

LARSON CREEK PROFESSIONAL CENTER
 A SUBDIVISION
 located in the
 NORTHEAST QUARTER
 OF SECTION 32, TOWNSHIP 37 SOUTH,
 RANGE 1 WEST, WILLAMETTE MERIDIAN
 IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON
 for
CAPITAL INCOME PROPERTIES LLC
 718 BLACK OAK DRIVE, STE A
 MEDFORD, OREGON 97504

Declaration:

KNOWN ALL MEN BY THESE PRESENTS, that Capital Income Properties, LLC., are the owners of the lands hereon described, and that they have subdivided the same into lots, and streets as shown hereon and the number and size of the lots and courses and lengths of all lines are plainly set forth and that this plat is a correct representation of the subdivision and hereby dedicates to the public for public use as shown hereon, the public streets and public utility easements, we hereby designate said subdivision as Larson Creek Professional Center.


 Charles L. Butler Jr., Managing Member

State of Oregon)
) SS
 County of Jackson)

Personally appeared before me on this 3rd day, October 2017, 2017, the above named Charles L. Butler Jr, as Managing Member of Capital Income Properties, LLC.

Notary Public name and signature,

Patricia A. Hill
 (Signature)

Patricia A. Hill
 (Printed Name)

Notary Public - Oregon Commission No. 954265
 My commission expires Sept. 8, 2020
 Month, Day, Year

CCR'S RECORDED as INST. No. 2018-28201

Consent/Release Affidavit:

From Valley of the Rogue Bank, beneficiary recorded as Instrument No 2018-28203 in the Official Records of Jackson County, Oregon.

Consent/Release Affidavit:

From Umpqua Bank, beneficiary recorded as Instrument No 2018-28202 in the Official Records of Jackson County, Oregon.

Surveyor's Certificate:

I, Herbert A Farber, 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 hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:


Those tracks of land described as Parcel I and Parcel II, in Instrument Number 95-36741 Official Records of Jackson County, Oregon, described more particularly as follows;
 Commencing at the East, South East Corner of Donation Land Claim No. 51, in Section 32, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence along the East line of said Donation Land Claim, North 00°03'24" West, 1499.75 feet, to the Southeast corner of Parcel I of said Instrument, being the Point of Beginning and the Initial Point; thence along the South line of said Instrument, North 89°40'24" West, 250.81; thence continuing along said boundary North 53°28'24" West, 60.92 feet, to a point on the Easterly boundary of that tract of land described in Instrument No. 94-18251, of said Official Records; thence along said Easterly boundary North 00°03'12" West, 197.75 feet, to a 5/8 inch iron pin, at the Southwest Corner of Parcel I of Partition Plat No. P-120-1994, recorded in the Record of Partition Plats, of said Jackson County, in Volume 5 Page 120; thence along the boundary of said Parcel I the following courses, South 89°41'12" East, 96.01, to a 5/8 inch iron pin; thence North 00°02'33" West, 156.31 feet to a 5/8 inch iron pin, on the Southerly right of way line of Barnett Road; thence South 89°40'33" East, along said right of way, 28.13 feet, to a 5/8 inch iron pin, at the Northerly northwest corner of Parcel 1, of Partition Plat No. P-22-1990, recorded in said Partition Plat records in Volume 1, Page 22; thence along the boundary of said Parcel 1, South 01°22'04" East 60.94 feet, to a 5/8 inch iron pin; thence North 89°33'35 East, 18.42 feet, to a 5/8 inch iron pin; thence South 00°35'53" West, 89.52 feet to a 5/8 inch iron pine; thence South 89°26'27" East, 151.75 feet. to a 5/8 inch iron pin on the Westerly right of way line of Black Oak Drive; thence along said right of way line the following courses, South 00°03'24" East, 139.30 feet, to a 5/8 inch iron pin; thence South 89°40'02" East, 5.00 feet; thence South 00°03'24"E, 99.95 feet to the Point of Beginning.


 Herbert A. Farber, PLS 2189

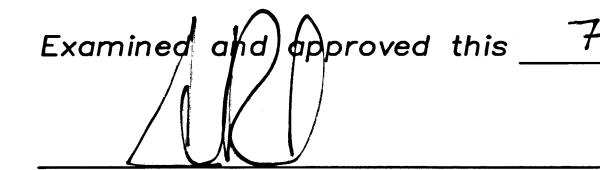
Approvals:

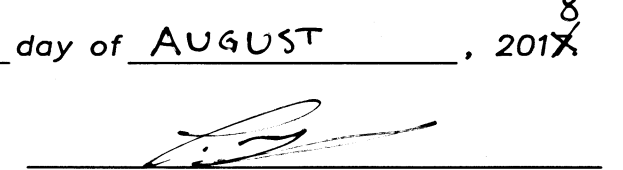
I certify that pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

This 12th day of AUGUST, 2018


 Planning Director

Examined and approved this 7 day of AUGUST, 2018


 City Surveyor


 City Engineer

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 9-7-18.

Carol Elkins-Deputy 9-7-18
 Tax Collector Date

Examined and approved as required by O.R.S. 92.100 this 7th day of September, 2018.

Sharon, Agent 9/7/2018
 Assessor Date

Recorder:

Filed for record this 7th day of Sept., 2018 at 2:00 o'clock P. M. and recorded in Volume 44, Page 14 of the Plat Records of Jackson County, Oregon.


Christina D. Walker Jenny J. Morgan
 County Clerk Deputy

Approved for recording: C. Morgan 9/2/18
 County Commissioner/Administrator Date

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR


 OREGON
 JULY 26, 1985
 HERBERT A. FARBER
 2189

RENEWAL DATE 12-31-19

** FILED **
 DATE 9/7/18 BY PB
 This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

PLAT INDEX
 PAGE 1 SIGN PAGE
 PAGE 2 FINAL PLAT
 PAGE 3 NARRATIVE AND EASEMENT DETAILS

☉ OF GREENBROOK DRIVE AND
WESTERLY RIGHT OF WAY OF BLACK OAK DRIVE
DLC LINE PER S/N 8822, MEASURED DIRECTLY

LARSON CREEK PROFESSIONAL CENTER
a
SUBDIVISION
located in the
NORTHEAST QUARTER OF SECTION 32,
TOWNSHIP 37 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON
for
**CAPITAL INCOME
PROPERTIES LLC**
718 BLACK OAK DR., STE A
MEDFORD, OREGON 97504

BASIS OF BEARING
IS TRUE NORTH,
NAD 83/91 DATUM,
AS DERIVED BY
GLOBAL
POSITIONING SYSTEM
OBSERVATIONS.

LOT 1 LINE TABLE

NUM	BEARING	DISTANCE
L1	S89°50'52"E	28.25
L2	N0°00'00"E	5.83
L3	S89°55'37"E	28.36
L4	S89°50'52"E	28.18
L5	S0°12'29"W	26.78
L6	N90°00'00"E	5.90
L7	S0°08'27"W	31.36
L8	N90°00'00"W	5.93
L9	S0°12'29"W	26.70
L10	S89°52'21"W	96.19
L11	N0°05'39"E	29.31
L12	S89°54'34"E	11.15
L13	N0°30'56"E	55.98
L14	S0°00'00"W	5.87

HATCHED AREA INDICATES A
RECIPROCAL ACCESS EASEMENT AS
RECORDED IN INST. NO.'s.,
94-08054, 94-40474 AND
95-32558, WITHIN THE BOUNDARY
OF THIS PLAT.

LOT 2 LINE TABLE

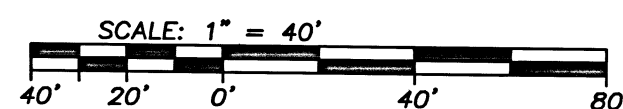
NUM	BEARING	DISTANCE
L15	N0°17'58"E	7.60
L16	S89°42'02"E	22.00
L17	S0°17'58"W	7.60
L18	S89°42'02"E	29.78
L19	N0°17'58"E	7.60
L20	S89°42'02"E	22.00
L21	S0°17'58"W	7.60
L22	S89°42'02"E	18.50
L23	S0°15'59"W	62.70
L24	N89°43'13"W	110.84
L25	N0°00'00"E	20.51
L26	N90°00'00"W	7.47
L27	N0°23'45"E	21.79
L28	N90°00'00"E	7.66
L29	N0°00'00"E	20.44
L30	S89°42'02"E	18.52

LOT 3 LINE TABLE

NUM	BEARING	DISTANCE
L31	S89°40'36"E	109.61
L32	S0°38'41"W	52.10
L33	N89°38'05"W	16.48
L34	S0°21'55"W	6.00
L35	N89°38'05"W	23.50
L36	N0°21'55"E	6.00
L37	N89°38'05"W	29.34
L38	N89°38'05"W	23.50
L39	N0°21'55"E	6.00
L40	N89°38'05"W	16.50
L41	N0°19'38"E	52.01
L42	S0°21'55"W	6.00

BOUNDARY LINE TABLE

RECORD PER S/N 14291		RECORD PER S/N 14291		
NUM	BEARING	DISTANCE	BEARING	DISTANCE
L43	N89°40'02"W	5.00	N89°41'15"W	5.00
L44	N89°40'24"W	5.00		



I, Herbert A. Farber, do hereby certify
that this is an exact copy of the original.

Herbert A. Farber

ESE CORNER OF DLC 51
PER JACKSON COUNTY RE-ESTABLISHMENT NOTES
DATED OCTOBER 21, 1991, MEASURED DIRECTLY

- LEGEND**
- ⊗ = FOUND 2 1/2" BRASS CAP - D.L.C. CORNER
 - ⊕ = FOUND 2 1/2" BRASS CAP - STREET CENTERLINE
CITY OF MEDFORD FIELD BOOK 1773, PAGE 21
 - = FOUND 5/8" IRON PIN, RED PLASTIC CAP,
"D.A. EDWARDS P.L.S. 2389" OR AS DESCRIBED
PER S/N 11998
 - ⊕ = FOUND 5/8" IRON PIN, YELLOW PLASTIC CAP,
"R. BATH P.L.S. 1068" OR AS DESCRIBED
PER S/N 8822 OR 14291
 - ⊙ = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED
"FARBER PLS 2189"
 - = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED
"FARBER PLS 2189"
 - ⊙ = SET BRASS NAIL AND 3/4" WASHER MARKED "LS 2189"
- S/N = RECORD FILED SURVEY NUMBER
W.M. = WITNESS MONUMENT
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED
SURVEY DATA WHERE APPLICABLE.
- INST. NO. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS
OF JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT FOR POWER, PHONE, GAS, AND CABLE TV.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Herbert A. Farber
OREGON
JULY 26, 1985
HERBERT A. FARBER
2189
RENEWAL DATE 12-31-~~2019~~

** FILED **
DATE 9/7/18 BY RB
This survey consists of:
3 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

Surveyed by:
FARBER & SONS, INC. dba
**FARBER
SURVEYING**
PO BOX 5286
431 OAK STREET
CENTRAL POINT, OREGON 97502
(541) 664-5599

DATE: AUGUST 3, 2017
JOB NO.: 2015-2418
DRAWING FILE: JOBS/MEDFORD_SE/BLACK OAK/718 BLACK OAK/
MICROSURVEY/FINAL PLATS/ FINAL PLAT MAP091513.DWG
DRAWN BY: DHM ORIG. DATE: REVISED BY: HAF DATE: 9-5-17

EASEMENT DETAILS
of
LARSON CREEK PROFESSIONAL CENTER
a
SUBDIVISION
located in the

NORTHEAST QUARTER OF SECTION 32,
TOWNSHIP 37 SOUTH, RANGE 1 WEST,
WILLAMETTE MERIDIAN
IN THE CITY OF MEDFORD, JACKSON COUNTY, OREGON
for

**CAPITAL INCOME
PROPERTIES LLC**

718 BLACK OAK DRIVE, STE A
MEDFORD, OREGON 97504

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

PURPOSE: TO SURVEY AND MONUMENT THE LARSON CREEK PROFESSIONAL CENTER, A SUBDIVISION, AS APPROVED BY CITY OF MEDFORD PLANNING DEPARTMENT IN FILE NO. LDS- 16-016.

PROCEDURE: UTILIZING INST. NO. 94-18251 AND 95-36741 OF THE OFFICIAL RECORDS OF JACKSON COUNTY OREGON, AND PARTITION PLAT NOS. P-22-1990 (S/N 11998) AND P-120-1994 (S/N 14291) OF PLAT RECORDS OF JACKSON COUNTY, OREGON, AND S/N 1240, AND 8822, A SEARCH FOR MONUMENTS OF RECORD WAS CONDUCTED. THE FOUND MONUMENTS WERE TIED AS SHOWN. THE RIGHT OF WAY OF BLACK OAK DRIVE WAS ESTABLISHED BY THE EAST LINE OF DLC 51, PER S/N 8822. THE RIGHT OF WAY OF BARNETT ROAD WAS ESTABLISHED BY FOUND RIGHT OF WAY MONUMENTS FROM S/N 8822, 14291 AND 11998. THE SOUTH LINE OF PARCEL 1, INST. NO. 95-36741, WAS HELD TO THE ROTATED BEARING AND DISTANCE PER DEED CALL AND S/N 1240. THE SOUTHWESTERLY LINE IS HELD TO THE ROTATED BEARING PER DEED, AND S/N 1240. THE DISTANCE IS HELD TO THE INTERSECTION OF THE EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN INST. NO. 94-18251. THE WESTERLY MOST LINE OF PARCEL I AND II OF PARTITION PLAT NO. P-120-1994 WAS ESTABLISHED FROM THIS SAID INTERSECTION POINT, ALONG THE ROTATED BEARING, TO SOUTHWEST CORNER OF PARCEL 1, PARTITION PLAT P-120-1994, CALCULATED FROM THE FOUND MONUMENT AT THE SOUTHEAST CORNER OF SAID PARCEL 1, USING THE ROTATED BEARING AND THE RECORD DISTANCE. FROM THIS POINT THE BOUNDARIES COMMON WITH PARCEL 1 P-120-1994 AND PARCEL 1, P-22-1990, WERE HELD TO FOUND MONUMENTS, THE EASTERLY MOST BOUNDARY WAS HELD TO THE RIGHT OF WAY OF BLACK OAK DRIVE, PER S/N 11998.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

HERBERT A. FARBER
JULY 26, 1985
2189
RENEWAL DATE 12-31-2019

** FILED **
DATE 9/7/18 BY PB
This survey consists of:
3 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY
SURVEYOR

Surveyed by:
FARBER & SONS, INC. dba



PO BOX 5286
431 OAK STREET
CENTRAL POINT, OREGON 97502
(541) 664-5599

DATE: DECEMBER 6, 2016
JOB NO.: 2015-2418
DRAWING FILE: JOBS/MEDFORD_SE/BLACK OAK/718 BLACK OAK/
MICROSURVEY/FINAL PLATS/ FINAL PLAT MAP091513.DWG
DRAWN BY: DHM ORIG. DATE: [] REVISED BY: [] DATE: []

BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.

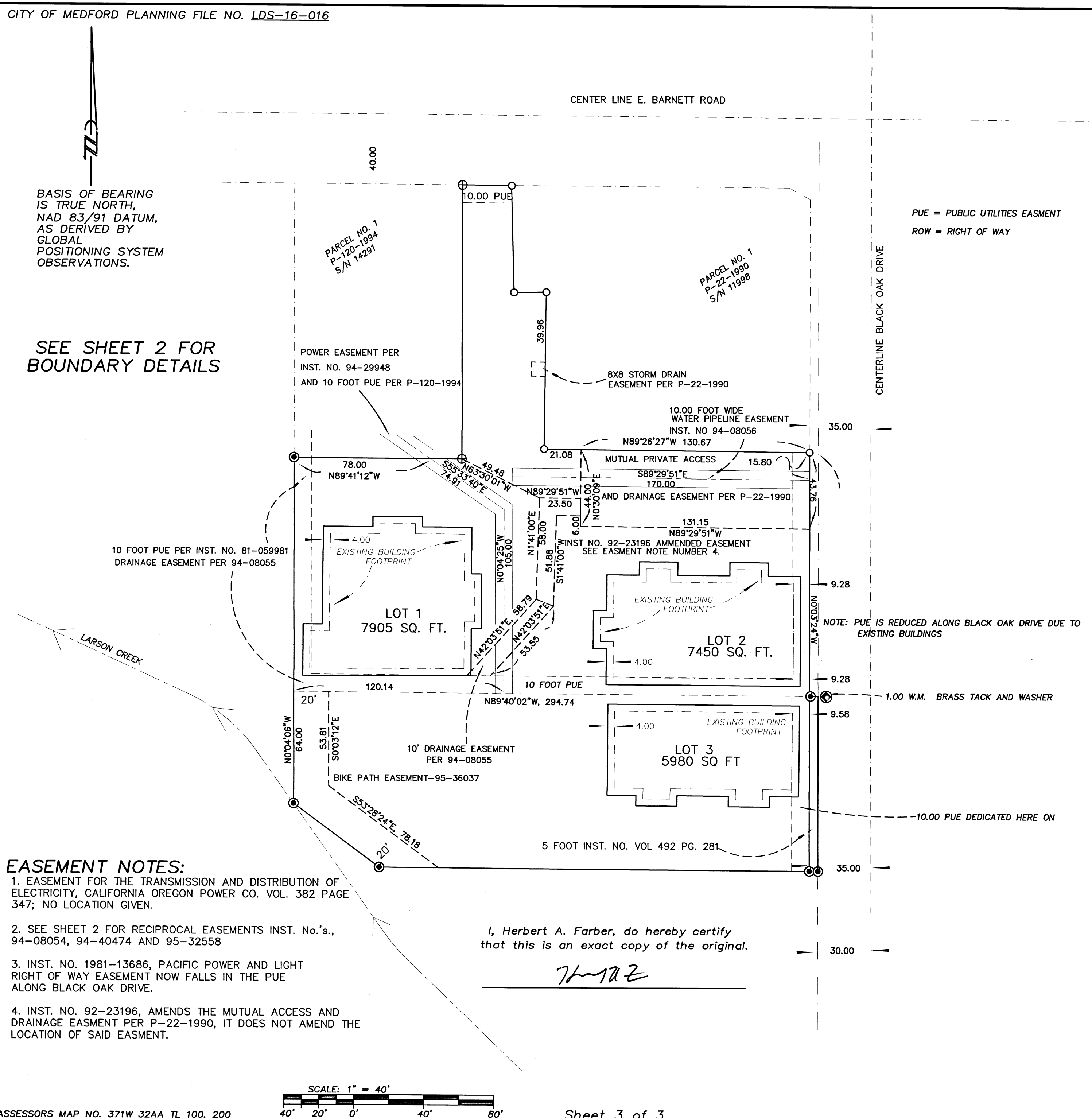
SEE SHEET 2 FOR BOUNDARY DETAILS

10 FOOT PUE PER INST. NO. 81-059981 DRAINAGE EASEMENT PER 94-08055

POWER EASEMENT PER INST. NO. 94-29948 AND 10 FOOT PUE PER P-120-1994

PUE = PUBLIC UTILITIES EASMENT
ROW = RIGHT OF WAY

NOTE: PUE IS REDUCED ALONG BLACK OAK DRIVE DUE TO EXISTING BUILDINGS



EASEMENT NOTES:

- EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, CALIFORNIA OREGON POWER CO. VOL. 382 PAGE 347; NO LOCATION GIVEN.
- SEE SHEET 2 FOR RECIPROCAL EASEMENTS INST. No.'s., 94-08054, 94-40474 AND 95-32558
- INST. NO. 1981-13686, PACIFIC POWER AND LIGHT RIGHT OF WAY EASEMENT NOW FALLS IN THE PUE ALONG BLACK OAK DRIVE.
- INST. NO. 92-23196, AMENDS THE MUTUAL ACCESS AND DRAINAGE EASMENT PER P-22-1990, IT DOES NOT AMEND THE LOCATION OF SAID EASMENT.

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

