

KIRTLAND ROCK INDUSTRIAL SUBDIVISION, PHASE 1

Located In:

the Southeast and Southwest 1/4 of Section 13 &
the Northeast and Northwest 1/4 of Section 24,
in Township 36 South, Range 2 West, W.M.,
Jackson County, Oregon

*** DECLARATION ***

KNOW ALL MEN BY THESE PRESENTS, THAT KIRTLAND ROCK, LLC, AN OREGON LIMITED LIABILITY COMPANY, HEREINAFTER REFERRED TO AS DECLARANT, IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED, AND HAS SUBDIVIDED THE SAME INTO LOTS, TRACTS AND STREETS AS SHOWN HEREON, AND THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. DECLARANT HEREBY DEDICATES TO THE PUBLIC FOR PUBLIC USE THE STREETS SHOWN HEREON, TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. DECLARANT HEREBY GRANTS TO ROGUE VALLEY SEWER SERVICES, THEIR HEIRS AND ASSIGNS, A 15-FOOT EASEMENT FOR SANITARY SEWER CONSTRUCTION, ACCESS AND MAINTENANCE OVER AND ACROSS LOT 27. DECLARANT HEREBY DESIGNATES SAID SUBDIVISION AS KIRTLAND ROCK INDUSTRIAL SUBDIVISION, PHASE 1.

KIRTLAND ROCK, LLC

IN WITNESS WHEREOF, SIGNED THIS 24th DAY OF October, 2008.

BY: Howard Kimmel

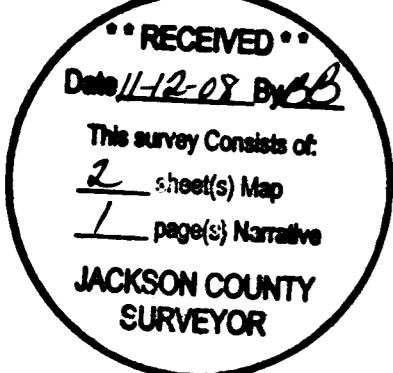
STATE OF Oregon }
COUNTY OF Jackson } ss.

TITLE: WARRANT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF October, 2008, BY Howard Kimmel, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF KIRTLAND ROCK, LLC, AN OREGON LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

Claire M. O'Connor
NOTARY



APPROVED BY A MAJORITY FOR RECORDING

David Smith
COUNTY COMMISSIONER/ADMINISTRATOR

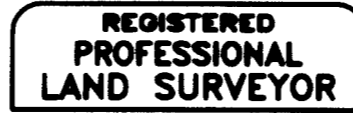
Nov. 12, 2008
DATE

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

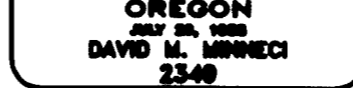
FILED FOR RECORD THIS 12th DAY OF NOVEMBER, 2008 AT 10:24 O'CLOCK A.M. AND RECORDED IN VOLUME 34 OF PLATS AT PAGE 56 OF RECORDS OF JACKSON COUNTY, OREGON.

Christine D Walker
COUNTY CLERK

Barbara J Shaw
DEPUTY



David M. Minneci



EXPIRES 12/31/08

*** SURVEYOR'S CERTIFICATE ***

STATE OF OREGON)
COUNTY OF JACKSON)SS

I, DAVID M. MINNECI, 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 THE PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

COMMENCING AT THE ONE-QUARTER (1/4) COMMON TO SECTIONS 13 AND 24 IN TOWNSHIP 36 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE SOUTH 89°53'30" EAST 519.82 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PACIFIC AVENUE, SAID POINT BEING ON THE EASTERLY LINE OF TRACTS A AND B DESCRIBED IN DOCUMENT NO. 2006-030368, OFFICIAL RECORDS OF SAID JACKSON COUNTY; THENCE, ALONG THE BOUNDARY OF SAID TRACTS AS FOLLOWS: SOUTH 00°11'00" WEST 192.50 FEET TO THE SOUTHEASTERLY CORNER THEREOF FOR THE INITIAL POINT OF BEGINNING OF KIRTLAND ROCK INDUSTRIAL SUBDIVISION; THENCE, ON A LINE THAT IS PARALLEL WITH AND 25.00 FEET NORTHWESTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO, THE AVERAGE CENTERLINE OF THE CENTRAL OREGON AND PACIFIC COMPANY RAILROAD TRACKS, SOUTH 79°45'40" WEST 1083.09 FEET TO THE NORTH-EASTERLY RIGHT-OF-WAY LINE OF TABLE ROCK ROAD; THENCE, ALONG SAID NORTHEASTERLY LINE, NORTH 18°25'53" WEST (RECORD NORTH 18°24'50" EAST) 1045.55 FEET; THENCE, ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 35°52'26" EAST 97.46 FEET), AN ARC DISTANCE OF 113.74 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF KIRTLAND ROAD; THENCE, ALONG SAID SOUTHERLY LINE, SOUTH 89°49'14" EAST (RECORD SOUTH 89°48'40" EAST) 526.38 FEET; THENCE, LEAVING SAID TRACTS BOUNDARY, SOUTH 00°10'46" WEST 200.00 FEET; THENCE SOUTH 89°49'14" EAST 58.43 FEET; THENCE, ALONG THE ARC OF A 1084.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 82°13'25" EAST 294.54 FEET), AN ARC DISTANCE OF 295.49 FEET; THENCE, ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 89°27'38" EAST 118.32 FEET), AN ARC DISTANCE OF 126.61 FEET; THENCE SOUTH 33°11'20" EAST 108.79 FEET; THENCE, ALONG THE ARC OF A 22.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 78°11'20" EAST 31.11 FEET), AN ARC DISTANCE OF 34.56 FEET; THENCE NORTH 56°48'40" EAST 182.71 FEET; THENCE, ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS NORTH 73°29'50" EAST 57.43 FEET), AN ARC DISTANCE OF 58.25 FEET; THENCE SOUTH 89°49'00" EAST 35.84 FEET; THENCE, ALONG THE ARC OF A 22.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 45°11'00" EAST 31.11 FEET), AN ARC DISTANCE OF 34.56 FEET TO THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF PACIFIC AVENUE; THENCE, ALONG SAID WESTERLY LINE, SOUTH 00°11'00" WEST 116.00 FEET; THENCE, LEAVING SAID WESTERLY LINE, ALONG THE ARC OF A 22.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 44°49'00" WEST 31.11 FEET), AN ARC DISTANCE OF 34.56 FEET; THENCE NORTH 89°49'00" WEST 35.84 FEET; THENCE, ALONG THE ARC OF A 28.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 73°29'50" WEST 18.08 FEET), AN ARC DISTANCE OF 16.31 FEET; THENCE SOUTH 56°48'40" WEST 193.62 FEET; THENCE, ALONG THE ARC OF A 22.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 17°18'18" WEST 27.99 FEET), AN ARC DISTANCE OF 30.34 FEET; THENCE, ALONG THE ARC OF A 573.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 11°00'32" EAST 222.44 FEET), AN ARC DISTANCE OF 223.88 FEET; THENCE SOUTH 00°11'00" WEST 17.35 FEET; THENCE, ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT (THE LONG CHORD TO WHICH BEARS SOUTH 04°18'33" WEST 14.39 FEET), AN ARC DISTANCE OF 14.40 FEET; THENCE SOUTH 89°49'00" EAST 201.04 FEET TO THE AFORESAID WESTERLY RIGHT-OF-WAY LINE PACIFIC AVENUE; THENCE, ALONG SAID WESTERLY LINE, SOUTH 00°11'00" WEST 235.50 FEET TO THE INITIAL POINT OF BEGINNING.

David M. Minneci
SURVEYOR

*** APPROVALS ***

EXAMINED AND APPROVED THIS 27th DAY OF OCTOBER, 2008.

Rogus Roberts
JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED BY THE JACKSON COUNTY DEPARTMENT OF DEVELOPMENT SERVICES THIS 5th DAY OF NOVEMBER, 2008. (JACKSON COUNTY FILE NO. SUB2007-00018)

Susan Lee
JACKSON COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED BY THE JACKSON COUNTY DEPARTMENT OF ROADS AND PARKS THIS 3 DAY OF November, 2008

Mike Hunt
JACKSON COUNTY ENGINEER

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 5th DAY OF NOVEMBER, 2008.

William Johnson
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 5th DAY OF November, 2008.

Jim Hill, Deputy
TAX COLLECTOR

EXAMINED AND APPROVED BY ROGUE VALLEY SEWER SERVICE THIS 28 DAY OF October, 2008.

Colt Lewis
DISTRICT ENGINEER

SURVEY NO 20223

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: Kirtland Rock, LLC
P. O. Box 850
Shady Cove, Oregon 97539

Location: The Southeast and Southwest ¼ of Section 13 and the Northeast and Northwest ¼ of Section 24, Township 36 South, Range 2 West, Willamette Meridian, Jackson County, Oregon.

Purpose: To survey, monument and record a Subdivision Plat for **KIRTLAND ROCK INDUSTRIAL SUBDIVISION, PHASE 1.**

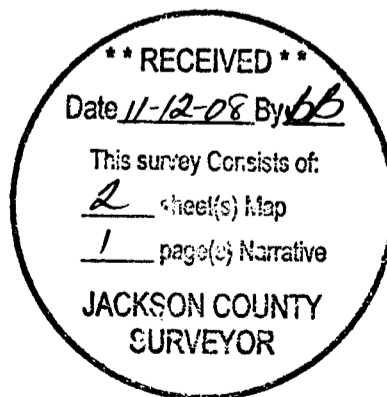
Procedure: Utilizing control and found monumentation from Surveys No. 3700 and 19199, I set monuments as shown on the accompanying Plat. This property is described by Document No. 2006-030369, Official Records of Jackson County, Oregon.

Basis of Bearing: Southerly line of Survey No. 3700.

Date: September 2, 2008.



David M. Minneci
L.S. 2349 - Oregon
Expires 12/31/08
880 Golf View Dr., Ste. 201
Medford, Oregon 97504



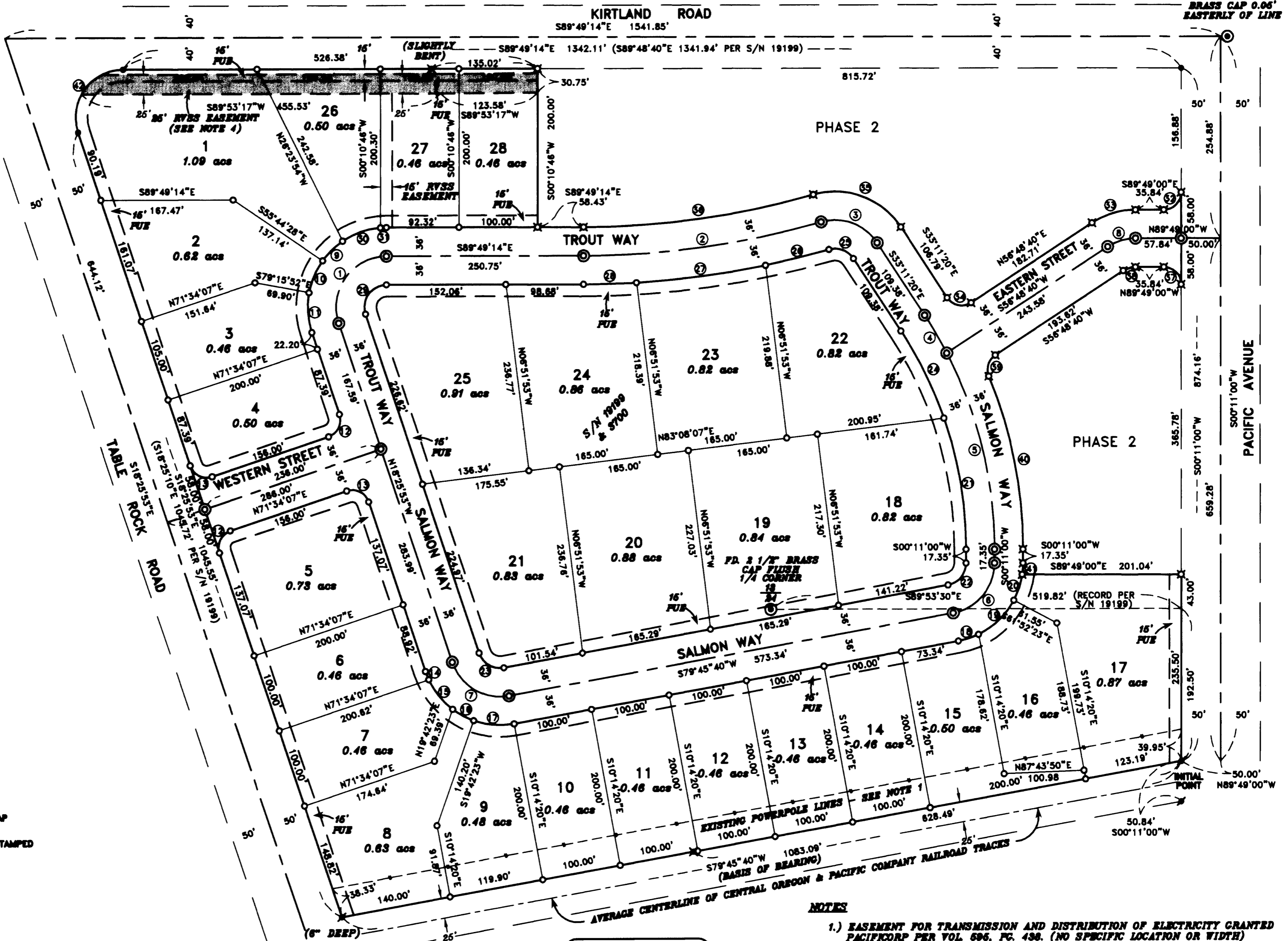
KIRTLAND ROCK INDUSTRIAL SUBDIVISION, PHASE 1

Located In:
the Southeast and Southwest 1/4 of Section 13 &
the Northeast and Northwest 1/4 of Section 24,
In Township 36 South, Range 2 West, W.M.,
Jackson County, Oregon

**** RECEIVED ****
Date 11-12-22 By DM
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
**JACKSON COUNTY
SURVEYOR**

PA 5th ARMY
CORPS OF ENGINEERS
BRASS CAP 0.06
EASTERLY OF LINE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	106°36'40"	64.00	121.32	103.95	N39°52'28"E
2	15°54'43"	100.00	305.49	304.31	N82°13'25"E
3	72°32'37"	64.00	81.03	75.73	S89°27'38"E
4	05°55'21"	537.00	55.51	55.48	S30°13'39"E
5	27°28'59"	537.00	257.27	254.82	S13°32'30"E
6	79°34'40"	64.00	88.89	81.91	S39°58'20"W
7	81°48'27"	64.00	91.38	83.81	N59°20'07"W
8	33°22'20"	64.00	37.28	36.75	N73°29'50"E
9	20°19'52"	100.00	35.48	35.30	N46°10'10"E
10	25°18'08"	100.00	44.10	43.75	S23°22'11"W
11	29°10'02"	100.00	50.91	50.36	N03°50'53"W
12	90°00'00"	22.00	34.36	31.11	S26°34'07"W
13	90°00'00"	22.00	34.36	31.11	N63°25'43"W
14	06°21'55"	100.00	11.10	11.09	N21°36'41"W
15	28°02'41"	100.00	48.95	48.46	S38°48'49"E
16	17°27'27"	100.00	30.47	30.35	N61°33'53"W
17	28°58'43"	100.00	52.26	51.67	S89°15'58"E
18	15°27'52"	100.00	28.99	28.91	N72°01'44"E
19	36°10'11"	100.00	65.13	62.99	S46°12'43"W
20	18°41'31"	100.00	34.37	34.20	N18°18'51"E
21	18°14'16"	501.00	168.22	167.43	S09°58'20"E
22	79°34'40"	28.00	38.89	35.84	S39°58'20"W
23	81°48'27"	28.00	39.98	36.67	S59°20'07"E
24	14°08'04"	501.00	123.59	123.28	N28°07'18"W
25	72°32'37"	28.00	35.45	33.13	N69°27'38"W
26	04°11'05"	1138.00	82.97	82.95	S79°21'50"W
27	06°19'47"	1138.00	185.15	185.01	N82°37'01"E
28	03°23'51"	1138.00	67.36	67.35	S68°28'50"W
29	106°36'39"	28.00	53.08	45.48	N35°52'28"E
30	28°28'25"	100.00	51.38	50.82	N71°03'18"E
31	04°24'15"	100.00	7.69	7.68	S87°58'39"W
32	90°00'00"	22.00	34.36	31.11	S45°11'00"W
33	33°22'20"	100.00	58.25	57.43	S73°29'50"W
34	90°00'00"	22.00	34.36	31.11	N78°11'20"W
35	72°32'37"	100.00	126.61	118.32	N69°27'38"W
36	15°54'43"	1064.00	285.49	284.54	S82°13'25"E
37	90°00'00"	22.00	34.36	31.11	N44°49'00"W
38	33°22'20"	28.00	18.31	18.08	S73°29'50"W
39	79°00'43"	22.00	30.34	27.99	S17°18'18"W
40	22°23'03"	573.00	223.88	222.44	S11°00'32"E
41	06°15'06"	100.00	14.40	14.39	S04°18'33"W
42	106°36'40"	60.00	113.74	97.46	N35°52'28"E



HOFFBUHR & ASSOCIATES, INC.
880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON
(841) 779-4841
BY: DAVID M. MINNECI RPLS NO. 2348
SCALE: 1 INCH = 100' SEPTEMBER 2, 2008
BASIS OF BEARING: SURVEY NUMBER 3700
(SOUTHERLY LINE)

- ⊕ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2348".
- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. MINNECI LS 2348".
- ⊙ = SET 5/8" x 30" IRON PIN WITH ALUMINUM CAP STAMPED "LS 2348".
- = FOUND 5/8" IRON PIN WITH ALUMINUM CAP STAMPED "BOYDEN PLS 281" PER S/N 19199.
- ⚡ = FOUND 5/8" IRON PIN WITH PER S/N 3700.
- ✕ = FOUND 3/4" IRON PIN PER S/N 4413.
- ⊙ = FOUND BRASS CAP AS NOTED.
- S/N = SURVEY NUMBER
- FUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE GRANTED HEREON.
- RVSS = ROGUE VALLEY SEWER SERVICES
- O.R.J.C.O. = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- ▭ = EXISTING ROGUE VALLEY SEWER SERVICES EASEMENT

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR
David M. Minnici
OREGON
JULY 28, 1988
DAVID M. MINNECI
2348
EXPIRES 12/31/08

- NOTES**
- 1.) EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED PACIFICORP PER VOL. 696, PG. 498. (NO SPECIFIC LOCATION OR WIDTH)
 - 2.) EASEMENT FOR WATER PIPELINE SYSTEM AND RIGHTS IN CONNECTION THEREWITH GRANTED WHITE CITY, OREGON WATER SYSTEM PER DOC NO. 88-09787, O.R.J.C.O. (MAY AFFECT PROPERTY - NO SPECIFIC GIVEN)
 - 3.) EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY GRANTED PACIFICORP PER DOC NO. 84-20764, O.R.J.C.O. (NO SPECIFIC LOCATION OR WIDTH)
 - 4.) RIGHT-OF-WAY AND EASEMENT FOR SEWER LINES GRANTED ROGUE VALLEY SEWER SERVICES PER DOC. NO. 8007-010487, O.R.J.C.O. (26' IN WIDTH - SHOWN)
 - 5.) THE CONDITIONS OF APPROVAL FROM LAND USE CASE FILE NO. SUB007-00018 APPLY TO ALL LOTS WITHIN THE PLAT.