

TOWER PROPERTIES LLC  
150 N. ROSS LANE  
MEDFORD, OR. 97501

# TOWER RETAIL CENTER SUBDIVISION

LOCATED IN:  
LOT 1 OF TOWER BUSINESS PARK, A PLANNED COMMUNITY,  
IN THE N.W. 1/4 OF SECTION 8, T.37S., R.1W., W.M.,  
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON

\*\*\* DECLARATION \*\*\*

KNOW ALL MEN BY THESE PRESENTS, that Tower Properties, LLC, an Oregon Limited Liability Company, is the owner in fee simple of the lands hereon described and has subdivided the same into lots 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 hereby grant a 10.00 foot easement for sanitary sewer purposes to the City of Medford as shown hereon. We hereby make and create a shared access easement over and across Lots 1 through 5 for the benefit of the owners, their heirs and assigns of Lots 1 through 5. We hereby make and create a private storm sewer easement and private sanitary sewer easement over and across the northern portion of Lot 3 for the benefit of the owners, their heirs and assigns of Lot 4 and Lot 5. We hereby make and create a private storm sewer easement over and across the southerly portion of Lot 3 for the benefit of the owners, their heirs and assigns of Lot 1 and Lot 2. We hereby make and create a private storm sewer easement and private sanitary sewer easement over and across Lot 2 for the benefit of the owners, the heirs and assigns of Lot 1 and Lot 3. We hereby designate said subdivision as Tower Retail Center Subdivision.

\*\*\* SURVEYOR'S CERTIFICATE \*\*\*

STATE OF OREGON )  
County of Jackson ) ss.

I, Darrell L. Huck, 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 tract:

Lot One (1) in TOWER BUSINESS PARK, a planned community in the City of Medford, Jackson County, Oregon, according to the official plat thereof, now of record.

Darrell L. Huck  
Surveyor

TOWER BUSINESS PARK LLC:

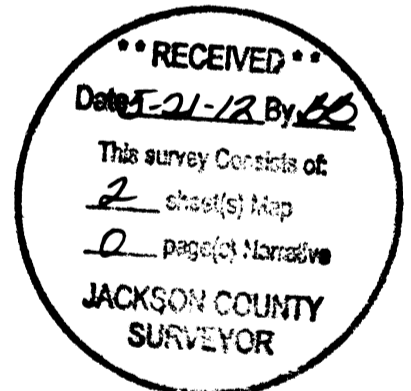
IN WITNESS WHEREOF, I have set my hand and seals this 23<sup>rd</sup> day of APRIL, 2012.

STATE OF OREGON )  
County of Jackson ) ss.  
The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of APRIL, 2012, by John Batzer, as a member on behalf of Tower Business Park, L.L.C., freely and voluntarily.

Before me: J. Trumble  
J. TRUMBLE NOTARY PUBLIC - OREGON  
Commission No. 431330  
My Commission Expires 9-7-2012

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250  
OREGON REVISED STATUTES

PURPOSE: To survey and monument Tower Retail Center Subdivision, being located within Lot 1 of Tower Business Park and described in Instrument No. 2005-065254, Official Records, Jackson County, Oregon  
PROCEDURE: Monuments that had been originally placed for the boundary of Lot 1 of Tower Business Park were located and held for control. The boundaries of the new subdivision lots were computed according to client's direction and monuments were set as shown.  
Equipment used: Trimble S6 robotic instrument



\*\*\* APPROVALS \*\*\*

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

James O. Huber 5/10/12  
Planning Director Date

Examined and approved this 2<sup>nd</sup> day of May, 2012.

Lawrence Barkman [Signature]  
City Engineer City Surveyor

Examined and approved as required by O.R.S. 92.100 as of MAY 21, 2012.

Nema Crawford, 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 May 21, 2012.

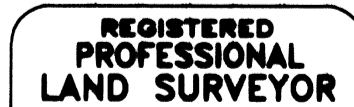
Patty Boudry, Deputy  
Tax Collector

APPROVED FOR RECORDING

[Signature]  
COUNTY COMMISSIONER/ADMINISTRATOR May 21 '12 DATE

RECORDING:  
Filed for record this 21<sup>st</sup> day of MAY, 2012 at 10:57 O'clock A.M. and recorded in Volume 38 of Plats at  
Page 5 of Records of Jackson County, Oregon.

CHRISTINE D WALKER BARBARA J SMITH-DEUTY  
County Clerk Deputy



Darrell L. Huck



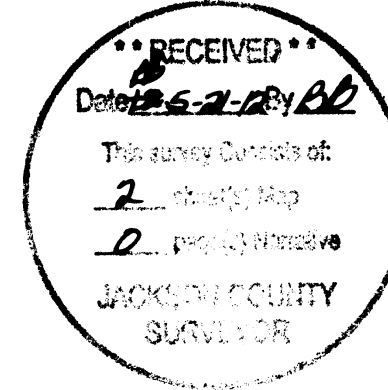
Expires 6/30/2013

I certify this plat to be an exact copy of the original  
Darrell L. Huck  
SURVEYOR

# TOWER RETAIL CENTER SUBDIVISION

LOCATED IN:

LOT 1 OF TOWER BUSINESS PARK,  
A PLANNED COMMUNITY IN THE  
N.W. 1/4 OF SECTION 8, T.37S., R.1W., W.M.,  
CITY OF MEDFORD, JACKSON COUNTY, OREGON



- NOTES:
- 10.00 FOOT PRIVATE EASEMENT FOR STORM SEWER
  - 10.00 FOOT PRIVATE EASEMENT FOR STORM SEWER AND SANITARY SEWER
  - 10.00 FOOT PRIVATE EASEMENT FOR STORM SEWER AND SANITARY SEWER
  - CENTER LINE OF 25' WIDE DRIVEWAY ACCESS POINT FOR SHARED ACCESS TO BENEFIT LOTS 1 THROUGH 5
  - 10.00 FOOT WATER LINE EASEMENT PER INST. NO. 02-54840 OFFICIAL RECORDS, JACKSON COUNTY, OREGON
  - ACCESS RESTRICTION:  
NO LOT SHALL HAVE DIRECT VEHICULAR ACCESS FROM OWEN DRIVE, CRATER LAKE HIGHWAY OR CRATER LAKE AVENUE (OTHER THAN THE TWO SHARED ACCESSSES SHOWN OFF OF THE RELOCATED CRATER LAKE AVENUE.
  - THIS PROPERTY IS SUBJECT TO A POWER LINE EASEMENT PER INST. NO. 74-02194 (EXACT LOCATION IS NOT DESCRIBED)
  - THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN INST. NO. 03-82171 AND AS AMENDED PER INST. NO. 2005-036302
  - THIS PROPERTY IS SUBJECT TO A DECLARATION OF DEED RESTRICTION PER INST. NO. 02-83609
  - THIS PROPERTY IS SUBJECT TO AN AVIGATION, NOISE AND HAZARD EASEMENT PER INST. NO. 2007-031445
  - 10' EASEMENT FOR SANITARY SEWER PURPOSES BEING GRANTED TO THE CITY OF MEDFORD, HEREON.
  - DOMESTIC WATER SERVICE - PURSUANT TO ORS 92.0090(c), NO DOMESTIC WATER SUPPLY FACILITY WILL BE PROVIDED TO LOTS 1 THROUGH 5 AT THE TIME OF RECORDING OF THIS PLAT, EVEN THOUGH A DOMESTIC WATER SUPPLY SOURCE EXISTS IN OWEN DRIVE.

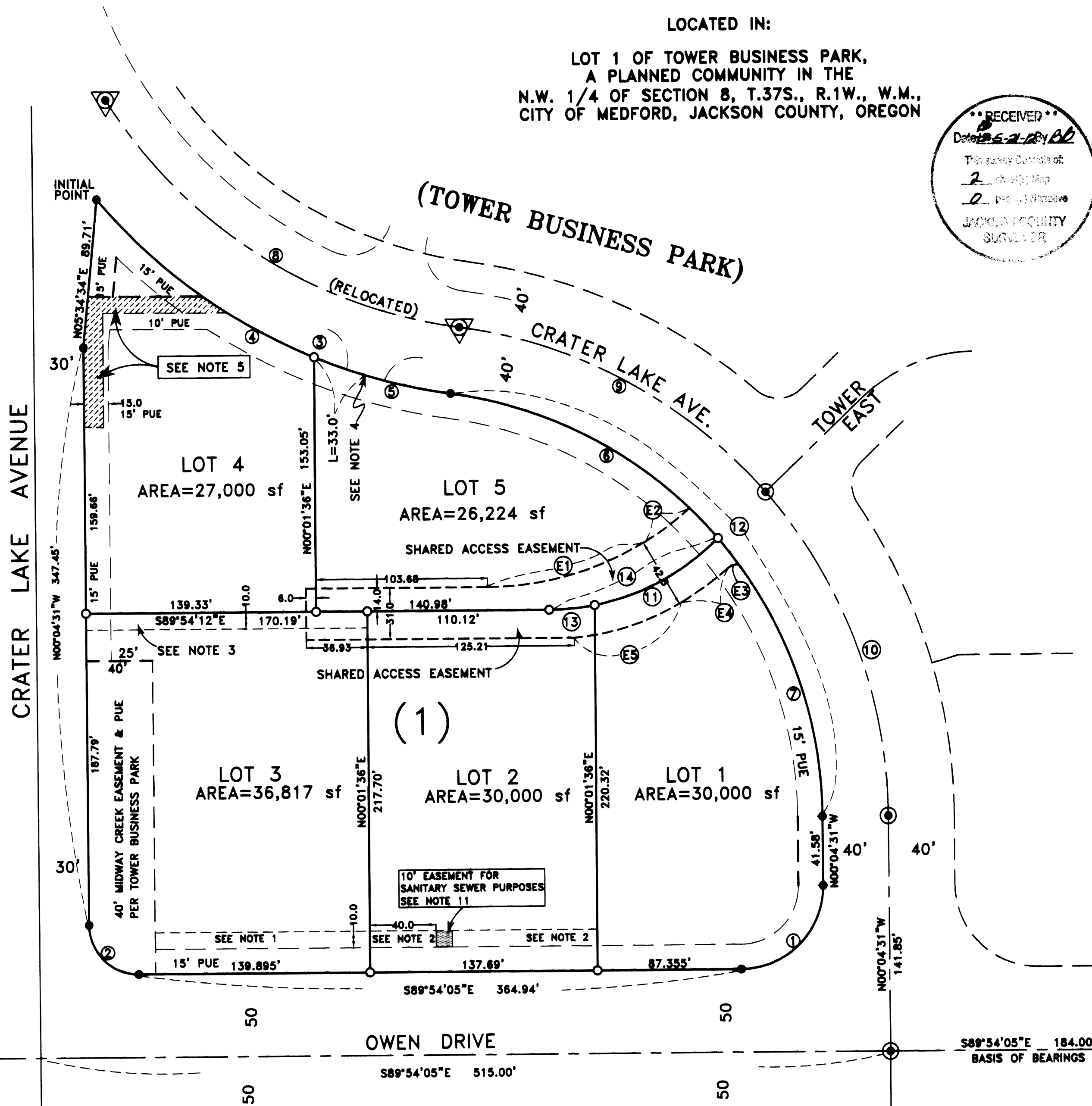
HOFFBUHR & ASSOCIATES, INC.  
880 GOLF VIEW DRIVE, SUITE 201  
MEDFORD, OREGON 97504  
(541)779-4841

BY: DARRELL L. HUCK PLS No. 2023  
SCALE: 1 inch = 50' SEPT. 27, 2011  
BASIS OF BEARING: TOWER BUSINESS PARK

- = Set 5/8"x24" rebar with plastic cap stamped "HOFFBUHR & ASSOC., INC."
- ⊗ = Set 5/8"x30" Iron reinforcing pin with plastic cap stamped "D. Huck LS 2023"
- = Found 5/8" rebar with plastic cap stamped "HOFFBUHR & ASSOC., INC." per plat of TOWER BUSINESS PARK
- ⊙ = Found 5/8" rebar with metal cap stamped "HOFFBUHR & ASSOC., INC." per plat of TOWER BUSINESS PARK unless noted otherwise
- ⊖ = Original monument destroyed by road construction, Set 5/8" rebar with metal cap stamped "HOFFBUHR & ASSOC., INC."
- PUE = Easement for public utilities, storm drainage, irrigation, gas, water, electric, telephone, cable television and sanitary sewer, construction and maintenance

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	80°10'28"	50.00	78.68	70.82	S49°00'42"W
2	88°48'34"	30.00	47.89	42.38	N44°58'18"W
3	42°02'33"	340.00	249.49	243.93	S67°54'38"E
4	27°38'04"	340.00	163.98	164.40	S57°42'21"E
5	14°24'28"	340.00	89.89	85.27	S74°43'38"E
6	41°33'28"	260.00	188.88	184.48	N81°09'08"E
7	40°17'52"	260.00	182.87	179.12	S20°13'27"E
8	80°08'37"	300.00	262.88	254.28	S50°51'23"E
9	41°08'18"	300.00	218.48	210.80	N81°21'43"W
10	40°43'02"	300.00	219.28	208.74	N20°28'02"W
11	35°38'55"	147.00	86.28	84.87	N82°28'15"E
12	81°51'21"	260.00	311.48	340.88	S41°00'12"E
13	10°48'35"	147.00	27.73	27.89	N84°41'31"E
14	44°24'30"	147.00	119.94	111.11	N87°53'33"E
E1	30°37'17"	188.33	138.88	99.48	N74°47'08"E
E2	11°20'30"	170.40	33.73	33.88	N53°48'18"E
E3	82°13'18"	7.50	8.24	6.00	N78°01'45"E
E4	08°33'24"	212.90	38.81	35.47	N54°41'48"E
E5*	25°58'07"	151.95	68.91	68.32	N72°28'14"E

\* E5 is a non-target curve



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Darrell L. Huck

OREGON  
FEBRUARY 4, 1988  
DARRELL L. HUCK  
2003

Expires 6/30/2013

37 1W 08 BC T.L. 2501

I certify this plat to be an  
exact copy of the original  
Darrell L. Huck  
SURVEYOR