

\*\*\*\*\* APPROVALS \*\*\*\*\*

File No. LDS-23-167

I certify that, pursuant to authority granted in MLDC 10.297, this plat is hereby approved.

[Signature]  
Matt Brinkley, Planning Director

FEBRUARY 29, 2024  
Date

EXAMINED AND APPROVED as required by ORS 92.100 as of 27, FEBRUARY, 20 24.

[Signature]  
Jon Proud, City Surveyor

EXAMINED AND APPROVED this 27 day of FEBRUARY, 20 24.

[Signature]  
Alex Georgevitch, City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of March, 7, 20 24.

[Signature]  
By and for County Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of March 7th, 20 24.

[Signature], deputy Marissa Merritt  
County Taxation

\*\*\*\*\* DECLARATION \*\*\*\*\*

Know all men by these presents that WILLIAM BAGLEY, AS TO AN UNDIVIDED 25% INTEREST; JOHN E. FERRIS, AS TO AN UNDIVIDED 25% INTEREST; REGINALD P. BREEZE AND ANNETTE C. BREEZE, AS QUALIFIED BY THE FOLLOWING LANGUAGE CONTAINED IN THE DEED TO THE VESTEES HEREIN: "AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP", AS TO AN UNDIVIDED 25% INTEREST; C. DAVID FREEL, AS TO AN UNDIVIDED 12.5% INTEREST; ROBERT G. HUNTER, AS TO AN UNDIVIDED 10% INTEREST; AND GRETCHEN OUSTERHOUT (F.K.A. GRETCHEN HUNTER), AS TO AN UNDIVIDED 2.5% INTEREST, ALL AS TENANTS IN COMMON, are the owners in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate, and have subdivided the same into the Lots and Street as shown on Sheet 2 and does hereby (1) dedicate to the public for public use, under the jurisdiction of the City of Medford, the Streets, Storm Drainage Easement (SDE2 & SDE3), Public Utility Easements (PUE) and Temporary Storm Drainage Access Easement (TSDAE), said TSDAE shall automatically terminate when permanent access is created; and (2) does hereby grant to the City of Medford the 1' Street Plug which shall automatically be dedicated as street right of way upon acceptance by the City of Medford of the extension of the affected street; and does hereby (3) designate said Subdivision as INDUSTRY DRIVE SUBDIVISION.

SEE AFFIDAVIT RECORDED AS DOC. # 2024-004527, ORJCO

\*\*\* POST MONUMENTATION \*\*\*

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY December 31, 20 24.

[Signature]  
SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. \_\_\_\_\_, ORJCO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

APPROVED: \_\_\_\_\_  
CITY OF MEDFORD SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
[Signature]  
JAMES E. HIBBS, PLS2234

APPROVED FOR RECORDING.

[Signature] SE. DEPT. COUNTY ADMINISTRATOR  
COUNTY COMMISSIONER/ADMINISTRATOR

3/7/2024  
DATE

FILED  
Date 3/7/24 By SS  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

SHEET 1 OF 2

INDUSTRY DRIVE SUBDIVISION  
In the W. 1/2 of Sec. 6, T.37S., R.1W., W.M. & in  
the City of Medford Jackson County, Oregon  
(File No. LDS-23-167)

\*\*\*\*\* RECORDER'S CERTIFICATE \*\*\*\*\*

Filed for record this 7 day of March, 20 24, at  
2:07 o'clock P.M., and recorded in Volume 50 of Plats at Page 03  
of the records of Jackson County, Oregon and recorded as Document No. 2024-4530,  
Official Records of Jackson County, Oregon.

[Signature] County Clerk  
[Signature] Deputy

\*\*\*\*\* SURVEYOR'S CERTIFICATE \*\*\*\*\*

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED, WITH PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Parcel 3 per Partition Plat No. P-16-2016, according to the official plat thereof, now of record, in Volume 27, Page 16 of Record of Partitions Plats of Jackson County, Oregon and filed as Survey No. 21966 in the Office of the Jackson County Surveyor. EXCEPTING THEREFROM the following: Beginning at the Southeast corner of Parcel 2 per said Partition Plat; thence along the North line of said Parcel 3, North 88°10'47" West, 669.63 feet (record North 89°48'07" West, 669.56 feet) to the Southeast corner of Parcel 1 per said Partition Plat; thence along the Southerly prolongation of the East line of said Parcel 1, South 01°35'53" West (record South 00°03'48" East), 155.86 feet; thence South 88°24'07" East, 74.00 feet; thence parallel to the South line of said Parcel 2, South 88°10'47" East (record South 89°48'07" East), 596.97 feet to the East line of Parcel 3 of said Partition Plat; thence along said East line the following two courses: North 01°46'18" East (record North 00°09'38" East), 123.07 feet; thence North 01°25'11" West, 32.55 feet (record North 03°02'41" West, 32.52 feet) to the point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR  
[Signature]  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-25

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

PURPOSE: To survey and monument certain corners of the Lots, Tract and Street right of way created by INDUSTRY DRIVE SUBDIVISION, being a Subdivision of that tract set forth in Doc. 2022-030689, ORJCO. See City of Medford File No. LDS-23-167.

PROCEDURE: The exterior of the subject tract was surveyed by this office during FS23743. Computed the position of the interior lot tract & street right of way corners and set monuments at the positions shown hereon using Trimble R10 G.P.S. receivers. The remaining monuments are being deferred until construction of street improvements has been completed.

# INDUSTRY DRIVE SUBDIVISION

In the W. 1/2 of Sec. 6, T.37S., R.1W., W.M. & in the City of Medford Jackson County, Oregon (File No. LDS-23-167)

**SURVEY FOR:**  
REGGIE BREEZE, ET. AL.  
100 EAST MAIN ST., SUITE A  
MEDFORD, OR 97501

**SURVEY BY:**  
L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
P.O. BOX 1947  
PHOENIX, OREGON 97535  
PHONE: (541) 772-2782  
ljfriarandassociates@charter.net

**DATE:**  
FEBRUARY 23, 2024

**LEGEND:**

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. FARBER PLS2189 PER FS21966.
- = FD. MONUMENT AS DESCRIBED.
- ▲ = FD. 4" BRASS CAP MKD. ODOT CONTROL STATION CAPPELLO 1998-2018 PER FS22813.
- ▲ = FD. 3" BRASS CAP MKD. OREGON STATE HIGHWAY DIV 1083805 2000 PER FS19957.
- ⊗ = FD. 5/8" X 24" IRON PIN & PLASTIC CAP MKD L.J. FRIAR & ASSOC. PER FS23743.
- ⊗ = FD. BERNSTEN COPPER MONUMENT MKD. L.J. FRIAR & ASSOC. IN CONCRETE PER FS23743.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD L.J. FRIAR & ASSOC.
- ⊗ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD L.J. FRIAR & ASSOC.
- ⊗ = SET 5/8" X 30" IRON PIN & ALUM. CAP MKD L.J. FRIAR & ASSOC. (DEFERRED)

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- C1/L1 = SEE COURSE DATA TABLE.
- ( ) = RECORD DATA PER PP# P-16-2016.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER PP# P-16-2016.
- X- = FENCE LINE.
- OPL = ORIGINAL PROPERTY LINE.
- APL = ADJUSTED PROPERTY LINE.
- ATL = ADJUSTED TAX LOT #.
- R/W = RIGHT OF WAY.
- PP# = PARTITION PLAT NO.
- SDE = STORM DRAINAGE EASEMENT PER PP# P-16-2016 & Doc. 2016-014199, ORJCO.
- SDE1 = STORM DRAINAGE EASEMENT PER DOC. 2016-016179, ORJCO.
- PUE1 = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- SDE2 = STORM DRAINAGE EASEMENT PER THIS PLAT.
- TSDAE = TEMPORARY STORM DRAINAGE ACCESS EASEMENT PER THIS PLAT.
- 1SP = ONE FOOT STREET PLUG PER THIS PLAT.
- AIPS = AIRWAY INDUSTRIAL PARK SUBDIVISION.
- VP2&3 = VILAS INDUSTRIAL PARK, PHASES 2 & 3.
- SDE3 = STORM DRAINAGE EASEMENT PER THIS PLAT.

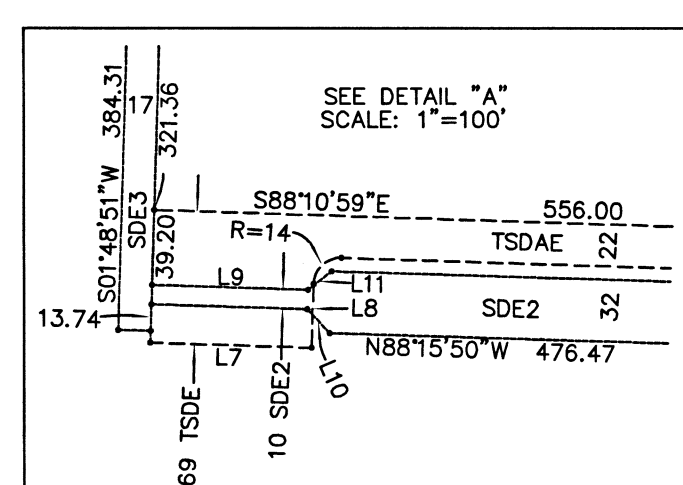
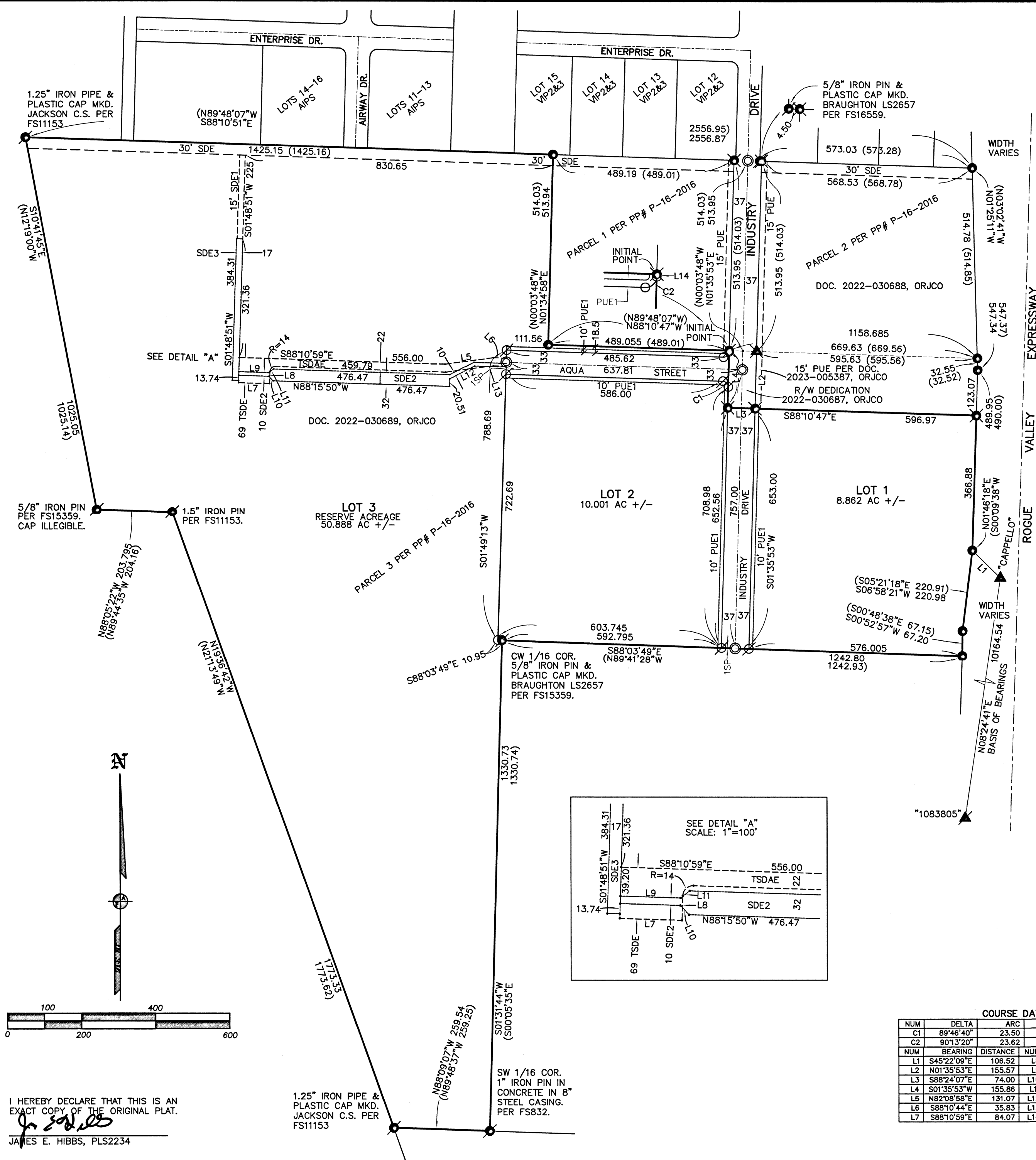
**BASIS OF BEARINGS:**

OREGON COORDINATE SYSTEM (OCS) OF 1983, SOUTH ZONE (3602), NAD83 (CORS96) EPOCH 2002.0. THE REFERENCE LINE FOR BEARING CONTROL IS BETWEEN CONTROL PTS CAPPELLO & 1083805 PER FS22813.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 200'

**EASEMENTS PER FIRST AM PTL 7161-3998178 DATED 2024-02-23**

- 10) THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
- 11) THESE PREMISES ARE SITUATED IN THE ROGUE RIVER VALLEY IRRIGATION DISTRICT, AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME. THE HEREIN DESCRIBED PROPERTY HAS BEEN EXCLUDED FROM THE BOUNDARIES OF THE ROGUE RIVER VALLEY IRRIGATION DISTRICT BY UNRECORDED ORDER FOR EXCLUSION OF ASSESSMENT CHARGES DATED NOVEMBER 2, 1993, HOWEVER, AS SET FORTH THEREIN, THE PROPERTY REMAINS "SUBJECT TO ANY LIEN(S) OF THE UNITED STATES GOVERNMENT BY AND THROUGH ITS BUREAU OF RECLAMATION FOR ANY OUTSTANDING CONTRACTUAL INDEBTEDNESS OF THE DISTRICT TO THE BUREAU OF RECLAMATION AS PROVIDED IN ORS 545.620." BLANKET OVER SUBJECT PROPERTY.
- 12) COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER DOC. 92-03978, ORJCO. NOT ON SUBJECT PROPERTY.
- 13) DECLARATION OF COVENANT AND RELEASE OF LIABILITY PER DOC. 2016-009807, ORJCO. BLANKET OVER SUBJECT PROPERTY.
- 14) EASEMENT STORM DRAINAGE & PUBLIC UTILITIES PER PP#P-16-2016. SHOWN.
- 15) RECIPROCAL STORM DRAIN EASEMENT PER DOC. 2016-014199, ORJCO. SHOWN.
- 16) STORM DRAIN EASEMENT EXTENSION PER DOC. 2016-016179, ORJCO. SHOWN.



COURSE DATA TABLE					
NUM	DELTA	ARC	RADIUS	CHORD	
C1	89°46'40"	23.50	15.00	N43°17'27"W	21.17
C2	90°13'20"	23.62	15.00	N46°42'33"E	21.25
NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	S45°22'09"E	106.52	L8	S01°49'01"W	33.00
L2	N01°35'53"E	155.57	L9	N88°11'09"W	81.20
L3	S88°24'07"E	74.00	L10	N43°18'34"W	17.01
L4	S01°35'53"W	155.86	L11	N51°53'37"E	15.58
L5	N82°08'58"E	131.07	L12	S62°15'40"W	76.30
L6	S88°10'44"E	35.83	L13	N88°06'23"W	85.03
L7	S88°10'59"E	84.07	L14	S45°22'09"E	106.52

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
JAMES E. HIBBS, PLS2234

1.25" IRON PIPE & PLASTIC CAP MKD. JACKSON C.S. PER FS11153

REGISTERED PROFESSIONAL LAND SURVEYOR  
JAMES E. HIBBS  
OREGON JULY 17, 1986  
RENEWAL DATE 6-30-25

FILED  
Date 3/7/24 By SC  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR