

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

**ANTELOPE INDUSTRIAL PARK**  
A Subdivision being a re-plot of Parcels 1 & 2  
per Partition Plat No. P-113-2006 & located in  
the N.W. 1/4 of Section 19, T.36S., R.1W., W.M.  
White City Jackson County, Oregon  
(File No. SUB2013-00066)

\*\*\*\*\* RECORDER'S CERTIFICATE \*\*\*\*\*

FILE NO. SUB2013-00066  
EXAMINED AND APPROVED by Jackson County Development Services.  
this 28<sup>th</sup> day of MARCH, 20 16.

Filed for record this 6<sup>th</sup> day of April, 20 16, at 3:06  
o'clock P.M., and recorded in Volume 42 of Plats at Page 8 of the  
Records of Jackson County, Oregon and Document No. 2016-10267, ORJCO.

Attest: [Signature]  
Planning Director

Christine J. Walker County Clerk  
Sonya S. Morgan Deputy

EXAMINED AND APPROVED this 17<sup>th</sup> day of MARCH, 20 16.

**SURVEY FOR:**

**SURVEY BY:**

SHADOW PROPERTIES, LLC  
1 WEST MAIN ST., #401  
MEDFORD, OR 97501

L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
P.O. BOX 1947  
PHOENIX, OR 97535  
PHONE: (541) 772-2782  
EMAIL: LJFRIAR@CHARTER.NET  
WWW.FRIARANDASSOCIATES.COM

Covenants, Conditions and Restrictions recorded as Doc. # 41A, ORJCO.

[Signature]  
County Surveyor

EXAMINED AND APPROVED this 23<sup>rd</sup> day of MARCH, 20 16.

**DATE:**

MARCH 15, 2016

[Signature]  
Active County Engineer

EXAMINED AND APPROVED as required by ORS 92.100 as of MARCH 28<sup>TH</sup>, 20 16.

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

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE  
CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND  
SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME AND THAT THE FOLLOWING  
IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Parcels 1 and 2 per Partition Plat No. P-113-2006, according to the official plat thereof, now of record,  
in Volume 17, Page 113 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No.  
19439 in the Office of the Jackson County Surveyor.

[Signature]  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid  
as of March 28, 20 16.

[Signature]  
Tax Collector



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

Know all men by these presents that SHADOW PROPERTIES, LLC., is the owner in fee of the land shown on this Plat,  
more particularly described in the Surveyor's Certificate, and has subdivided the same into the Lots and Street as shown  
on Sheet 2, and that the size of the Lots and the 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 the Street  
together with those easements shown on Sheet 2 labeled as Public Utility Easement (PUE), Public Storm Drainage  
Easement (SDE) and Temporary Public Access Easement (PAE) and does hereby grant to Jackson County the one-foot  
Street Plug as shown on Sheet 2. Upon the acceptance by Jackson County of the extension of 7th Street, the Street  
Plug shall automatically be dedicated by Jackson County to the public as street right of way and the Temporary Public  
Access Easement shall automatically terminate. Shadow Properties, LLC does hereby designate said Subdivision as  
ANTELOPE INDUSTRIAL PARK.

[Signature]  
STEPHEN M. GAMBEE, Manager  
Shadow Properties, LLC

STATE OF OREGON )  
COUNTY OF JACKSON ) SS.

Personally appeared the above named Stephen M. Gambée and acknowledged the foregoing to be his voluntary act and  
deed and was signed on behalf of Shadow Properties, LLC.

DATED THIS 16 DAY OF March, 20 16.

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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREET OF ANTELOPE INDUSTRIAL PARK. SEE JACKSON  
COUNTY FILE #SUB2013-00066.

PROCEDURE: MADE TIES TO MONUMENTS SET BY FS19439 TO CONTROL THE EXTERIOR OF THE SUBDIVISION.  
THE WITNESS CORNER MONUMENT NEAR THE N.W. CORNER OF PARCEL 1 SHOWN ON FS19439  
HAS BEEN DESTROYED. I USED PLAT RECORD POSITION PER FS19439 TO SET THE ACTUAL N.W.  
CORNER. I COMPUTED THE POSITION OF THE LOT AND STREET RIGHT OF WAY CORNERS AND SET  
MONUMENTS AS SHOWN ON SHEET 2.

BEFORE ME: [Signature]  
NOTARY PUBLIC OF OREGON

Denise Anne Barnes  
Comm.# 929877  
Expires June 29, 2018

\*\*\*\*\* RVSS APPROVAL \*\*\*\*\*

EXAMINED AND APPROVED this 18<sup>th</sup> day of March, 20 16.

[Signature]  
ROGUE VALLEY SEWER SERVICES

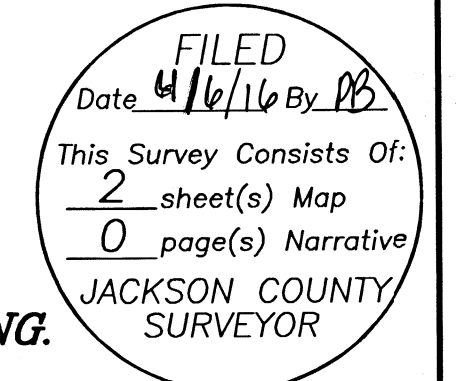
I HEREBY DECLARE THAT THIS IS AN EXACT  
COPY OF THE ORIGINAL PLAT.  
[Signature]  
SURVEYOR

**APPROVED BY MAJORITY FOR RECORDING.**

[Signature]  
COUNTY COMMISSIONER/ADMINISTRATOR

4-5-16  
DATE

SHEET 1 OF 2  
15135FM



**SURVEY FOR:**

SHADOW PROPERTIES, LLC  
1 WEST MAIN ST., #401  
MEDFORD, OR 97501

**SURVEY BY:**

L.J. FRIAR & ASSOCIATES, P.C.  
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**DATE:**

MARCH 15, 2016

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per Partition Plat No. P-113-2006 & located in  
the N.W. 1/4 of Section 19, T.36S., R.1W., W.M.  
White City Jackson County, Oregon  
(File No. SUB2013-00066)

**EXCEPTIONS PER TITLE REPORT**

- The premises herein described are within and subject to the statutory powers of the Rogue Valley Sewer Services. (BLANKET)
- These premises are situated in the Rogue River Valley Irrigation District, and subject to the levies and assessments thereof, water and irrigation rights, easements for ditches and canals and regulations concerning the same. (BLANKET)
- Rights to public utilities, and easement rights in connection therewith, as reserved in deeds from the United States of America, recorded in Volume 294, Page 307 and Volume 308, Page 469, Jackson County, Oregon, Deed Records. (NON-SPECIFIC LOCATION)
- Easement, including terms and provisions contained therein:  
Recording Information: June 15, 1950 Volume 335, Page 216 and January 15, 1962 in Volume 519, Page 310  
In Favor of: Rogue Valley Sewer Services, or its predecessor in interest  
For: Sewer Lines(s) (NON-SPECIFIC LOCATION)
- Easement, including terms and provisions contained therein:  
Recording Information: Volume 327 Page 121, Volume 330 Page 466, Volume 540 Page 397, Volume 548 Page 333  
In Favor of: PacifiCorp, an Oregon corporation, or its predecessor in interest  
For: Transmission and distribution of electricity, and for other purposes  
Affects: Up to a 20.0 foot wide strip of land, as shown on the recorded plat (SHOWN)
- Easements for existing water and sewer lines, as set forth in Document No. 68-02978, Official Records of Jackson County, Oregon. (NON-SPECIFIC LOCATION)
- Easement for water transmission and distribution facilities, and rights in connection therewith, granted to the White City, Oregon, Water System, Inc., an Oregon non-profit corporation, formerly White City Water Co., an Oregon corporation, by instrument recorded as Document Nos. 68-09787 and 68-09788, Official Records of Jackson County, Oregon. (NOT ON PROPERTY)
- Note set forth on the recorded Plat to witt: Pursuant to ORS 92.020(c), no domestic water supply facility will be provided to Parcels 1, 2 and 3 at the time of recording this plat, even though a domestic water supply source exists in Antelope Road". (BLANKET)
- Easement, including terms and provisions contained therein:  
Recording Information: July 31, 2007 as Document No. 2007-035991  
In Favor of: PacifiCorp, an Oregon Corporation, its successors and assigns  
For: underground electric distribution and communication lines and all necessary or desirable accessories and appurtenances thereto  
Affects: None Given (NOT ON PROPERTY)

**LEGEND:**

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HARDEY ENG & ASSOC PER FS19439.
- ⊙ = FD. 3/4" REBAR PER FS7418.
- ⊗ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊕ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET MAG NAIL & BRASS TAG MKD. L.J. FRIAR & ASSOC. IN ASPHALT.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- SP = 1" STREET PLUG PER THIS PLAT.
- WC = WITNESS CORNER MONUMENT.
- X- = CHAIN LINK FENCE.
- FS = FILED SURVEY #.
- PUE = 15' WIDE PUBLIC UTILITY EASEMENT (UNLESS NOTED) PER THIS PLAT.
- SDE = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.
- PAE = TEMPORARY PUBLIC ACCESS EASEMENT PER THIS PLAT.
- C1 = SEE COURSE DATA TABLE.
- EDE = ELECTRICAL DISTRIBUTION EASEMENT PER V.327, P.121, & V.330, P.466 & V.540, P.397 & V.548, P.333, JCDR. (10' ON EACH SIDE OF EXISTING POWER LINES)
- DRE = DITCH AND ROAD EASEMENT PER DOC. NO. 92-11032 ORJCO, AS PROVIDED BY RVS
- RVSS = ROGUE VALLEY SANITARY SERVICES.

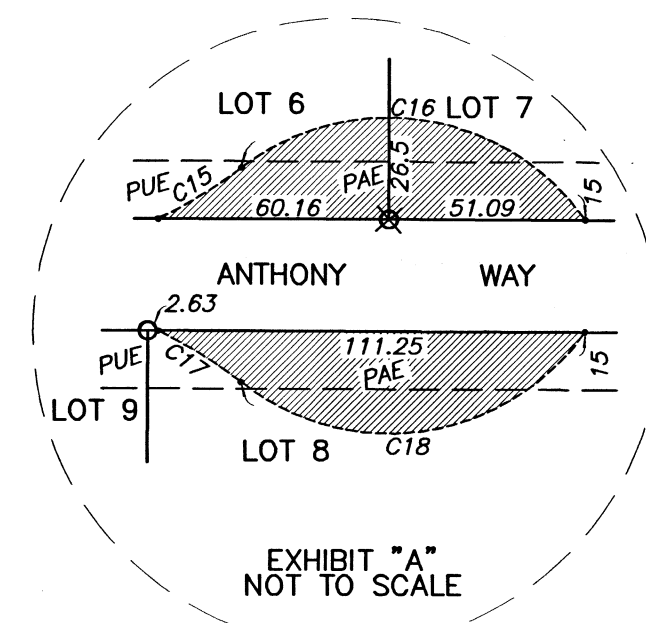
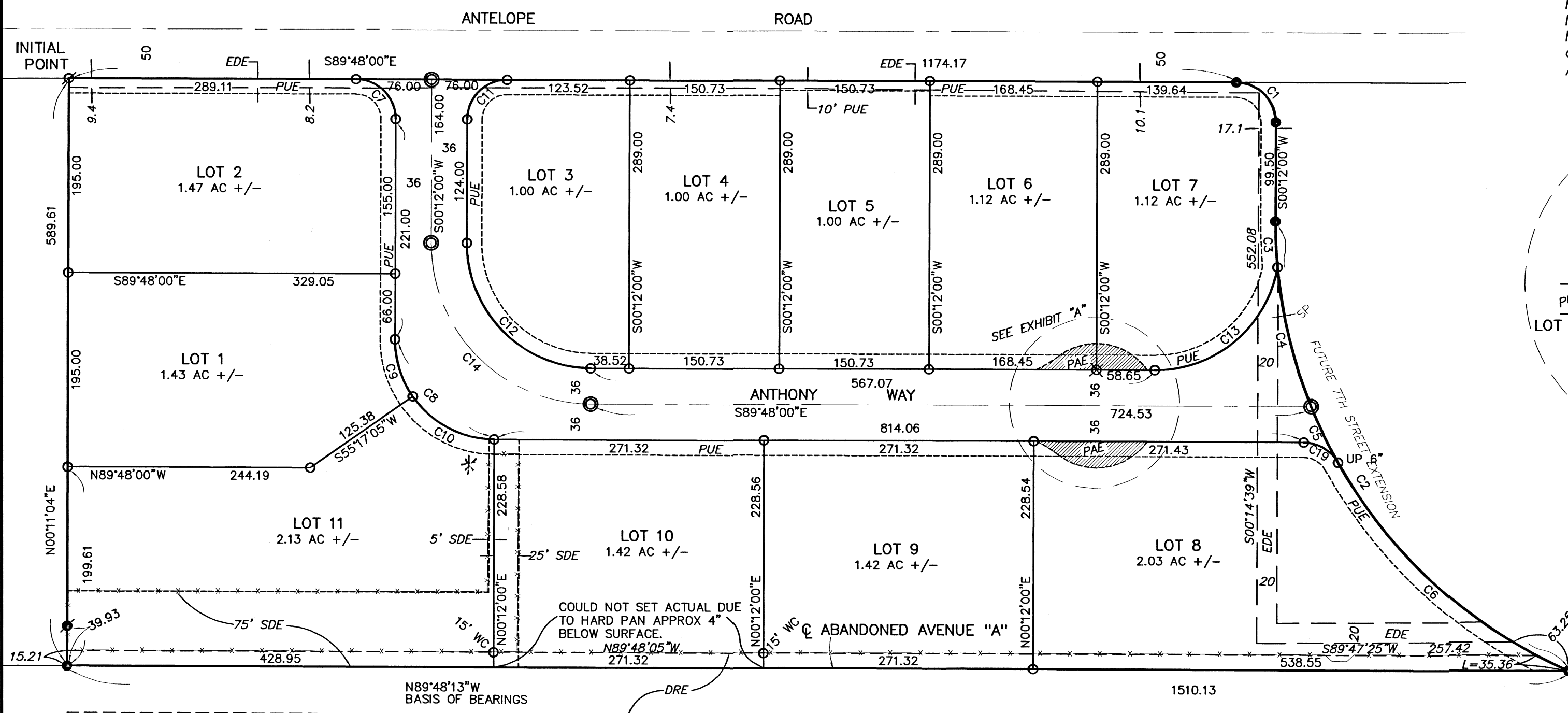
**BASIS OF BEARINGS:**

SURVEY NO. 19439 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 100'

NUM	DELTA	ARC	RADIUS	CHORD
C1	90°00'00"	62.83	40.00	N44°48'00"W 56.57
C2	66°41'32"	570.36	490.00	S33°08'46"E 538.70
C3	05°22'30"	45.97	490.00	S02°29'15"E 45.95
C4	16°52'13"	144.28	490.00	S13°36'37"E 143.76
C5	07°19'08"	62.59	490.00	S25°42'18"E 62.55
C6	37°07'41"	317.52	490.00	S47°55'42"E 312.00
C7	90°00'00"	62.83	40.00	N44°48'00"W 56.57
C8	90°00'00"	157.08	100.00	S44°48'00"E 141.42
C9	34°54'55"	60.94	100.00	S17°15'27"E 60.00
C10	55°05'05"	96.14	100.00	S62°15'27"E 92.48
C11	90°00'00"	62.83	40.00	S45°12'00"W 56.57
C12	90°00'00"	196.35	125.00	S44°48'00"E 176.78
C13	80°08'26"	174.84	125.00	N50°07'39"E 160.93
C14	90°00'00"	252.90	161.00	S44°48'00"E 227.69
C15	12°59'47"	25.52	112.50	N58°45'02"E 25.46
C16	92°46'41"	101.20	62.50	N81°21'31"W 90.50
C17	12°59'47"	25.52	112.50	N58°45'02"E 25.46
C18	92°46'41"	101.20	62.50	N81°21'31"E 90.50
C19	60°26'08"	42.19	40.00	N59°34'56"W 40.26



REGISTERED PROFESSIONAL LAND SURVEYOR  
*James E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-17

FILED  
Date 4/6/16 By PB  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
*James E. Hibbs*  
SURVEYOR