

PIONEER MARKET PLACE SUBDIVISION, PHASE 1 (A Planned Development)

INDEX OF SHEETS table with 2 columns: SHEET and DESCRIPTION

APPROVALS

(RE: MEDFORD PLANNING FILE NO. LDS-18-078)

MEDFORD CITY PLANNING:

I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED IN ORDINANCE NO. 5785, THIS PLAT IS HEREBY APPROVED.

Signature of Planning Director, Date: DECEMBER 3 2021

EXAMINED AND APPROVED THIS 16 DAY OF NOVEMBER, 2021

Signatures of City Engineer and City Surveyor

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT CDT-BAR LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED AND HAS SUBDIVIDED THE SAME INTO LOTS, STREET, COMMON AREA AND RESERVE ACREAGE AS SHOWN HEREON...

CDT-BAR LLC, an Oregon limited liability company

DATED THIS 8 DAY OF November, 2021.

BY: [Signature] TITLE: Managing Member

STATE OF OREGON County of Jackson) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 8th DAY OF NOVEMBER, 2021 BY R. BATZER, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED ON BEHALF OF CDT-BAR LLC, AN OREGON LIMITED LIABILITY COMPANY.

[Signature of Notary Public]

NOTARY PUBLIC FOR OREGON

COMMISSION NO.: 1001903

MY COMMISSION EXPIRES: 7-23-24

FIRST AMERICAN TITLE INSURANCE COMPANY LIENS AND ENCUMBRANCES:

- 1.) CITY LIENS, IF ANY, OF THE CITY OF MEDFORD.
2.) THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
3.) THE HEREIN DESCRIBED PROPERTY HAS BEEN EXCLUDED FROM THE BOUNDARIES OF THE MEDFORD IRRIGATION BY INSTRUMENT RECORDED AS DOCUMENT NO. 92-16478 AND DOCUMENT NO. 95-11941...
16.) UNRECORDED LEASES OR PERIODIC TENANCIES, IF ANY.

SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250 OREGON REVISED STATUTES

PURPOSE: TO SURVEY AND MONUMENT A LAND PARTITION OF THE PROPERTY DESCRIBED IN DOCUMENT NO. 2018-024141. (CITY OF MEDFORD PLANNING FILE NO. LDS-18-078).

PROCEDURE: THIS PROPERTY HAS BEEN PREVIOUSLY SURVEYED BY THIS OFFICE AS SHOWN ON SURVEY NUMBER 20951 AND DESCRIBED IN DOCUMENT NO. 2013-019287. WHILE THE EAST AND SOUTH LINES OF THIS SURVEY REMAIN FUNDAMENTALLY THE SAME, DEDICATIONS AND VACATIONS OF RIGHT-OF-WAY ALONG NORTH ROSS LANE AND MCANDREWS ROAD HAVE REPOSITIONED THE WEST AND NORTH LINES...

EQUIPMENT USED: TRIMBLE S6 ROBOTIC INSTRUMENT & TRIMBLE R8 GNSS.

SURVEYORS CERTIFICATE:

I DARRELL L. HUCK, A DULY REGISTERED SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION AND COMPLIES WITH THE REGULATIONS FOR LAND PARTITIONS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE PARENT TRACT OF LAND AS SET FORTH HEREON:

COMMENCING AT THE EAST SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 72 IN TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE SOUTH 89°48'11" EAST 48.44 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTH ROSS LANE CONVEYED TO THE CITY OF MEDFORD AS DESCRIBED IN DOCUMENT NO. 2013-029755...

[Signature] SURVEYOR

RECORDING

FILED FOR RECORD THIS THE 14 DAY OF December, 2021 AT 11:06 O'CLOCK A.M. AND RECORDED IN VOLUME 47 OF PLATS AT PAGE 30 OF RECORDS IN JACKSON COUNTY, OREGON.

[Signatures of County Clerk and Deputy]

FILED IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR AS NO. 23515

EXAMINED AND APPROVED THIS 8th DAY OF December, 2021 AS REQUIRED BY O.R.S. 92.100.

[Signature] 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 8th DAY OF December, 2021.

[Signature] TAX COLLECTOR

APPROVED FOR RECORDING:

EXAMINED AND APPROVED THIS 14th DAY OF December, 2021.

[Signature] COUNTY COMMISSIONER/ADMINISTRATOR

AFFIDAVIT OF CONSENT OF BENEFICIAL INTEREST:

FOR AFFIDAVIT OF CONSENT OF EVERGREEN FEDERAL BANK, BENEFICIARY OF A TRUST RECORDED JULY 21, 2020 AS DOC. NO. 2020-025432, SEE DOC. NO. 2021-050911, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature] OREGON FEBRUARY 4, 1883 DARRELL L. HUCK 2023 EXPIRES 06/30/2023

RECEIVED Date 12/14/21 By PB This survey consists of: 3 sheet(s) Map 8 pages(s) Narrative JACKSON COUNTY SURVEYOR

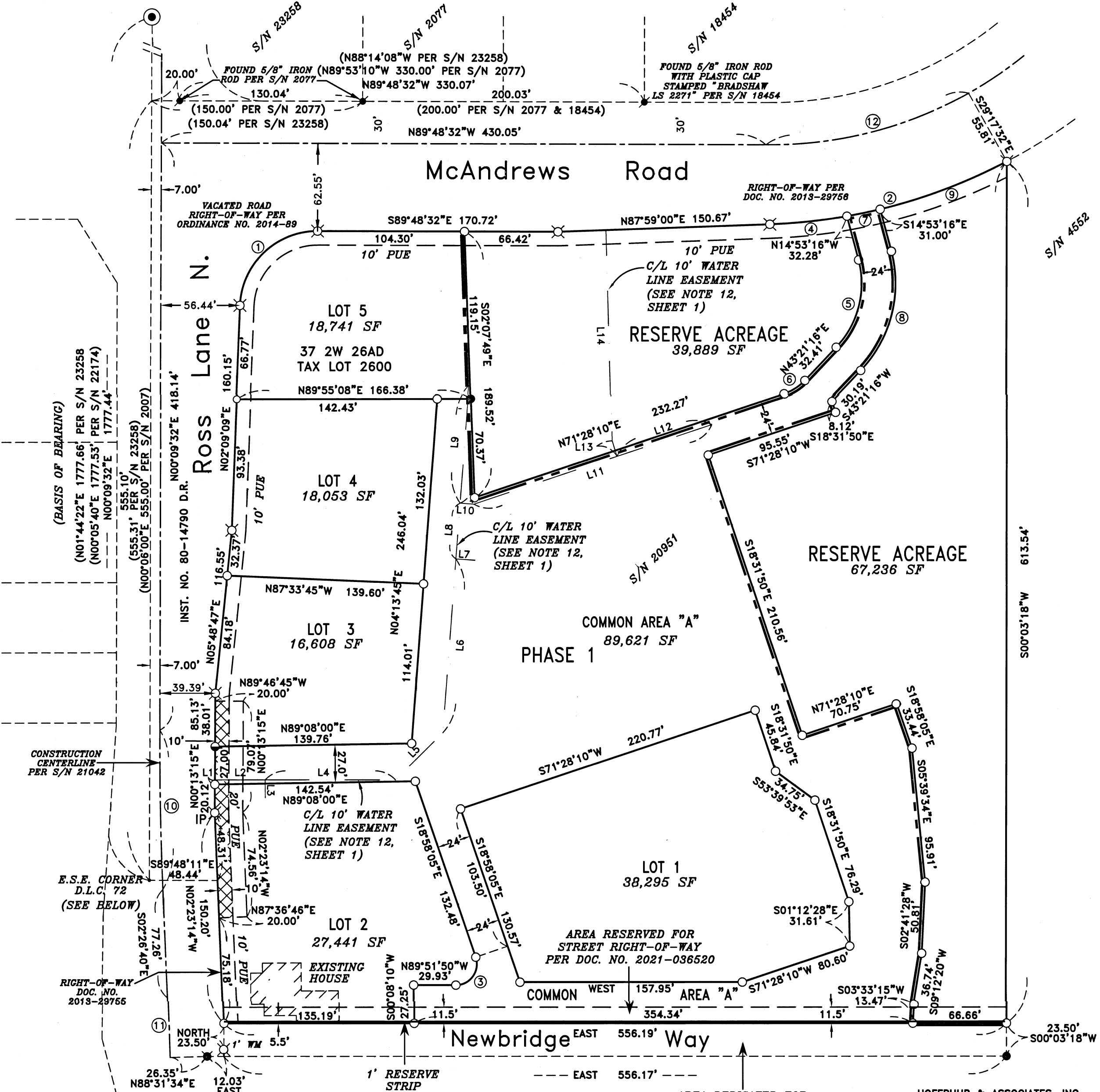
I certify this plat to be an exact copy of the original [Signature] SURVEYOR

PIONEER MARKET PLACE SUBDIVISION, PHASE 1

(A Planned Development)

Located In:
 in the Northeast 1/4 of Section 26,
 Township 37 South, Range 2 West, W.M.,
 in the City of Medford, Jackson County, Oregon

S.W. COR D.L.C. 88
 FD. MAG NAIL PER JACKSON
 COUNTY SURVEYOR PRIOR
 TO REESTABLISHMENT
 (2 1/2" BRASS DISC
 ACCORDING TO 2012
 4TH RE-ESTABLISHMENT)



CONSTRUCTION CENTERLINE PER S/N 21042

E.S.E. CORNER D.L.C. 72 (SEE BELOW)

RIGHT-OF-WAY DOC. NO. 2018-29765

E.S.E. CORNER D.L.C. 72 - DESTROYED BY CONSTRUCTION - POSITION COMPUTED FROM COUNTY REESTABS

JACKSON COUNTY SURVEYOR REF 72 MON 1999

****RECEIVED****
 Date 12/14/21 By RB
 This survey consists of:
 3 sheet(s) Map
 2 pages(s) Narrative
 JACKSON COUNTY SURVEYOR

HOFFBUHR & ASSOCIATES, INC.
 880 GOLF VIEW DR. STE. 201 MEDFORD, OREGON
 (541) 779-4641
 BY: DARRELL L. HUCK RPLS NO. 2023
 SCALE: 1 INCH = 60' DECEMBER 7, 2020
 BASIS OF BEARING: SURVEY NUMBER 20951 (D.L.C. LINE)

- = SET 5/8" x 24" IRON PIN WITH PLASTIC CAP STAMPED "D. HUCK LS 2023".
- ⊗ = SET 5/8" x 30" IRON PIN WITH PLASTIC CAP STAMPED "D. HUCK LS 2023".
- = SET LEAD PLUG WITH METAL WASHER WITH STAMPED "LS 2023".
- = FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "D. HUCK LS 2023" PER SURVEY NO. 20951.
- ⊗ = FOUND LEAD PLUG AND TACK WITH BRASS WASHER STAMPED "LS 2023" PER SURVEY NO. 20951.
- = FOUND MONUMENT AS NOTED
- = FOUND 5/8" IRON PIN WITH ALUMINUM CAP STAMPED PER 1999 JACKSON COUNTY REESTABLISHMENTS
- ⊙ = FOUND BRASS CAP MONUMENT AS NOTED.
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, IRRIGATION, GAS, WATER, ELECTRIC, COMMUNICATIONS, CABLE TELEVISION AND SANITARY SEWER, CONSTRUCTION AND MAINTENANCE.
- [] = RECORD PER 1999 JACKSON COUNTY REESTABLISHMENT NOTES.
- S/N = SURVEY NUMBER
- IP = INITIAL POINT OF BEGINNING
- WM = WITNESS MONUMENT
- ⊗ = EASEMENT PER DOC. NO. 2020-031716. (SEE NOTE 11, SHEET 1.)
- ⊔ = AREA OF RIGHT-OF-WAY DEDICATION (NEWBRIDGE WAY)

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	88°02'19"	55.00'	84.51'	76.44'	N46°10'18"E
2	25°41'13"	392.00'	175.74'	174.27'	N75°08'24"E
3	109°06'15"	15.00'	28.56'	24.44'	N35°35'02"E
4	08°03'20"	392.00'	55.11'	55.07'	N83°57'20"E
5	58°14'32"	66.00'	67.09'	64.24'	N14°14'00"E
6	28°06'54"	36.00'	17.67'	17.49'	N57°24'43"E
7	03°30'48"	392.00'	24.04'	24.03'	N78°10'17"E
8	58°14'32"	90.00'	91.49'	87.60'	S14°44'00"W
9	14°07'05"	392.00'	96.59'	96.35'	N69°21'19"E
10	02°36'12"	2500.00'	113.59'	113.58'	S01°08'34"E
11	00°58'14"	2500.00'	42.35'	42.35'	S01°57'33"E
12	30°03'00"	286.48'	150.25'	148.53'	N75°48'53"E

WATERLINE EASEMENT PER DOC. NO. 2020-04023

LINE	BEARING	DISTANCE
L1	N00°13'15"E	3.22'
L2	S89°59'26"E	35.85'
L3	S00°35'44"E	12.98'
L4	S89°59'47"E	92.54'
L5	N45°00'00"E	47.43'
L6	N04°17'39"E	124.16'
L7	S86°06'20"E	13.85'
L8	N04°20'48"E	39.84'
L9	N04°22'18"E	83.89'
L10	S85°42'21"E	9.91'
L11	N71°28'10"E	178.12'
L12	S71°28'10"W	69.97'
L13	N17°09'31"W	11.55'
L14	N01°38'26"W	149.99'

REGISTERED PROFESSIONAL LAND SURVEYOR
 Oregon
 FEBRUARY 4, 1983
 DARRELL L. HUCK
 2023
 EXPIRES 06/30/2023

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

37S 2W 26AD TL 2400/2600

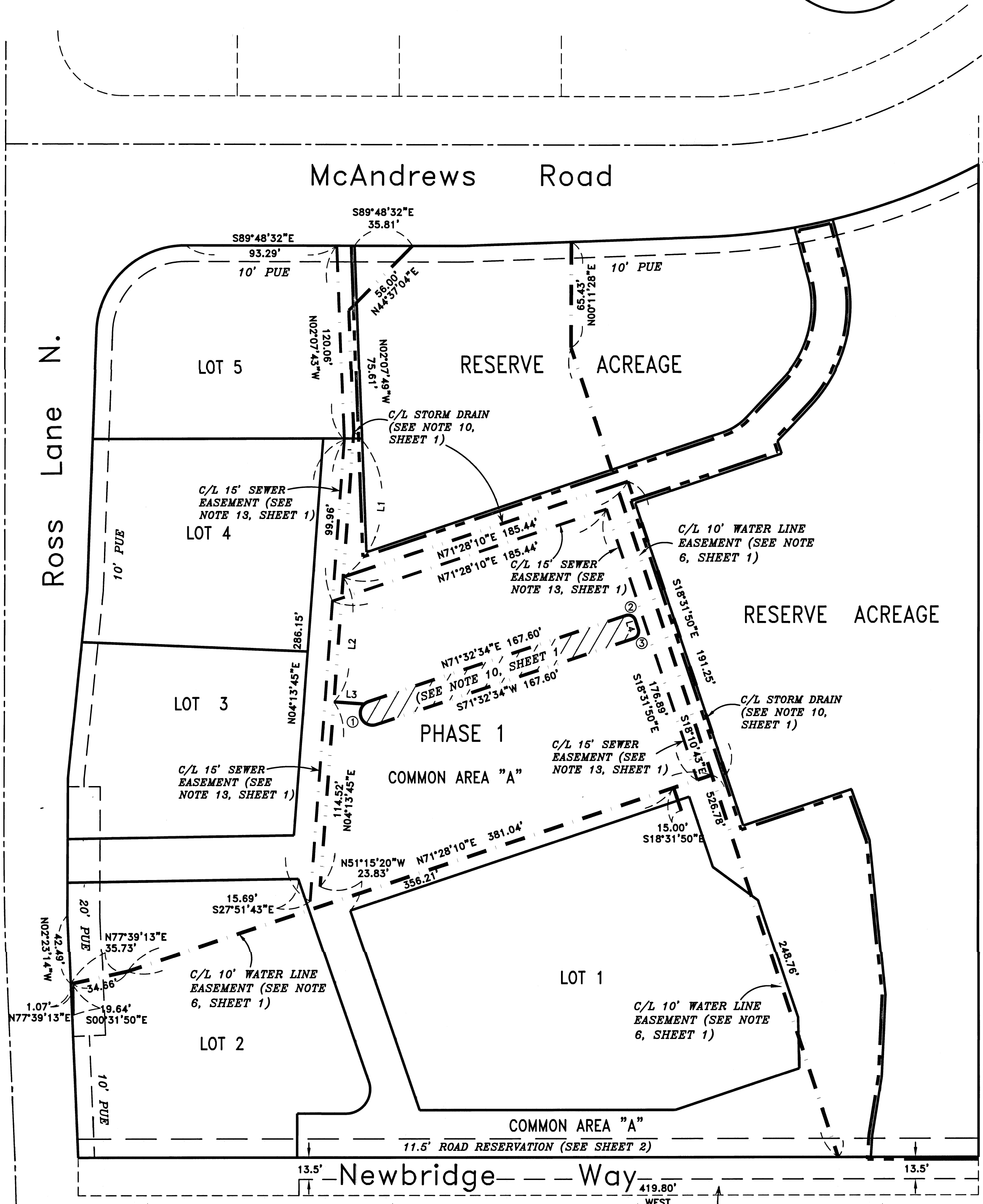
(C:\DWG\2016\16122_S2.DWG) SHEET 2 OF 3

PIONEER MARKET PLACE SUBDIVISION, PHASE 1

(A Planned Development)

Located in:
 in the Northeast 1/4 of Section 26,
 Township 37 South, Range 2 West, W.M.,
 in the City of Medford, Jackson County, Oregon

****RECEIVED****
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 0 page(s) Narrative
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 SURVEYOR



STORM DRAIN CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	180°00'00"	7.50'	23.56'	15.00'	S18°27'26"E
2	90°00'00"	4.50'	7.07'	6.36'	S63°27'26"E
3	90°00'00"	4.50'	7.07'	6.36'	S26°32'34"W

STORM DRAIN LINE TABLE

LINE	BEARING	DISTANCE
L1	N04°13'45"E	90.34'
L2	N04°13'45"E	77.38'
L3	N85°51'15"W	18.80'
L4	S18°27'26"E	6.00'

HOFFBUHR & ASSOCIATES, INC.
 880 GOLF VIEW DR. STE. 201,
 MEDFORD, OREGON (541) 779-4641
 BY: DARRELL L. HUCK RPLS NO. 2023
 SCALE: 1 INCH = 50' DECEMBER 7, 2020

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
 Darrell L. Huck
 OREGON
 FEBRUARY 4, 1983
 DARRELL L. HUCK
 2023
 EXPIRES 06/30/2023

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

23515
 17R/32