

KIRTLAND ROCK INDUSTRIAL SUBDIVISION - PHASE 2

Located in the South Half of Section 13, T.36S., R.2W., W.M., Jackson County, Oregon

December 12, 2013

*** SURVEYOR'S CERTIFICATE ***

I, Bary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the tract of land shown on Sheet 2, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

SURVEY FOR:
Kirtland Rock, LLC
81 Pine Court
Eagle Point, OR. 97524

SURVEY BY:
Kaiser Surveying
19754 Highway 62
Eagle Point, OR. 97524

TRACT "A"

Beginning at a 5/8" rebar with plastic cap set for the Northeast corner of Lot 28 of KIRTLAND ROCK INDUSTRIAL SUBDIVISION, PHASE 1, in Jackson County, Oregon, according to the Official Plat thereof, now of record, for THE INITIAL POINT OF BEGINNING for TRACT "A"; thence along the Southerly right-of-way of Kirtland Road, South 89' 49' 11" East, 815.78 feet (record = South 89' 49' 14" East, 815.72 feet) to a 5/8" rebar with plastic cap found set for the Northeast corner of TRACT B as described in Instrument No. 2006-030369 of the Official Records of said County; thence leaving said Kirtland Road line along the Westerly right-of-way line of Pacific Avenue, South 0' 11' 00" West, 156.87 feet (record = 156.88 feet) to a 5/8" rebar with plastic cap found set; thence 34.558 feet along the arc of a 22.00 foot radius curve to the right (long chord bears South 45' 11' 00" West, 31.113 feet) to intersect the Northerly right-of-way line of Eastern Street; thence along said Eastern Street line as follows: North 89' 49' 00" West, 35.89 feet (record = 35.84 feet); thence 58.246 feet along the arc of a 100.00 foot radius curve to the left (long chord bears South 73' 29' 50" West, 57.426 feet); thence South 56' 48' 40" West, 182.71 feet; thence 34.558 feet along the arc of a 22.00 foot radius curve to the right (long chord bears North 78' 11' 20" West, 31.113 feet) to intersect the Northeasterly right-of-way line of Trout Way; thence along said Trout Way line as follows: North 33' 11' 20" West, 106.79 feet; thence 126.613 feet along the arc of a 100.00 foot radius curve to the left (long chord bears North 69' 27' 39" West, 118.323 feet); thence 295.49 feet along the arc of a 1064.00 foot radius curve to the right (long chord bears South 82' 13' 24" West, 294.54 feet); thence North 89' 49' 14" West, 58.43 feet to a 5/8" rebar with plastic cap found set for the Southeasterly corner of said Lot 28; thence leaving said Trout Way line, North 0' 10' 46" East, 200.00 feet to THE INITIAL POINT OF BEGINNING.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Bary D. Kaiser
OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-15

TRACT "B"

Beginning at a 5/8" rebar with plastic cap found set for the Northeast corner of Lot 17 of KIRTLAND ROCK INDUSTRIAL SUBDIVISION, PHASE 1, in Jackson County, Oregon, according to the Official Plat thereof, now of record, for THE INITIAL POINT OF BEGINNING for TRACT "B"; thence North 89' 49' 00" West, 201.09 feet (record = 201.04 feet), to intersect the Easterly right-of-way line of Salmon Way at a 5/8" rebar with plastic cap found set for the Northwest corner of said Lot 17; thence along said Salmon Way line as follows: 14.402 feet along the arc of a 100.00 foot radius curve to the left (long chord bears North 4' 18' 33" East, 14.39 feet); thence North 0' 11' 00" East, 17.35 feet; thence 223.858 feet along the arc of a 573.00 foot radius curve to the left (long chord bears North 11' 00' 31" West, 222.437 feet); thence 30.338 feet along the arc of a 22.00 foot radius curve to the right (long chord bears North 17' 18' 18" East, 27.99 feet) to intersect the Southeasterly right-of-way line of Eastern Street; thence along said Eastern Street line as follows: North 56' 48' 40" East, 193.62 feet; thence 16.31 feet along the arc of a 28.00 foot radius curve to the right (long chord bears North 73' 29' 50" East, 16.08 feet); thence South 89' 49' 00" East, 35.89 feet (record = 35.84 feet); thence 34.558 feet along the arc of a 22.00 foot radius curve to the right (long chord bears South 44' 49' 00" East, 31.113 feet) to intersect the Westerly right-of-way line of Pacific Avenue; thence along said Avenue line, South 0' 11' 00" West, 365.78 feet to THE INITIAL POINT OF BEGINNING.

Bary D. Kaiser
SURVEYOR

*** DECLARATION ***

Known all men by these presents, that KIRTLAND ROCK, LLC, an Oregon limited liability company, hereafter referred to as Declarant, is the owner of the lands hereon described, has caused the same to be subdivided into lots as shown on Sheet 2, and the number and size of the lots and course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and does hereby dedicate to the public for public use all public utility easements (PUE) as shown on Sheet 2. Declarant hereby designates said subdivision as KIRTLAND ROCK INDUSTRIAL SUBDIVISION - PHASE 2.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 23 DAY, OF JAN., 20 14.

Howard Kimmel
HOWARD KIMMEL
(Manager, Kirtland Rock, LLC, an Oregon limited liability company)

STATE OF OREGON)
COUNTY OF JACKSON)ss

Personally appeared the above named HOWARD KIMMEL acting as Manager of KIRTLAND ROCK, LLC, an Oregon limited liability company, acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of said KIRTLAND ROCK, LLC.

Subscribed and sworn to before me this 23 day of January, 20 14.

(SIGN) *Kathy Whitney*
Kathy Whitney NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 471871
MY COMMISSION EXPIRES 9-18-16

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT
Bary D. Kaiser
SURVEYOR

** RECEIVED **
Date 2/14/14 By DR
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

*** APPROVALS ***

Examined and approved this 31st day of January, 20 14.

Scott J...
JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Development Services. (File Nos. SUB2007-00018 and ZON2013-00960)

3rd day of FEBRUARY, 20 14.

Kathleen...
JACKSON COUNTY PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 14th day of FEBRUARY, 20 14.

Nena Crawford...
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 14th day of February, 20 14.

Patricia...
TAX COLLECTOR

Examined and approved by the Jackson County Department of Roads and Parks this 7th day of February, 20 14.

Mike Hunt
JACKSON COUNTY ENGINEER

Approved by a Majority for Recording.

M. Sch...
COUNTY COMMISSIONER/ADMINISTRATOR 2/20/14 DATE

*** RECORDER'S CERTIFICATE ***

Filed for record, this 21st day of February, 20 14, at 3:32 o'clock P.m., and recorded in Volume 40 of Plats on page 3 of the Records of Jackson County, Oregon.

By: *Christine D. Walker* COUNTY CLERK *Jean Shingle* DEPUTY

KIRTLAND ROCK INDUSTRIAL SUBDIVISION - PHASE 2

Located in the South Half of Section 13, T.36S., R.2W., W.M., Jackson County, Oregon

December 12, 2013

SURVEY FOR:
Kirtland Rock, LLC
81 Pine Court
Eagle Point, OR. 97524

SURVEY BY:
Kaiser Surveying
19754 Highway 62
Eagle Point, OR. 97524

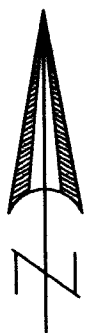
I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

Bary D. Kaiser
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Bary D. Kaiser

OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-15



SCALE: 1" = 60'

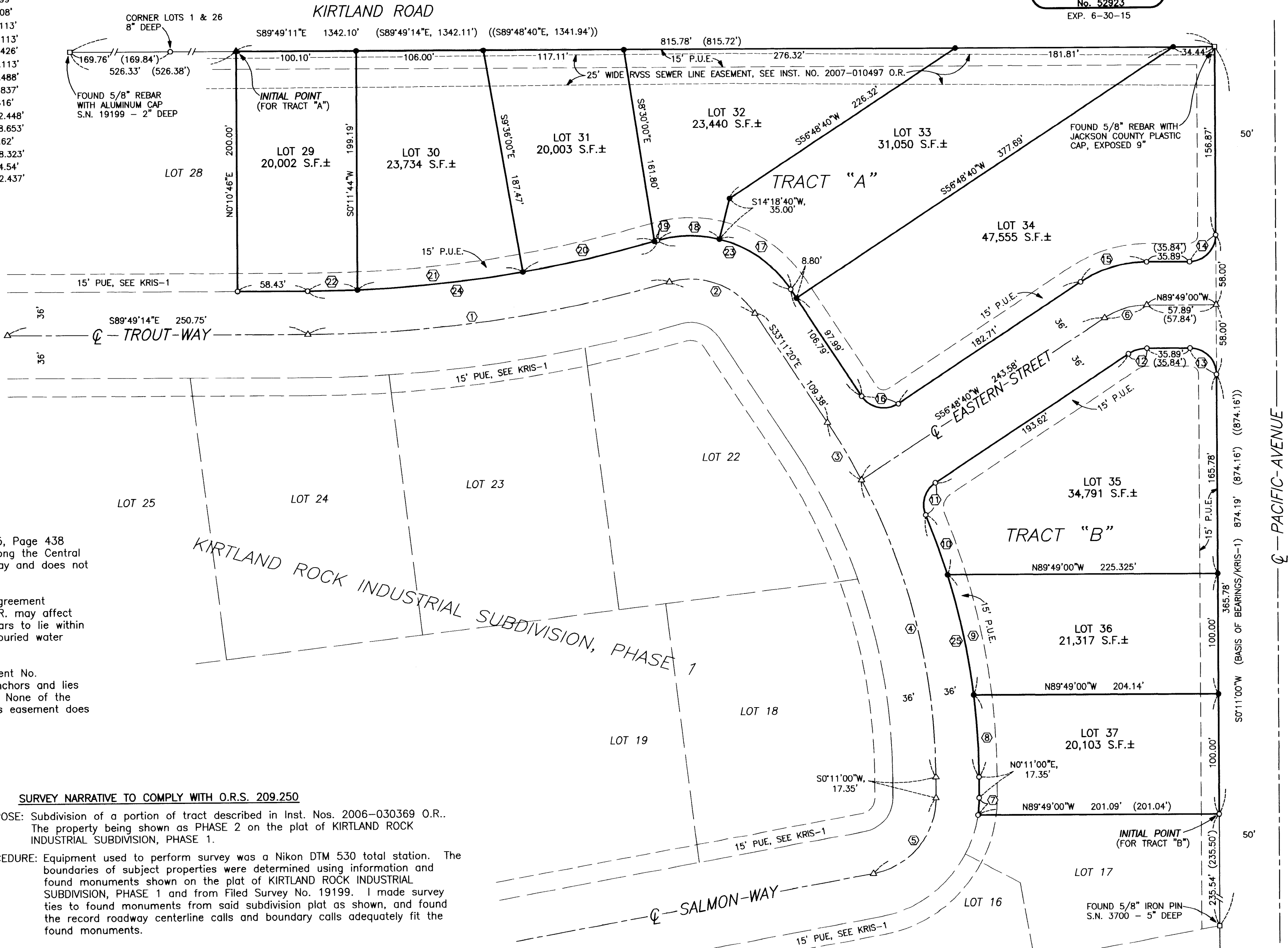
CURVE DATA				
Δ	R	L	LC	
1	15°54'43"	1100.00'	305.487'	N82°13'24"E, 304.507'
2	72°32'37"	64.00'	81.032'	S69°27'29"E, 75.727'
3	5°55'21"	537.00'	55.51'	S30°13'40"E, 55.483'
4	27°26'59"	537.00'	257.27'	S13°32'29"E, 254.817'
5	79°34'40"	64.00'	88.89'	S39°58'20"W, 81.915'
6	33°22'20"	64.00'	37.277'	S73°29'50"W, 36.752'
7	8°15'06"	100.00'	14.402'	N4°18'33"E, 14.39'
8	6°50'44"	573.00'	68.46'	N3°14'22"W, 68.42'
9	10°14'05"	573.00'	102.355'	N11°46'47"W, 102.22'
10	5°18'14"	573.00'	53.043'	N19°32'56"W, 53.024'
11	79°00'43"	22.00'	30.338'	N17°18'18"E, 27.99'
12	33°22'20"	28.00'	16.31'	N73°29'50"E, 16.08'
13	90°00'00"	22.00'	34.558'	S44°49'00"E, 31.113'
14	90°00'00"	22.00'	34.558'	S45°11'00"W, 31.113'
15	33°22'20"	100.00'	58.246'	S73°29'50"W, 57.426'
16	90°00'00"	22.00'	34.558'	N78°11'20"W, 31.113'
17	42°30'00"	100.00'	74.176'	N54°26'20"W, 72.488'
18	30°02'37"	100.00'	52.436'	S89°17'21"W, 51.837'
19	0°08'27"	1064.00'	2.615'	S74°20'16"W, 2.616'
20	6°03'29"	1064.00'	112.50'	S77°26'15"W, 112.448'
21	7°28'18"	1064.00'	138.75'	S84°12'08"W, 138.653'
22	2°14'29"	1064.00'	41.623'	S89°03'31"W, 41.62'
23	72°32'37"	100.00'	126.613'	N69°27'39"W, 118.323'
24	15°54'43"	1064.00'	295.49'	S82°13'24"W, 294.54'
25	22°23'03"	573.00'	223.858'	N11°00'31"W, 222.437'

LEGEND

- = Found 5/8" Rebar with Plastic Cap - KRIS-1
- △ = Found 5/8" Rebar with Aluminum Cap - KRIS-1
- = Found Monument as Indicated
- = Set 5/8" x 24" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
- ▲ = Set 5/8" x 30" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- KRIS-1 = KIRTLAND ROCK INDUSTRIAL SUBDIVISION, PHASE 1
- () = Record/KRIS-1
- (()) = Record/S.N. 19199

EASEMENTS

1. Power line easement recorded in Vol. 595, Page 438 D.R. lies southerly of subject property along the Central Oregon and Pacific Rail Road right-of-way and does not affect the property subdivided hereon.
2. Water line Easement and right-of-way Agreement recorded in Instrument No. 68-09787 O.R. may affect the subject property. The property appears to lie within the Agreement area but the location of buried water lines is not given in the document.
3. Power line easement recorded in Instrument No. 84-20754 O.R. is for down-guys and anchors and lies in the Northeast Quarter of Section 24. None of the subject property is in Section 24, so this easement does not affect the subject property.



SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: Subdivision of a portion of tract described in Inst. Nos. 2006-030369 O.R.. The property being shown as PHASE 2 on the plat of KIRTLAND ROCK INDUSTRIAL SUBDIVISION, PHASE 1.

PROCEDURE: Equipment used to perform survey was a Nikon DTM 530 total station. The boundaries of subject properties were determined using information and found monuments shown on the plat of KIRTLAND ROCK INDUSTRIAL SUBDIVISION, PHASE 1 and from Filed Survey No. 19199. I made survey ties to found monuments from said subdivision plat as shown, and found the record roadway centerline calls and boundary calls adequately fit the found monuments.

**** RECEIVED ****
Date 2/14/14 By DR
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR