

CRATER LAKE INDUSTRIAL PARK

Located in the S.E. 1/4 of Section 30, T.36S., R.1W., W.M.,
Jackson County, Oregon
June 20, 2017

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

*** 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:
Freel and Associates, LLC
P.O. Box 587
Shady Cove, OR. 97539

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

Commencing at a brass cap found set in concrete for the quarter corner common to Sections 29 and 30, Township 36 South, Range 1 West of the Willamette Meridian in Jackson County, Oregon; Thence along the East-West centerline of said Section 30, North 89° 48' 09" West, 185.00 feet to a 5/8" rebar with plastic cap found set as a reference monument for THE INITIAL POINT OF BEGINNING; Thence continuing along the said line, North 89° 48' 09" West, 994.52 feet to a 5/8" rebar with plastic cap found set for the Northwest corner of tract described in Instrument No. 2016-036070 of the Official Records of said County; Thence leaving said line, South 0° 19' 30" East, 482.16 feet to a 5/8" rebar with plastic cap found set for the Westerly Southwest corner of said tract, also being the Northwest corner of tract described in Instrument No. 97-06355 of said Official Records; Thence South 89° 48' 00" East, 320.00 feet to a tack with washer found set in lead for the Northeasterly corner of the last said tract; Thence South 0° 19' 30" East, 415.21 feet (record = 415.14 feet) to a 5/8" rebar found set for the Southeasterly corner of said tract, also being the Southerly Southwest corner of said tract described in Instrument No. 2016-036070 of said Official Records; Thence South 89° 48' 00" East, 220.52 feet to a 5/8" rebar with plastic cap found set for the most Southerly Southeast corner of last said tract; Thence North 0° 19' 30" West, 179.53 feet to a 5/8" rebar with plastic cap found set for an ELL corner on said tract boundary; Thence South 89° 48' 00" East, 121.00 feet to a 5/8" rebar with plastic cap found set for a Southeast corner of said tract; Thence North 0° 19' 30" West, 120.00 feet to an ELL corner on said tract boundary, from which a 5/8" rebar with plastic cap found set as a reference monument bears South 89° 48' 00" East, 1.00 feet; Thence South 89° 48' 00" East, 363.00 feet to intersect the Westerly right-of-way line of Crater Lake Highway (State Highway No. 62) at a 5/8" rebar with plastic cap found set for the Easterly Southeast corner of said tract; Thence Northerly along the said Highway line as follows: North 0° 19' 30" West, 323.95 feet to a 5/8" rebar with aluminum cap set for an angle point; Thence North 19° 37' 06" West, 105.95 feet to an angle point; Thence North 3° 31' 26" East, 174.54 feet to intersect the said East-West centerline of Section 30 at the Northeasterly corner of said tract described in Instrument No. 2016-036070; Thence leaving said Highway line along said East-West centerline of Section 30, North 89° 48' 09" West, a more or less distance of 6.71 feet to THE INITIAL POINT OF BEGINNING.

Bary D Kaiser
SURVEYOR

*** DECLARATION ***

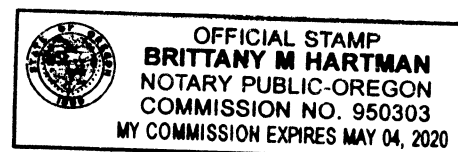
Known all men by these presents, that FREEL AND ASSOCIATES LLC, an Oregon Limited Liability Company, is the owner of the lands hereon described, hereafter referred to as Declarants, and has caused the same to be subdivided into Lots and Private Ingress-Egress Easement as shown on Sheet 2, and the number 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. Declarant does hereby create that 31.1-foot wide Private Ingress-Egress easement across Lots 1-9 for the benefit of Lots 1-9, as shown on Sheet 2. Declarant also hereby creates that Temporary turnaround Easement across Lot 9 as shown on Sheet 2. Upon the extension of the private ingress-egress easement, the Temporary turnaround Easement will no longer be needed and will expire. Declarant also hereby created that Cross Access Easement across Lots 1 and 2 for the benefit of Lots 1 and 2 and across Lots 5, 6, 7 and 8 for the benefit of Lots 4, 5, 6, 7, 8 and 9 as shown on Sheet 3. Declarant hereby designates said subdivision as CRATER LAKE INDUSTRIAL PARK.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 7th DAY, OF AUGUST, 2017.

C. David Freel
C. DAVID FREEL
(Managing Member, Freel and Associates LLC, an Oregon Limited Liability Company)

STATE OF OREGON)
COUNTY OF JACKSON)ss

Personally appeared the above named C. DAVID FREEL acting as Managing Member of Freel and Associates LLC, an Oregon Limited Liability Company, acknowledged the foregoing instrument to be his voluntary act and deed and it was signed on behalf of Freel and Associates LLC, an Oregon Limited Liability Company.
Subscribed and sworn to before me this 7th day of AUGUST, 2017.



(SIGN) Brittany Hartman
BRITTANY M HARTMAN NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 950303
MY COMMISSION EXPIRES May 4, 2020



Bary D Kaiser
OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-19

** RECEIVED **
Date 9/20/17 By PB
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY
SURVEYOR

*** APPROVALS ***

Examined and approved this 7th day of August, 2017.

Scott Jones
JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Development Services. (File No. 439-15-00055-SUB).
14 day of September, 2017.

J. M. Allen
JACKSON COUNTY DEVELOPMENT SERVICES DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 20th day of SEPTEMBER, 2017.

Nona Crawford Anst
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 20th day of September, 2017.

Shirley J. Leppert 9/20/17
TAX COLLECTOR

Approved for Recording.

Danny Jordan 9/20/17
COUNTY COMMISSIONER/ADMINISTRATOR DATE

*** RECORDER'S CERTIFICATE ***

Filed for record, this 20th day of September, 2017, at 9:48 o'clock A m., and recorded in Volume 43 of Plats on page 18 of the Records of Jackson County, Oregon.

By: Christine D. Walker COUNTY CLERK
Sean Shugart DEPUTY

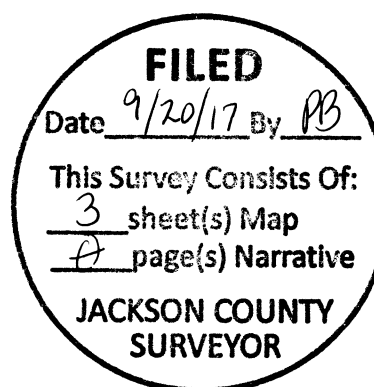
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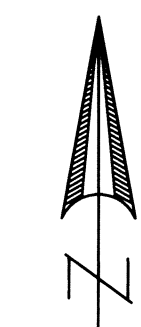
SURVEY BY:
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19754 Highway 62
Eagle Point, OR. 97524



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

PURPOSE:
Subdivision of tract described as PARCEL 1 in
Instrument Nos. 2016-036070 O.R.

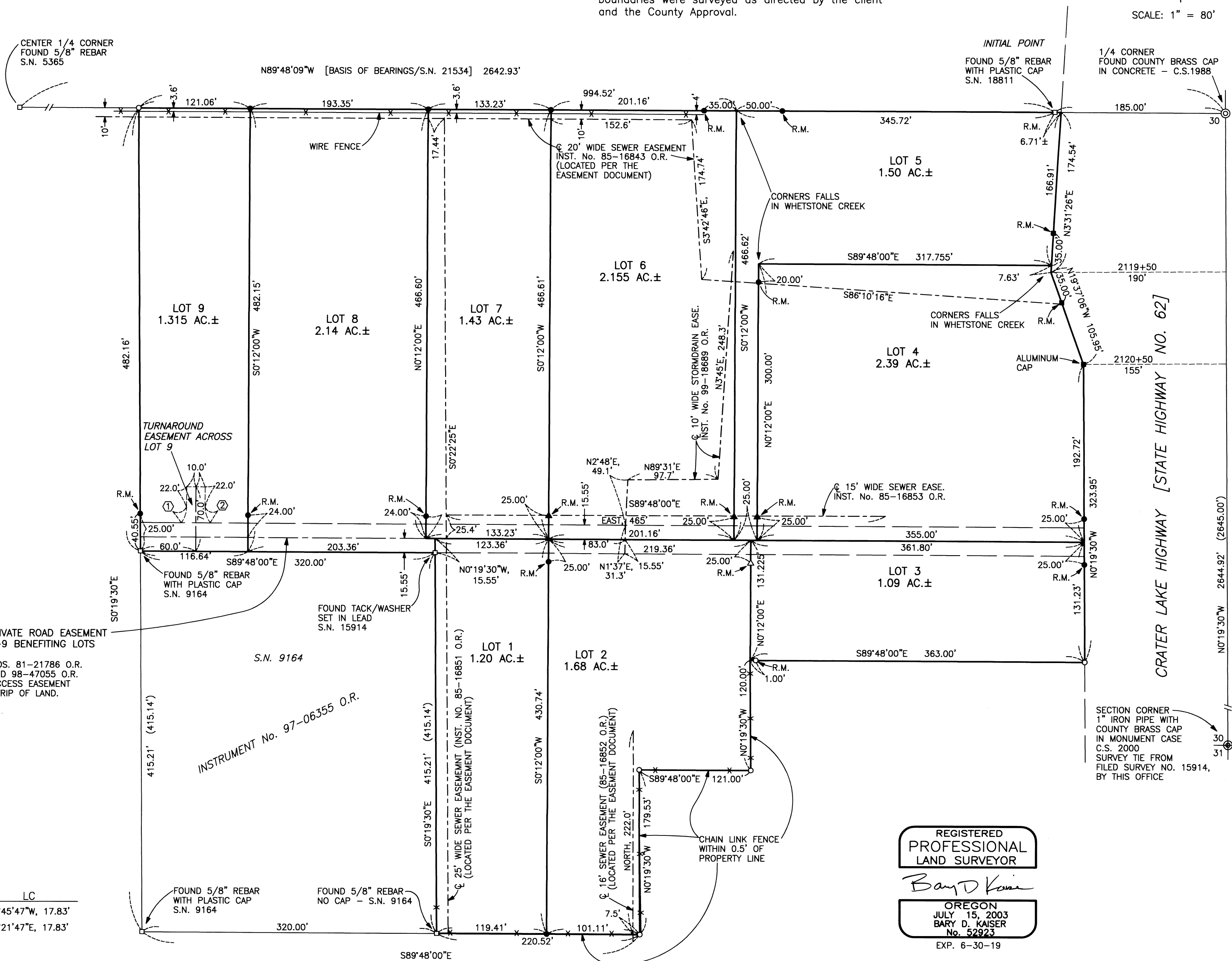
PROCEDURE:
Equipment used to perform survey was a Nikon
DTM 522 total station. The boundary of subject
property was determined using deeds of record and
information from Filed Survey Nos. 9164 and 21534.
Survey ties were made to found monuments from
mentioned Filed Surveys as shown hereon.
Monuments were set at the Lot corners and as
reference monuments as shown hereon. The Lot
boundaries were surveyed as directed by the client
and the County Approval.



SCALE: 1" = 80'

EASEMENTS SHOWN ON CURRENT TITLE REPORT

- Document recorded in Vol. 51, Page 352 D.R. is for a 40' wide canal granted to the Fish Lake Water Company in 1905 is not locatable but is described to be located in the S.E. 1/4 of Section 30. This canal could be the Rogue River Valley Irrigation canal lying Southerly of the subject property.
- Power line easements indicated on a current title report not shown on the annexed map are as follows: Vol. 187, Page 332 D.R., Vol. 411, Page 282 D.R., and Vol. 510, Page 93 D.R. are all described to be overhead lines lying in the Southeast 1/4 of Section 30 but are not locatable from the document but could be for the overhead power lines near the Westerly right-of-way line of Crater Lake Highway. Also 10' wide easements for underground electrical facilities described in Instrument Nos. 80-22897 O.R., 82-01884 O.R. and 89-21901 O.R. appear to be for the electrical facilities along the Northerly side of the roadway shown hereon as Clip Way. These easement runs from Crater Lake Highway to the Westerly boundary of Lot 9. Also 10' wide easement for electrical facilities described in Instrument Nos. 98-08454 O.R. and 2000-20879 O.R. affecting the subject property could not be located from the documents. Also 20' wide easement for electrical facilities described in Instrument No. 99-16064 O.R. could not be located from the document but appear to affect Lots 2, 3 and 6.
- Documents recorded in Vol. 591, Page 12 D.R., Instrument Nos. 79-24070 O.R. and 79-24071 O.R. are documents recorded to permit access points off of Crater Lake Highway.
- Avigation, Noise and Hazard Easements recorded in Instrument Nos. 99-18854 O.R. and 2002-18336 O.R. affect the subject property and benefit Jackson County, a political subdivision of the State of Oregon.



LEGEND

- = Found 5/8" Rebar with Orange Plastic Cap marked "B KAISER LS 52923" S.N. 21534
- = Found Monument as Indicated
- △ = Set Tack with Washer in Lead marked "LS 52923"
- ▲ = Set 5/8" x 24" Rebar with Aluminum Cap marked "B. KAISER LS 52923"
- = Set 5/8" x 24" Rebar with Plastic Cap marked "B. KAISER LS 52923"
- = Set 5/8" x 30" Rebar with Plastic Cap marked "B. KAISER LS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- R.M. = Reference Monument
- () = Record/S.N. 9164
- x-x- = Fence

Q 31.1' WIDE PRIVATE ROAD EASEMENT ACROSS LOTS 1-9 BENEFITING LOTS 1-9.
ALSO SEE INST. NOS. 81-21786 O.R. 86-24774 O.R. AND 98-47055 O.R. FOR 31.1' WIDE ACCESS EASEMENT ACROSS SHOWN STRIP OF LAND.

CURVE DATA

	Δ	R	L	LC
①	3707'34"	28.00'	18.143'	S18°45'47"W, 17.83'
②	3707'34"	28.00'	18.143'	S18°21'47"E, 17.83'

REGISTERED PROFESSIONAL LAND SURVEYOR

Bary D Kaiser

OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923

EXP. 6-30-19

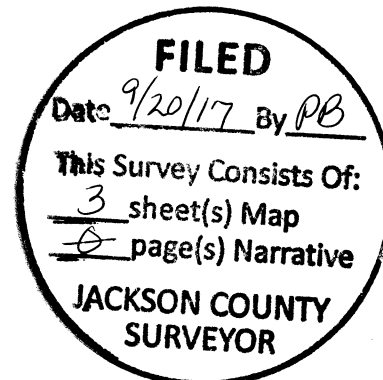
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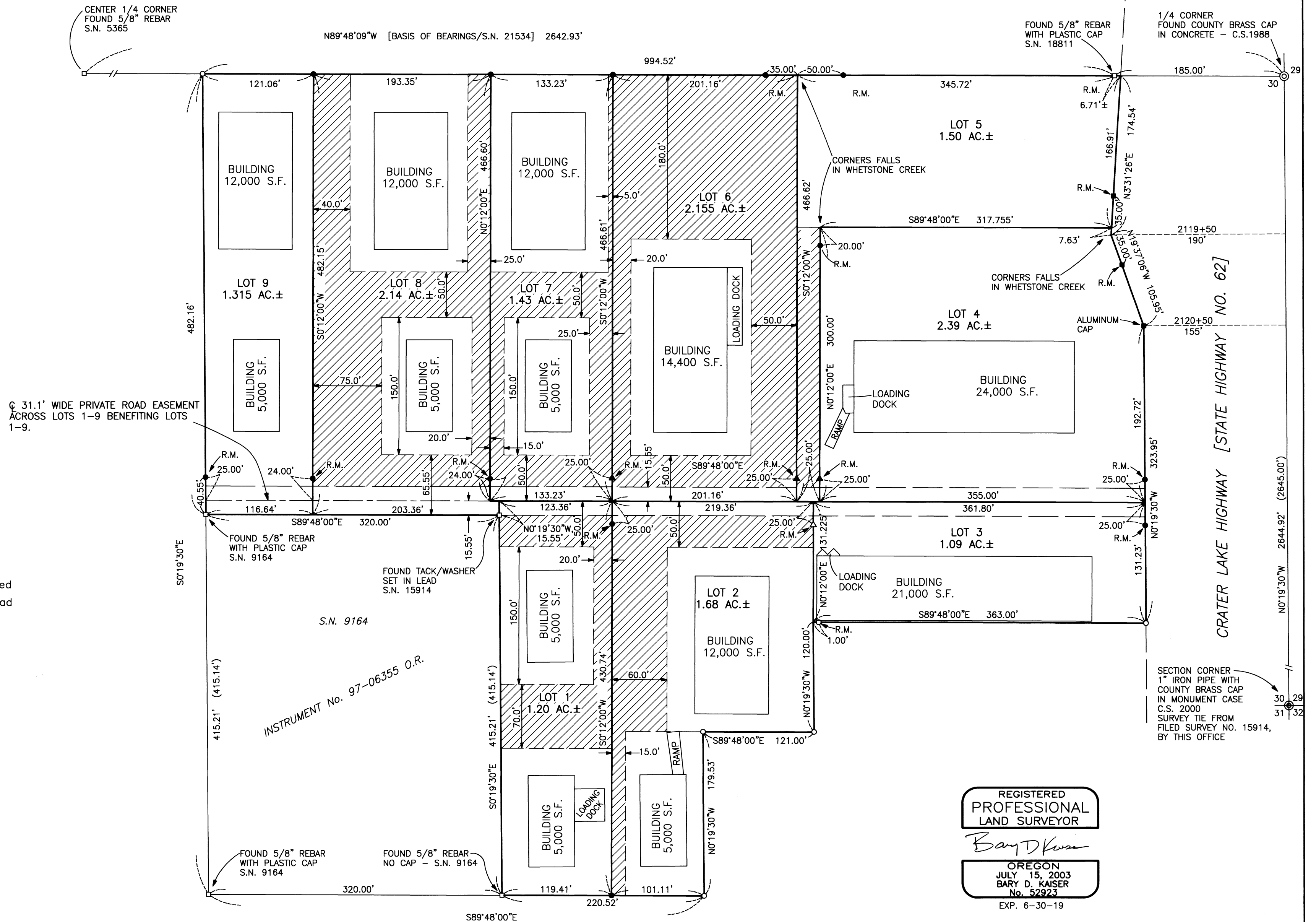
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 - S.N. = Filed Survey Number County Surveyors Office
 - R.M. = Reference Monument
 - () = Record/S.N. 9164
 - x-x- = Fence
 - [Hatched Box] = Area of Cross Access Easement

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Bary D. Kaiser
OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-19