846.84 feet ( Record, North 00°09'41" West, 846.88 feet) to a 5/8" iron rod on the Southerly right-of-way of Hamrick Road, a public road; thence along said right-of-way, North 89°50'05" East, 1212.48 feet (Record, North 89°50'19" East, 1212.47 feet) to a 5/8" iron rod on the Westerly right-of-way of Table Rock Road, a public road; thence along said Westerly right-of-way, South 00°01'44" West, 1203.76 feet (Record, 1203.78 feet); thence North 89°51'32" West, 588.29 feet (Record, North 89°51'32" West, 588.28 feet), to the Point of Beginning.

[Signature]  
RICHARD G. TEMPLIN LS2359

## SURVEY NARRATIVE

PURPOSE: To survey and monument, a 12 lot Subdivision as depicted hereon.

PROCEDURE: The Westerly boundary was established on filed survey number 18795. The Northerly, Easterly, Southerly and the most Westerly boundary was established on filed survey number 18447. All monuments were found except for the Northeast corner, which has been destroyed by underground gas work. The Northeast corner was replaced on this survey in it's computed location. All other monuments were found to check very close to record. It might be noted that on filed survey number 18795, from the Northeast corner of Lot 2 to the Northeast corner of this subdivision, there is a drafting error. The distance as recorded is (1213.95 feet), this distance computes to be 1212.48 feet. The surveyor of record was notified prior to the recording of this Plat. The interior monuments are to be deferred until a later date.

All deferred monuments will be set no later than November 1, 2008.

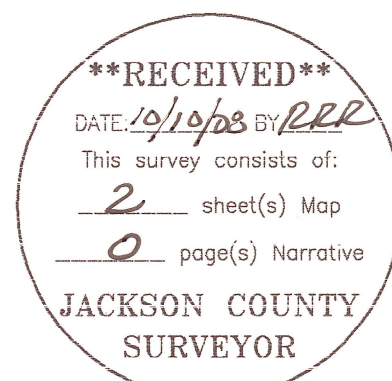
[Signature]  
RICHARD G. TEMPLIN LS 2359

All deferred monuments are now set, see Document No. 2009-035871 of Official Records, this 23<sup>rd</sup> day of SEPTEMBER, 2009

Approved by Jackson County Surveyor.

[Signature]  
Kerry K. Bradshaw  
JACKSON COUNTY SURVEYOR

I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
[Signature]  
RICHARD G. TEMPLIN L.S. 2359



## APPROVALS

Examined and approved this 24<sup>th</sup> day of July, 2008

[Signature]  
JACKSON COUNTY SURVEYOR

Examined and approved by the City of Central Point

Point, Jackson County, Oregon. Dated this 9 day of October

2008

[Signature]

ATTEST: PUBLIC WORKS DIRECTOR

[Signature]

COMMUNITY DEVELOPMENT

CITY OF CENTRAL POINT PLANNING NO. 08169.

Examined and approved as required by O.R.S. 92.100 as

of October 10, 2008

[Signature]  
Nath E McAlone, 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 Oct. 10, 2008

[Signature]  
TAX COLLECTOR

## RECORDERS CERTIFICATE

Filed for record this 10<sup>th</sup> day of OCTOBER, 2008 at

11:49 o'clock A.M.

and recorded in Volume 34 of Plats at page 53 of records of Jackson County, Oregon.

[Signature]

COUNTY CLERK

[Signature]

DEPUTY

Approved for Recording:

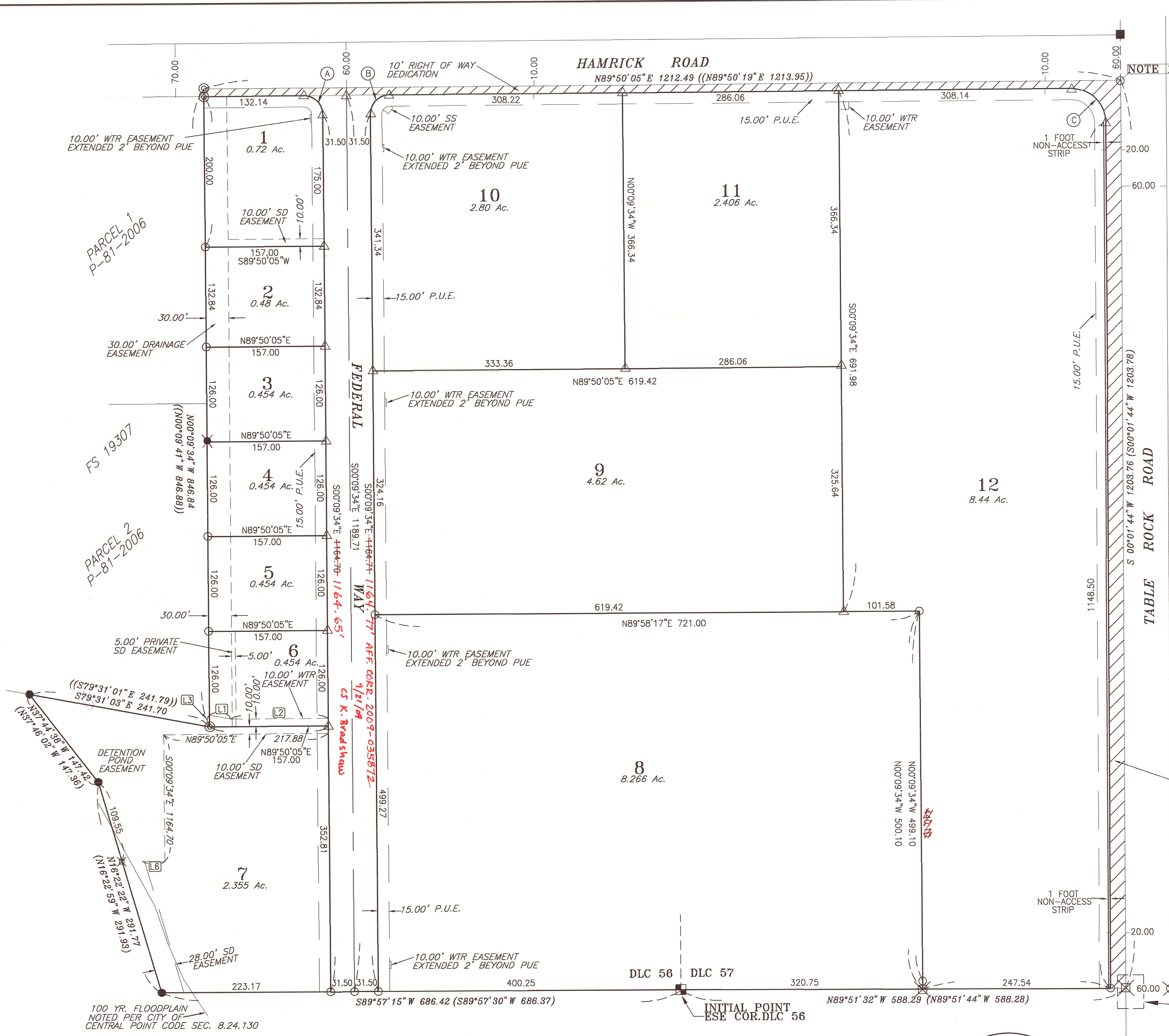
[Signature]  
COUNTY COMMISSIONER / ADMINISTRATOR

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR <u>[Signature]</u> OREGON JULY 26, 1988 RICHARD G. TEMPLIN 2359 MY CERTIFICATE EXPIRES JUNE 30, 2010	RICHARD TEMPLIN LAND SURVEYING P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON <b>FEDERAL WAY BUSINESS PARK, PHASE 1</b> LOCATED IN A REPLAT OF A PORTION OF PARCEL 1 OF P-60-2004 OF THE PARTITION PLATS OF JACKSON COUNTY, OREGON, BEING IN THE NE 1/4 OF THE NW 1/4 OF SECTION 12, T.37S., R.2W., W.M. CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON For: Galpin Holdings LLC. P.O. BOX 8271 Medford, Or. 97504 DATE: July 09, 2008
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**FEDERAL WAY BUSINESS PARK, PHASE 1**  
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 OF THE PARTITION PLATS OF JACKSON COUNTY, OREGON, BEING IN  
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 CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON



**LEGEND**

- SET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN LS2359"
- SET TACK IN SS WASHER MARKED "TEMPLIN LS2359" IN CONCRETE
- FD. 5/8" IRON ROD PER F.S.# 18447.
- FD. 5/8" IRON ROD PER F.S.# 18795.
- FD. JACKSON COUNTY BRASS CAP MONUMENT PER COUNTY REESTABLISHMENT.
- FD. 1/2" IRON PIPE PER F.S.# 1488.
- ⊗ FD. 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "BOYDEN" PER F.S.# 14401.
- ⊗ INDICATES CALCULATED POSITION
- △ INDICATES DEFERRED MONUMENT
- ( ) INDICATES RECORD DATA PER F.S.# 18447.
- (○) INDICATES RECORD DATA PER F.S.#18795
- FS INDICATES "FILED SURVEY"
- SD INDICATES "STORM DRAIN"
- WTR INDICATES "WATER"

**NOTE 1** 5/8" IRON ROD PER SET ON F.S.# 18447 HAS BEEN DESTROYED BY UNDERGROUND GAS WORK. RESET 5/8" X 30" REBAR WITH PLASTIC CAP MARKED "TEMPLIN" AT THE CALCULATED POSITION.

P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION AND CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER, WATER LINES, ELECTRIC & IRRIGATION

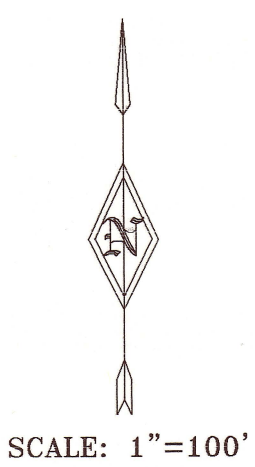
BASIS OF BEARING: WEST LINE OF TABLE ROCK ROAD PER F.S.# 18447.

**CURVE DATA (NON TANGENT)**

PT	RADIUS	DELTA	LENGTH	LC BEARING	LC
A	25.00	89°40'31"	39.13	N 44°59'48" W	35.26
B	25.00	90°19'29"	39.41	S 45°00'10" W	35.46
C	45.00	89°51'49"	70.58	N 44°54'09" W	63.56

**COURSE DATA**

PT	BEARING	DISTANCE
L1	S 79°31'03" E	28.49
L2	N 89°50'05" E	129.00
L3	S 00°09'34" E	15.26
L5	S 11°04'44" E	178.17
L6	N 89°57'15" E	27.03



**SHOWN ON CURRENT TITLE REPORT**

- THE PREMISES ARE LOCATED WITHIN THE ROGUE RIVER VALLEY IRRIGATION DISTRICT AND SUBJECT TO AN AGREEMENT AS NOTED IN VOL. 473, PG 244 AND VOL. 553, PG 345 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- RIGHT OF WAY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AS RECORDED IN VOL. 233, PG. 134, VOL. 349, PG. 103, VOL. 471, PG. 179, AND VOL. 522, PG. 141 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, UN-PLOTTABLE.
- THE PREMISES ARE SUBJECT TO A 15'X15' NATURAL GAS RIGHT OF WAY EASEMENT, WHICH FALLS WITHIN THE AREA SHOWN HEREON AS TO BE DEDICATED AS ADDITIONAL RIGHT OF WAY, AND THUS IS NOT SHOWN ON THIS PLAT.

I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

*[Signature]*  
 RICHARD G. TEMPLIN L.S. 2359

**\*\*RECEIVED\*\***  
 DATE: 10/10/08 BY: RRR  
 This survey consists of:  
 2 sheet(s) Map  
 0 page(s) Narrative  
**JACKSON COUNTY SURVEYOR**

REGISTERED PROFESSIONAL LAND SURVEYOR  
*[Signature]*  
 OREGON  
 JULY 26, 1988  
 RICHARD G. TEMPLIN  
 2359  
 MY CERTIFICATE EXPIRES  
 JUNE 30, 2010

**RICHARD TEMPLIN LAND SURVEYING**  
 P.O. BOX 1946 899-2032 JACKSONVILLE, OREGON

**FEDERAL WAY BUSINESS PARK, PHASE 1**  
 LOCATED IN  
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 OF THE PARTITION PLATS OF JACKSON COUNTY, OREGON, BEING IN  
 THE NE 1/4 OF THE NW 1/4 OF SECTION 12, T.37S., R.2W., W.M.  
 CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON

FOR: Galpin Holdings L.L.C.  
 P.O. BOX 8271  
 Medford, Or. 97504

DATE: July 09, 2008





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

**AFFIDAVIT OF MONUMENTATION  
FOR DEFERRED MONUMENTS**

20188

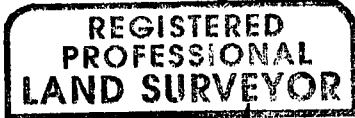
KNOW ALL MEN BY THESE PRESENTS, that I, Richard G. Templin, a Registered Professional Land Surveyor of the State of Oregon, do hereby affirm that I have established the deferred monuments, 5/8"x 24" rebar with yellow plastic cap marked "TEMPLIN LS 2359", shown as deferred on the Official plat of "FEDERAL WAY BUSINESS PARK, PHASE 1", as recorded in Volume 34, Page 53 of Plats in Jackson County, Oregon and filed in the office of the County Surveyor as survey number 20188. This Affidavit is to comply with Chapter 92.070 of the Revised Statutes of the State of Oregon.

*Richard G. Templin*

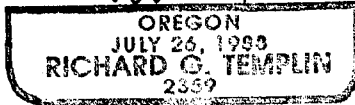
Richard G. Templin L.S. 2359

9-21-09

Date



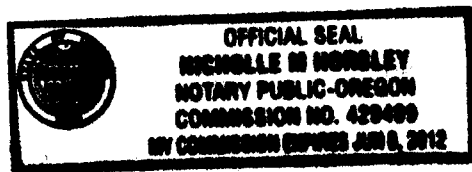
*Richard G. Templin*



MY CERTIFICATE EXPIRES JUNE 30, 2012

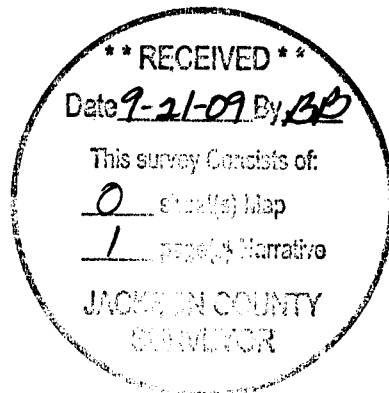
This certifies that on this 21<sup>st</sup> day of September, 2008, before me a Notary Public, personally appeared Richard G. Templin and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: *[Signature]*



Examined and approved this 21<sup>st</sup> day of September, 2009.

*Kerry K. Bradburn*  
Jackson County Surveyor





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

AFFIDAVIT OF CORRECTION  
pursuant to ORS 209.170

20188

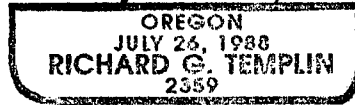
I, Richard G. Templin, Registered Professional Land Surveyor, of the State of Oregon, No. 2359, do hereby state that I have discovered errors on my "FEDERAL WAY BUSINESS PARK, PHASE 1" plat, filed for record the th day of , , in Volume , Page of the records of Jackson County, Oregon and filed in the Jackson County Surveyor's office as filed survey number .

*Richard G. Templin*

Richard G. Templin L.S. 2359



*Richard G. Templin*



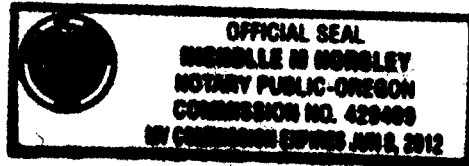
MY CERTIFICATE EXPIRES JUNE 30, 2016

STATE OF OREGON )  
COUNTY OF JACKSON) SS.

A.D. 2009

Personally appeared the above named Richard G. Templin, a Registered Professional Land Surveyor, and acknowledged the foregoing instrument to be his voluntary act and deed before me.

*[Signature]* Notary Public for the  
State of Oregon  
My Commission Expires June 8 2012



The corrections are as follows:

On Page 2 of 2;

- As filed: " Distance on East side of Federal Way 1164.71"  
Change to: " 1164.77"
- As filed: " Distance on West side of Federal Way 1164.70"  
Change to: " 1164.65"

Label the curve data table " Non-Tangent Curve Data"

Remove distance "440.10" along the East line of Lot 8

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

*Kerry K. Bradshaw* (9-21-09)  
JACKSON COUNTY SURVEYOR

