

14417

SURVEY FOR:  
AB & B Investments  
501 Spencer Street  
Medford, OR 97504

SURVEY BY:  
L.J. Friar & Associates, P.C.  
Consulting Land Surveyors  
304 South Holly Street  
Medford, Oregon 97501  
Phone: (503) 772-2782

# ATLANTIC AVENUE SUBDIVISION

In the S.E. 1/4 of Sec. 16, T.36 S.,  
R.1 W., W.M. Jackson County, Oregon.  
(See JCDPD File No. 94-02-S)

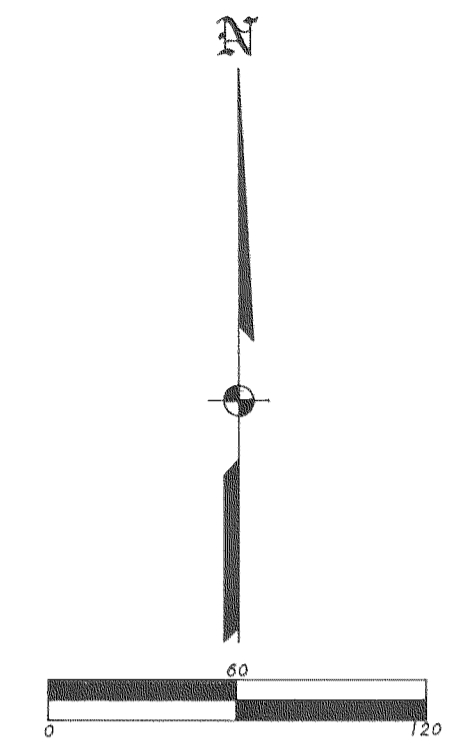
- LEGEND:
- ⊙ - Found Army Engineer's brass cap in case.
  - ⊙ - Found 5/8" iron pin per AGATE SUBDIVISION EXTENSION NO. 4.
  - - Found 5/8" iron pin per RS 1964.
  - ⊙ - Found 5/8" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC. per RS14139 & 14141.
  - - Set 5/8" x 24" iron pin with plastic cap mkd. L.J. FRIAR & ASSOC.
- ORJCO - Official Records of Jackson County, Oregon.      CL - Centerline.  
 JCDR - Jackson County Deed Records.                      PP# - Partition Plat No.  
 RS - Recorded Survey #.                                      ( ) - Record data per deed & RS1964.

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

*James E. Hibbs*  
SURVEYOR

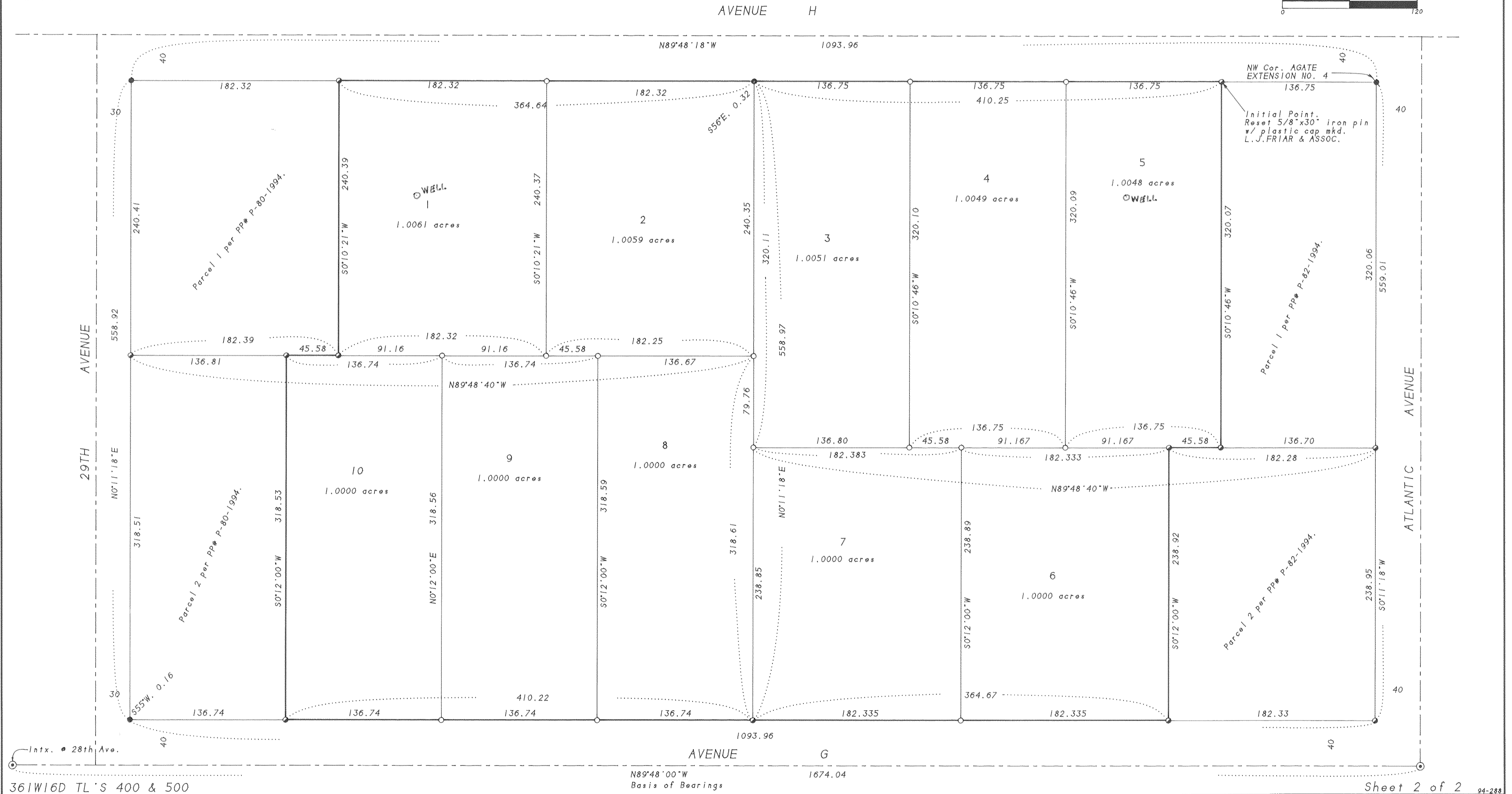
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*James E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
Renewal Date 6-30-95



BASIS OF BEARINGS: CL Avenue G per RS 1964.

DATE: December 8, 1994      SCALE: 1" = 60'      UNIT OF MEASUREMENT: Feet.



361W16D TL'S 400 & 500

114/23

ATLANTIC AVENUE SUBDIVISION

In the S.E. 1/4 of Sec. 16, T.36 S., R.1 W., W.M. Jackson County, Oregon. (See JCDPD File No. 94-02-S)

APPROVALS

EXAMINED AND APPROVED by the Jackson County Department of Planning and Development. this 17th day of FEBRUARY, 1995. JCDPD File No. 94-02-S.

[Signature] County Planner

EXAMINED AND APPROVED this 30th day of January, 1995.

[Signature] County Surveyor

EXAMINED AND APPROVED as required by ORS 92-100 as of February 27, 1995.

[Signature] Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by ORS 92-095 have been paid as of FEB 27, 1995.

[Signature] Tax Collector

DECLARATION

Know all men by these presents that THE Toledo FAMILY TRUST, IS the owner, in fee simple of the lands shown hereon, more particularly described in the Surveyor's Certificate, and has subdivided the same into the lots shown hereon. IT hereby designates said Subdivision as ATLANTIC AVENUE SUBDIVISION.

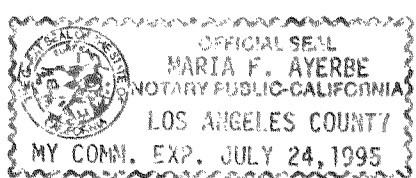
[Signatures] Louis E. Toledo, TRUSTEE; Alicia E. Toledo, TRUSTEE

STATE OF CALIFORNIA) COUNTY OF LOS ANGELES) ss.

PERSONALLY appeared the above named Louis E. Toledo and Alicia E. Toledo, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 6th day of January, 1995.

Before me: [Signature] Notary Public of California.



AFFIDAVITS OF CONSENT

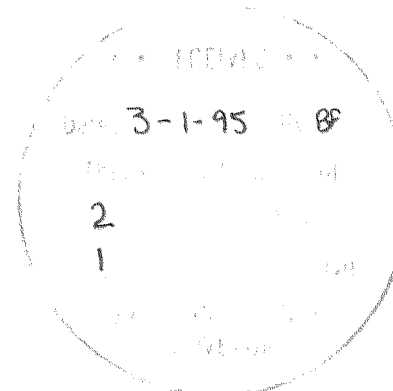
From Dan E. Bunn recorded as Doc. 95-05591, ORJCO. From Michelle Sullivan recorded as Doc. 95-05590, ORJCO.

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

[Signature] SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature] OREGON JULY 17, 1986 JAMES E. HIBBS 2234 Renewal Date 6-30-95



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, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THIS SUBDIVISION'S EXTERIOR BOUNDARY:

Parcel 3 per Partition Plat No. P-80-1994 and Parcel 3 per Partition Plat No. P-82-1994, according to the official plats thereof, now of record, in Volume 5, Pages 80 & 82, respectively, of "Record of Partition Plats" of Jackson County, Oregon.

[Signature] SURVEYOR

RECORDER'S CERTIFICATE

For order of the County Court approving this Plat see Volume \_\_\_\_\_, Page \_\_\_\_\_, of the County Commissioner's Journal of Proceedings.

Filed for record this 1 day of March, 1995 at 2:21 o'clock P.m., and recorded in Volume 20, of Plats at Page 15, of records of Jackson County, Oregon.

[Signatures] Kathleen J. Bushell, County Clerk; Jay A. Ramirez, Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Doc. \_\_\_\_\_, Official Records of Jackson County, Oregon.

WATER RIGHTS STATEMENT

There are no water rights appurtenant to this property according to information from the Jackson County Watermaster's Office.

Easement for water pipe line per Vol.325, Pg.83. JCDR is unlocatable.

SURVEY NARRATIVE TO COMPLY WITH ORS 209.250

SURVEY FOR: A.B. & B. Investments  
P.O. Box 1084  
Medford, OR 97501

LOCATION: In the S.E. 1/4 of Sec. 16, T.36 S., R.1 W., W.M.,  
Jackson County, Oregon.

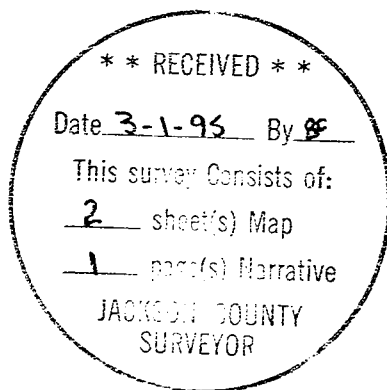
PURPOSE: To monument the corners of ten lots created  
through Atlantic Avenue Subdivision. See JCDDP  
File No. 94-02-S.

PROCEDURE: The exterior of the Subdivision was monumented by  
this office during RS14139 & 14141. From these  
monuments calculated the corners of the lots and  
set same. Those monuments found as well as those  
set are as shown hereon.

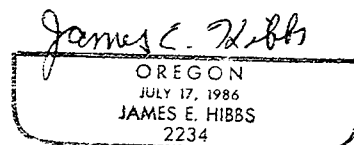
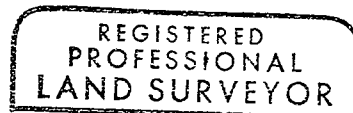
BASIS OF BEARINGS: CL Avenue "G" per RS1964.

DATE: December 9, 1994

T36S R1W SEC16D TL400 & 500



James E. Hibbs, PLS 2234  
L.J. Friar & Associates P.C.  
Consulting Land Surveyors  
304 South Holly Street  
Medford, OR 97501  
(503) 772-2782



Renewal date 6-30-95