

TABLE ROCK CROSSING SUBDIVISION

LOCATED IN:
THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN
IN THE CITY OF CENTRAL POINT, JACKSON COUNTY,
OREGON

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT SOUTH SALEM, LLC, AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED AND HAS SUBDIVIDED THE SAME INTO LOTS AS SHOWN HEREON, AND THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THAT EASEMENT LABELLED AS PUBLIC UTILITY EASEMENT. WE ALSO HEREBY CREATE A 24' ACCESS EASEMENT OVER AND ACROSS LOT 1, LOT 2 AND LOT 3 AS SHOWN. WE HEREBY GRANT TO ROGUE VALLEY SEWER SERVICES, THEIR HEIRS AND ASSIGNS, A 15-FOOT SANITARY SEWER EASEMENT OVER AND ACROSS LOTS 3, 4, 5, 6, 7 AND 8. WE HEREBY DESIGNATE SAID SUBDIVISION AS TABLE ROCK CROSSING SUBDIVISION.

ACKNOWLEDGEMENT:

SOUTH SALEM, LLC, AN OREGON LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, SIGNED THIS 22ND DAY OF MARCH, 2021.

BY: [Signature]

TITLE: MEMBER

STATE OF OREGON
COUNTY OF JACKSON) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED THIS 22ND DAY MARCH

2021 BY JOHN PATZER, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SOUTH SALEM, LLC, AN OREGON LIMITED LIABILITY COMPANY.

[Signature]
NOTARY PUBLIC - OREGON

COMMISSION NO. 1001903

MY COMMISSION EXPIRES 7-23-24

TITLE EXCEPTION NOTES:

1. THE PROPERTY IS SUBJECT TO AN ACCESS EASEMENT CREATED PER INSTRUMENT NO. 2004-073819, DEED RECORDS OF JACKSON COUNTY, OREGON AND PER PARTITION PLAT NO. P-08-2020, FILED AS SURVEY NO. 23028 IN THE OFFICE OF THE JACKSON COUNTY, SURVEYOR
2. THE IRRIGATION EASEMENT PER VOL.100, PAGE 292 D.R. HAS BEEN EXTINGUISHED PER THE FOLLOWING:
INSTRUMENT NO. 2019-026816 O.R.
INSTRUMENT NO. 2019-029970 O.R.
INSTRUMENT NO. 2019-029971 O.R.
INSTRUMENT NO. 2019-036390 O.R.
INSTRUMENT NO. 2019-036391 O.R.
INSTRUMENT NO. 2019-040239 O.R.
3. MAINTENANCE AND REPAIR DECLARATION RECORDED AS INSTRUMENT NO. 2004-005349 HAS BEEN EXTINGUISHED BY QUIT CLAIM DEED AND HAS BEEN AMENDED PER "AMENDED MAINTENANCE AND REPAIR DECLARATION" RECORDED AS INSTRUMENT NO. 2004-073819 .O.R
4. PROPERTY IS SUBJECT TO "RECIPROCAL EASEMENT FOR INGRESS AND EGRESS AND UTILITIES" PER INSTRUMENT NO. 2020-005414 O.R. (AS SHOWN)
4. PROPERTY IS SUBJECT TO "DECLARATION OF EASEMENTS, CONDITIONS, AND RESTRICTIONS (LDP-08-2020)", PER INSTRUMENT NO. 2020-01679 O.R.

SURVEYOR'S CERTIFICATE:

I, DARRELL L. HUCK, 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 AND THE PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

PARCEL 2, AS SHOWN ON THE PARTITION PLAT FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 23028 AND RECORDED AS PARTITION PLAT NO. P-08-2020 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON

[Signature]
SURVEYOR

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES:

SURVEY FOR:
SOUTH SALEM LLC
P.O. BOX 4460
MEDFORD, OR. 97501

PURPOSE: TO SURVEY AND MONUMENT TABLE ROCK CROSSING SUBDIVISION, AS APPROVED BY THE CITY OF CENTRAL POINT PLANNING DEPARTMENT (FILE NO SUB - 20001).

PROCEDURE: THE BOUNDARY OF THIS SUBDIVISION WAS ESTABLISHED FROM PREVIOUS PARTITION PLAT NO. P-08-2020, FILED SURVEY NO. 23028 WITH THE JACKSON COUNTY SURVEYOR'S OFFICE. MONUMENTS PER THAT SURVEY WERE LOCATED AND HELD FOR CONTROL. SOME OF THE MONUMENTS HAVE BEEN DESTROYED BY CONSTRUCTION ACTIVITY AND WILL BE RESET AT THE TIME THAT THE DEFERRED MONUMENTS ARE SET.

EQUIPMENT USED: TRIMBLE S6 ROBOTIC INSTRUMENT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
FEBRUARY 4, 1983
DARRELL L. HUCK
2023

Expires 6/30/2021

RECEIVED
Date 4/5/21 By [Signature]
This survey Consists of:
2 sheet(s) Map
0 pages(s) Narrative
JACKSON COUNTY
SURVEYOR

APPROVALS:

CITY OF CENTRAL POINT: FILE NO. SUB - 20001

EXAMINED AND APPROVED BY THE CITY OF CENTRAL POINT

[Signature] 3/22/2021
COMMUNITY DEVELOPMENT DIRECTOR DATE
[Signature] 3/24/2021
PUBLIC WORKS DIRECTOR DATE

EXAMINED AND APPROVED THIS 2 DAY OF April, 2021.

[Signature]
COUNTY SURVEYOR

EXAMINED AND APPROVED BY ROGUE VALLEY SEWER SERVICES THIS 22ND DAY OF March, 2021.

[Signature]
GENERAL MANAGER/DISTRICT ENGINEER

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 2ND DAY OF April, 2021.

[Signature], agent
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS, OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 2ND DAY OF April, 2021.

[Signature]
TAX COLLECTOR

RECORDER'S STATEMENT:

FILED FOR RECORD THIS 5TH DAY OF April, 2021 AT 10:29 O'CLOCK A. M. AND RECORDED IN VOLUME 47 OF PLATS AT PAGE 05 OF RECORDS OF JACKSON COUNTY, OREGON.

[Signature]
COUNTY CLERK

[Signature]
DEPUTY

APPROVED FOR RECORDING:

[Signature] 4/2/21
COUNTY COMMISSIONER/ADMINISTRATOR DATE

I certify this plat to be an exact copy of the original
[Signature]
SURVEYOR

TABLE ROCK CROSSING SUBDIVISION

LOCATED IN:
 THE SOUTHWEST QUARTER OF SECTION 1,
 TOWNSHIP 37 SOUTH, RANGE 2 WEST,
 WILLAMETTE MERIDIAN
 IN THE CITY OF CENTRAL POINT, JACKSON COUNTY,
 OREGON

LEGEND:

- O.R. Official Records, Jackson County, Oregon
- 15' PUE 15' Public Utility Easement per S/N 23028
- 15' SDE 15' Storm Drain Easement per
- 15' WLE 15' Water Line Easement per
- S.F. Square Feet
- S/N Survey Number, Jackson County Surveyor
- R.V.S.S. Rogue Valley Sewer Services

- ⊙ Set 5/8"x24" iron rebar w/ yellow plastic cap stamped "Hoffbuhr & Assoc. Inc."
- Found 5/8" iron rebar per S/N 23028.
- Found 5/8" iron rebar per S/N 22744.
- ▲ Found 5/8" iron rebar per S/N 16429.
- Found 5/8" iron pin per S/N 7434.
- △ (Deferred Monumentation). *

* See Survey 24082

ALL DEFERRED MONUMENTS WILL BE SET NO LATER THAN
 OCTOBER 31, 2021.

David L. Huck
 SURVEYOR

ALL DEFERRED MONUMENTS ARE NOW SET, SEE DOCUMENT
 NO. 2024-004049 OF OFFICIAL RECORDS THIS 1st

DAY OF March, 2024

See Survey # 24082

APPROVED: *Scott Gein 3/6/2024*
 JACKSON COUNTY SURVEYOR

HOFFBUHR & ASSOCIATES, INC.
 880 GOLF VIEW DRIVE, SUITE 201
 MEDFORD, OREGON 97504
 (541)779-4641

BY: DARRELL L. HUCK PLS No. 2023
 SCALE: 1 inch = 60' FEBRUARY 9, 2021
 BASIS OF BEARING: SURVEY NO. 23028

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

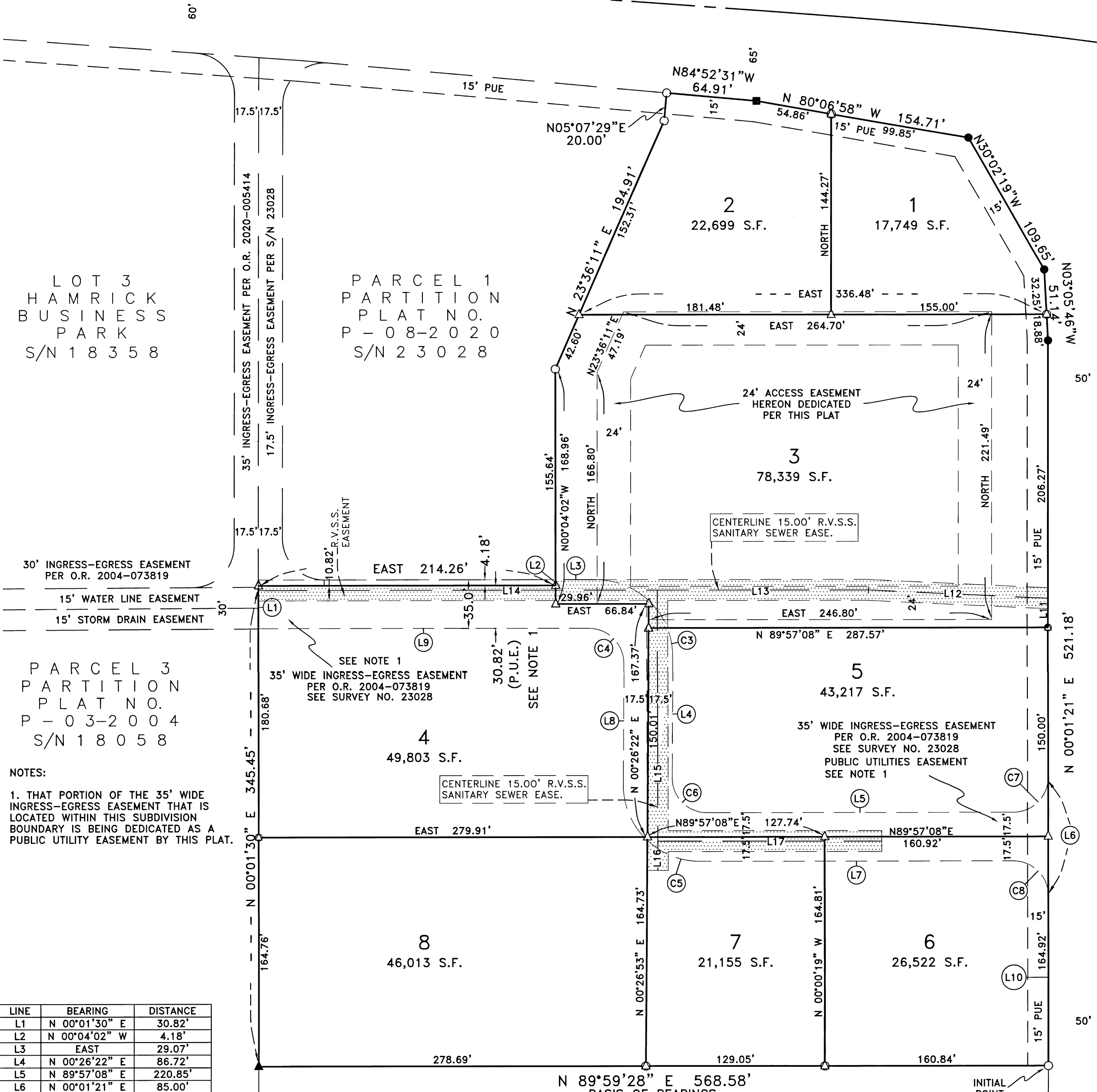
David L. Huck

OREGON
 FEBRUARY 4, 1983
 DARRELL L. HUCK
 2023

Expires 6/30/2021

BIDDLE ROAD

TABLE ROCK ROAD



LOT 3
 HAMRICK
 BUSINESS
 PARK
 S/N 18358

PARCEL 1
 PARTITION
 PLAT NO.
 P - 08-2020
 S/N 23028

30' INGRESS-EGRESS EASEMENT
 PER O.R. 2004-073819

PARCEL 3
 PARTITION
 PLAT NO.
 P - 03-2004
 S/N 18058

NOTES:
 1. THAT PORTION OF THE 35' WIDE
 INGRESS-EGRESS EASEMENT THAT IS
 LOCATED WITHIN THIS SUBDIVISION
 BOUNDARY IS BEING DEDICATED AS A
 PUBLIC UTILITY EASEMENT BY THIS PLAT.

LINE	BEARING	DISTANCE
L1	N 00°01'30" E	30.82'
L2	N 00°04'02" W	4.18'
L3	EAST	29.07'
L4	N 00°26'22" E	86.72'
L5	N 89°57'08" E	220.85'
L6	N 00°01'21" E	85.00'
L7	N 89°57'08" E	225.79'
L8	N 00°26'22" E	86.72'
L9	EAST	238.30'
L10	N 00°01'21" E	122.39'
L11	N 00°01'21" E	20.94'
L12	N 87°15'51" W	129.08'
L13	WEST	152.43'
L14	WEST	287.21'
L15	SOUTH	180.31'
L16	SOUTH	21.09'
L17	EAST	161.61'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	55.00'	90°26'22"	86.82'	N 44°46'49" W	78.08'
C4	25.00'	90°26'22"	39.46'	N 44°46'49" W	35.49'
C5	55.00'	90°29'14"	86.86'	N 44°48'15" W	78.11'
C6	25.00'	90°29'14"	39.48'	N 44°48'15" W	35.51'
C7	25.00'	89°55'47"	39.24'	N 44°59'14" E	35.33'
C8	25.00'	90°04'13"	39.30'	N 45°00'46" W	35.38'

RECEIVED
 Date 4/5/24 By [Signature]
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

I certify this plat to be an
 exact copy of the original
David L. Huck
 SURVEYOR

SHEET 2 OF 2 SHEETS

(18082 SUBD FNL PLAT rock crossing r1 SH2.dwg)

17R/7
 23302