22997

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT CDT/SOUTH GATEWAY, LLC, AN OREGON LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 2/3 INTEREST; ROCK CREEK ENTERPRISES, LLC, AN OREGON LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 1/9 INTEREST; EDWARD A. JOLLY AND CARIN D. JOLLY, AS TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED 1/9 INTEREST; WILLIAM L. LEEVER, AS TO AN UNDIVIDED 1/18 INTEREST AND FRANK J. PULVER, III, AS TO AN UNDIVIDED 1/18 INTEREST, ARE THE OWNERS OF THE LANDS HEREON DESCRIBED, AND HAVE PARTITIONED THE SAME INTO PARCELS AS SHOWN HEREON, AND THAT THE SIZE OF THE PARCELS AND THE LENGTHS OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PARTITON. WE HEREBY CREATE A 24 FOOT WIDE SHARED ACCESS EASEMENT ACROSS PARCELS 1 AND 2 FOR THE BENEFIT OF PARCELS 1 AND 2, AS SHOWN HEREON.

F. DAN THOMAS, MEMBER, CDT/SOUTH GATEWAY, LLC

JOHN BATZER, MEMBER, ROCK CREEK ENTERPRISES, LLC

EDWARD A. JOLLY

CARIN D. JOLLY

WILLIAM L. LEEVER

FRANK J. PULVER, III

ACKNOWLEDGEMENT

STATE OF OREGON)
JACKSON COUNTY) SS

PERSONALLY APPEARED THE ABOVE NAMED F. DAN THOMAS, ON THIS 27 DAY OF DECEMBER, 2019, ON AUTHORITY OF CDT/SOUTH GATEWAY, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE J. Trumble
NOTARY PUBLIC - OREGON J. TRUMBLE
COMMISSION NO. 953913
MY COMMISSION EXPIRES: 8.28.20

ACKNOWLEDGEMENT

STATE OF OREGON)
JACKSON COUNTY) SS

PERSONALLY APPEARED THE ABOVE NAMED JOHN BATZER, ON THIS 30 DAY OF DECEMBER, 2019, ON AUTHORITY OF ROCK CREEK ENTERPRISES, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE FOREGOING TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE J. Trumble
NOTARY PUBLIC - OREGON J. TRUMBLE
COMMISSION NO. 953913
MY COMMISSION EXPIRES: 8.28.20

ACKNOWLEDGEMENT

STATE OF OREGON)
JACKSON COUNTY) SS

PERSONALLY APPEARED THE ABOVE NAMED EDWARD A. JOLLY & CARIN D. JOLLY, ON THIS 27 DAY OF DECEMBER, 2019, AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE J. Trumble
NOTARY PUBLIC - OREGON J. TRUMBLE
COMMISSION NO. 953913
MY COMMISSION EXPIRES: 8.28.20

ACKNOWLEDGEMENT

STATE OF OREGON)
JACKSON COUNTY) SS

PERSONALLY APPEARED THE ABOVE NAMED WILLIAM L. LEEVER, ON THIS 27 DAY OF DECEMBER, 2019, AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE J. Trumble
NOTARY PUBLIC - OREGON J. TRUMBLE
COMMISSION NO. 953913
MY COMMISSION EXPIRES: 8.28.20

Assessor's Map No. 37 1W 32 B, Tax Lot 4703

LAND PARTITION

PARTITION PLAT NO. P - 02 - 2019~~20~~

LYING SITUATE WITHIN

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

FOR

Rock Creek Enterprises LLC, et al.
P.O. Box 970
Medford, Oregon 97501

SURVEYOR'S CERTIFICATE

I, SHAWN KAMPMANN, 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, THIS SAID PLAT BEING A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES.

THAT TRACT OF LAND DESCRIBED WITHIN DOCUMENT NO. 2014-023508 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT;

PARCEL NO. 2 OF PARTITION PLAT NO. P-86-2004, RECORDED ON DECEMBER 20, 2004 IN VOLUME 15, PAGE 86 OF THE PLAT RECORDS IN JACKSON COUNTY, OREGON AND FILED AS SURVEY NO. 18547 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR, EXCEPTING THEREFROM, ALL THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED ON APRIL 25, 2006 AS DOCUMENT NO. 2006-021545 IN THE OFFICIAL RECORDS OF SAID COUNTY.

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

SURVEYOR

SURVEY NOTES:

THE FOLLOWING ENCUMBRANCES DENOTED IN FIRST AMERICAN TITLE REPORT NO. 7169-3011178, EFFECTIVE DATE OF AUGUST 28, 2019, EITHER DOES NOT AFFECT THE SUBJECT TRACT, ARE BLANKET IN NATURE OR OTHERWISE INSUFFICIENTLY DESCRIBED, AND THEREFORE NOT SHOWN GRAPHICALLY ON THIS PLAT.

1. COVENANTS RECORDED MAY 13, 2003 AS INSTRUMENT NO. 2003-030720 AND JUNE 03, 2003 AS INSTRUMENT NO. 2003-035871 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
2. RESTRICTIONS AND DISCLOSURE REGARDING THE METERED WATER SERVICE, SANITARY OR STORM DRAIN LATERALS SHOWN IN NOTE 6 OF THE RECORDED PARTITION PLAT NO P-86-2004.
3. EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINES GRANTED TO PACIFICORP, RECORDED AS INSTRUMENT NO. 2019-016768 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
4. COVENANTS FOR THE OPERATION & MAINTENANCE OF STORMWATER FACILITES, RECORDED ON OCTOBER 29, 2018 AS INSTRUMENT NO. 2018-033439 OF THE OFFICIAL RECORDS IN JACKSON COUNTY, OREGON.
5. EASEMENTS, COVENANTS, CONDITIONS, LIENS AND CHARGES AS SET FORTH IN THE DECLARATION OF CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT, INCLUDING TERMS AND PROVISIONS THEREOF, RECORDED APRIL 6, 1993 IN DOCUMENT NO. 93-44290 AND THE FOLLOWING AMENDMENTS 1, 2, 3, 4, 4a, 7 & 8, RECORDED IN DOCUMENT NO.'s 93-44290, 94-27332, 95-09665, 96-34946, 2005-37480, 2000-00250 & 2008-039496 OF THE OFFICAL RECORDS IN JACKSON COUNTY, OREGON.

AFFIDAVIT OF CONSENT:

FOR UMPQUA BANK, AS BENEFICIARY OF THAT LINE OF THAT TRUST DEED RECORDED OCTOBER 15, 2014, AS INSTRUMENT NO. 2014-027290 AND MODIFIED JANUARY 10, 2018 BY INSTRUMENT NO. 2018-001187 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 20~~19~~20 - 001823 OF SAID RECORDS.

AFFIDAVIT OF CONSENT:

FOR UMPQUA BANK, AS BENEFICIARY OF THAT LINE OF THAT TRUST DEED RECORDED OCTOBER 15, 2014, AS INSTRUMENT NO. 2014-027291 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. AN AFFIDAVIT OF CONSENT WAS RECORDED AS INSTRUMENT NO. 20~~19~~20 - 001823 OF SAID RECORDS.

ACKNOWLEDGEMENT

STATE OF OREGON)
JACKSON COUNTY) SS

PERSONALLY APPEARED THE ABOVE NAMED FRANK J. PULVER, III, ON THIS 2 DAY OF JANUARY 2020~~2019~~, AND ACKNOWLEDGED THE FOREGOING TO BE THEIR VOLUNTARY ACT AND DEED.

NOTARY SIGNATURE J. Trumble
NOTARY PUBLIC - OREGON J. TRUMBLE
COMMISSION NO. 953913
MY COMMISSION EXPIRES: 8.28.20

APPROVALS:

EXAMINED AND APPROVED THIS 15TH DAY OF JANUARY, 2019

MEDFORD PLANNING DEPARTMENT — DATE 1-15-20

PLANNING FILE NO. LDP-18-174

EXAMINED AND APPROVED THIS 8 DAY OF JAN, 2020~~2019~~

MEDFORD CITY SURVEYOR

EXAMINED AND APPROVED THIS 8 DAY OF JANUARY, 2020~~2019~~

MEDFORD CITY ENGINEER

RECORDING:

FILED FOR RECORD THIS 17TH OF January, 2020 AT 1:42 O'CLOCK PM, AND RECORDED IN VOLUME 31, PAGE 02, OF THE PLAT RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker — COUNTY CLERK
Kaitlyn Foote — DEPUTY

COUNTY SURVEYOR FILE NO. 22997

TAX COLLECTOR'S STATEMENT:

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF January 17, 2019~~20~~

TAX COLLECTOR, DEPUTY — DATE 1.17.2020

Ashley Thompson, agent — ASSESSOR — DATE 1/17/2020

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

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THAT TRACT OF LAND DESCRIBED WITHIN DOCUMENT NO. 2014-023508 IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

PROCEDURE: UTILIZING AN ELECTRONIC LEICA TS 16 ROBOTIC TOTAL STATION WITH RANGING PRISMS, I SURVEY AND MONUMENT THE LAND PARTITION AS SHOWN HEREON AS APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT. THE SUBJECT PROPERTY IS LOCATED WITHIN PARCEL 2 OF PARTITION PLAT NO. P-86-2004 AS DENOTED ON SURVEY NO. 18547. THE PROPERTY ABUTS THE EAST SIDE OF CENTER DRIVE WHICH WAS CREATED BY SOUTH GATEWAY CENTER SUBDIVISION. SINCE PARCEL 2 WAS CREATED, THE SOUTHERLY ALIGNMENT OF CENTER DRIVE WAS PARTIALLY VACATED AND RELOCATED BY DEED FOR AN OREGON DEPARTMENT OF TRANSPORTATION PROJECT THAT EXTENSIVELY RECONFIGURED THE SOUTH MEDFORD INTERSTATE 5 INTERCHANGE, INCLUDING THE SOUTHERLY AND EASTERLY PORTIONS OF SOUTH GATEWAY CENTER. A TRIANGULAR PORTION WAS DEEDED TO ODOT AT THE SOUTHWEST CORNER OF PARCEL 2 DESCRIBED IN DOCUMENT NO. 2006-029364 AS SHOWN HEREON. CENTER DRIVE PER SOUTH GATEWAY CENTER WAS CREATED AT A WIDTH OF 90 FEET. THE ODOT ALIGNMENT COMMENCES AT THE CENTERLINE RIGHT OF WAY P.T. NORTH OF THE SUBJECT PARCEL PER SAID DOCUMENT NO. 2006-029364 BUT ODDLY OFFSETS 0.55 FEET TO THE EAST TO THE DESCRIPTION POINT OF BEGINNING, THENCE RUNS MORE OR LESS PARALLEL WITH THE EXISTING CENTER DRIVE CENTERLINE TO ODOT STATION "C" 0+355.907 P.C. WHERE THE ODOT STRIP BEGINS AN 86.62 FOOT WIDE RIGHT-OF-WAY CURVE TO THE EAST. THIS CREATES A SLIVER OF RIGHT OF WAY BETWEEN THE ODOT P.C. AND WHERE THE EXISTING 90 FOOT WIDE RIGHT OF WAY INTERSECTS THE NEW ODOT 86.62 FOOT WIDE EAST RIGHT OF WAY LINE, CREATING AN ANGLE POINT BETWEEN LINE AND CURVE FLAGS 2 AND 7 AND NOTED AS "R/W TRANSITION POINT" ON THE PLAT. I DETERMINE THE CENTER DRIVE RIGHTS OF WAY FOR BOTH SOUTH GATEWAY CENTER AND ODOT UTILIZING RECOVERED MONUMENTS ALONG THE RIGHTS OF WAY AS SHOWN. THE SUBJECT PROPERTY WAS DETERMINED BY UTILIZING RECOVERED MONUMENTS FROM SURVEY NO. 13872, 17776, 18547, 21253 & 21308. I MONUMENT THE LAND PARTITION PARCELS AS SHOWN HEREON.

* * RECEIVED * *
Date 1/17/2020 By PB.
This survey consists of
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2021

SURVEYED BY:

POLARIS LAND SURVEYING LLC
P.O. BOX 459
ASHLAND, OREGON 97520
(541) 482-5009

DATE: SEPTEMBER 10, 2019
PROJECT NO. 1192-17

FILE: SURVEYS\1192-17\CENTER DRIVE PARTITION PLAT.DWG SHEET 1 of 2

POLARIS LAND SURVEYING

22997

22997

LAND PARTITION

PARTITION PLAT NO. P - 02 - 2019 20

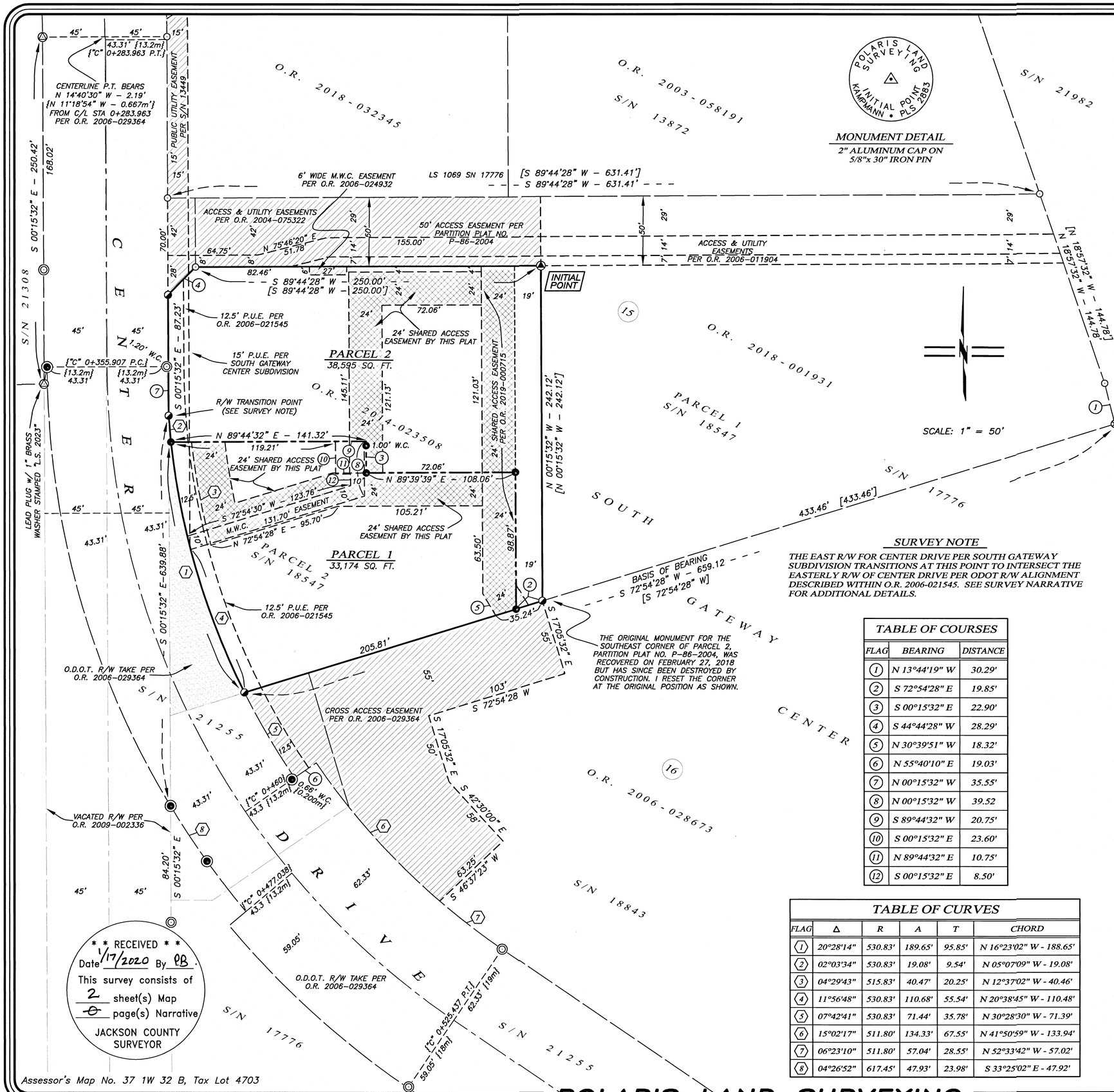
LYING SITUATE WITHIN

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

FOR

Rock Creek Enterprises LLC, et al.

P.O. Box 970
Medford, Oregon 97501



SURVEY NOTE

THE EAST R/W FOR CENTER DRIVE PER SOUTH GATEWAY SUBDIVISION TRANSITIONS AT THIS POINT TO INTERSECT THE EASTERLY R/W OF CENTER DRIVE PER ODOT R/W ALIGNMENT DESCRIBED WITHIN O.R. 2006-021545. SEE SURVEY NARRATIVE FOR ADDITIONAL DETAILS.

TABLE OF COURSES

FLAG	BEARING	DISTANCE
1	N 13°44'19" W	30.29'
2	S 72°54'28" E	19.85'
3	S 00°15'32" E	22.90'
4	S 44°44'28" W	28.29'
5	N 30°39'51" W	18.32'
6	N 55°40'10" E	19.03'
7	N 00°15'32" W	35.55'
8	N 00°15'32" W	39.52
9	S 89°44'32" W	20.75'
10	S 00°15'32" E	23.60'
11	N 89°44'32" E	10.75'
12	S 00°15'32" E	8.50'

TABLE OF CURVES

FLAG	Δ	R	A	T	CHORD
1	20°28'14"	530.83'	189.65'	95.85'	N 16°23'02" W - 188.65'
2	02°03'34"	530.83'	19.08'	9.54'	N 05°07'09" W - 19.08'
3	04°29'43"	515.83'	40.47'	20.25'	N 12°37'02" W - 40.46'
4	11°56'48"	530.83'	110.68'	55.54'	N 20°38'45" W - 110.48'
5	07°42'41"	530.83'	71.44'	35.78'	N 30°28'30" W - 71.39'
6	15°02'17"	511.80'	134.33'	67.55'	N 41°50'59" W - 133.94'
7	06°23'10"	511.80'	57.04'	28.55'	N 52°33'42" W - 57.02'
8	04°26'52"	617.45'	47.93'	23.98'	S 33°25'02" E - 47.92'

LEGEND

◎	2" ALUMINUM CAP STAMPED "ODOT RIGHT OF WAY" PER S/N 21255 (RECOVERED)
◉	1" COPPER PLUG IN CONCRETE STAMPED "ODOT REF" PER S/N 21255 (RECOVERED)
⊗	5/8" IRON PIN W/ YELLOW PLASTIC CAP STAMPED "L.J. FRIAR & ASSOC." PER S/N 21982 (RECOVERED)
○	5/8" IRON PIN w/ YELLOW PLASTIC CAP STAMPED "HARDEY ENG. & ASSOC." PER S/N 18547 & S/N 17776 (RECOVERED)
⊘	5/8" IRON PIN w/ RED PLASTIC CAP STAMPED "D. HUCK LS 2023", OR AS DESCRIBED, PER S/N 21308 (RECOVERED)
▲	5/8" x 30" IRON PIN w/ 2" ALUMINUM CAP PER MONUMENT DETAIL (ESTABLISHED)
●	5/8" x 24" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
◒	5/8" x 30" IRON PIN w/ ORANGE PLASTIC CAP STAMPED "KAMPMANN PLS 2883" (ESTABLISHED)
	SUBJECT PROPERTY BOUNDARY LINE
	PARTITION BOUNDARY LINE
	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
O.R.	OFFICIAL RECORDS, JACKSON COUNTY RECORDER
S/N	SURVEY FILE NUMBER, JACKSON COUNTY SURVEYOR
W.C.	WITNESS CORNER MONUMENT (AS DESCRIBED)
R/W	RIGHT OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
M.W.C.	MEDFORD WATER COMMISSION
O.D.O.T.	OREGON DEPARTMENT OF TRANSPORTATION
STA	ODOT CENTERLINE STATIONING (AS DESCRIBED)
{ m }	METRIC UNITS OF MEASURE
[ ]	SURVEY RECORD DATA PER S/N 18547
{ }	SURVEY RECORD DATA PER S/N 21255
	24' WIDE CROSS ACCESS EASEMENTS BY THIS PLAT
	EXISTING EASEMENTS, AS DESCRIBED HEREIN
	VARIABLE WIDTH R/W DEED PER O.R. 2006-02936
	VARIABLE WIDTH M.W.C. EASEMENT PER O.R. 2019-016769

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTHERLY LINE OF LOT 15, SOUTH GATEWAY CENTER SUBDIVISION
HAVING A RECORD BEARING OF SOUTH 72°54'28" WEST, AS REFERENCED ON SOUTH GATEWAY CENTER SUBDIVISION, S/N 13449, ON FILE IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR.

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

SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 14, 1998
SHAWN KAMPMANN
2883 LS

RENEWAL DATE: 6/30/2021

SURVEYED BY:
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DATE: SEPTEMBER 10, 2019
PROJECT NO. 1192-17

FILE: SURVEYS\1192-17\CENTER DRIVE PARTITION PLAT.DWG SHEET 2 of 2

* * RECEIVED * *
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This survey consists of
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JACKSON COUNTY SURVEYOR

Assessor's Map No. 37 1W 32 B, Tax Lot 4703

POLARIS LAND SURVEYING

22997