

JACKSON CREEKSIDE, A PLANNED COMMUNITY, PHASE 1

Located in the S.W. 1/4 of Section 29,
T.37 S., R.2 W., W.M., City of Jacksonville
Jackson County, Oregon

SURVEY FOR:
JACKSON CREEKSIDE, LLC
585 ALLISON STREET
ASHLAND, OR 97520

SURVEY BY:
L. J. FRIAR & ASSOC., P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

- LEGEND:
- = FOUND 5/8" IRON PIN PER RS3750.
 - ⊙ = FOUND 5/8" IRON PIN PER RS5647.
 - ⊗ = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. D. MINNECI LS2349 PER RS14038.
 - = SET 5/8" x 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - = SET 5/8" x 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
 - ⊙ = SET 1.5" BRASS DISK IN CONCRETE MKD. L.J. FRIAR & ASSOC. (DEFERRED)
 - PUE = PUBLIC UTILITY EASEMENT, INCLUDING POWER, WATER, SANITARY SEWER, GAS, STORM SEWER, TELEPHONE AND CABLE TV, FOR CONSTRUCTION AND MAINTENANCE THEREOF.
 - ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 - JCDR = JACKSON COUNTY DEED RECORDS.
 - WC = WITNESS CORNER.
 - () = DEED RECORD DATA.
 - CL1 LI CI = SEE COURSE DATA TABLE.
 - RS = RECORDED SURVEY #.
 - PAE = PEDESTRIAN ACCESS EASEMENT.

BASIS OF BEARINGS: SURVEY NO. 15006 AS SHOWN HEREON.
DATE: OCTOBER 27, 1998 UNIT OF MEASUREMENT: FEET SCALE: 1" = 30'

⊙ = BRASS TAG IN LEAD PLUG IN CONC. - SEE AFFID. OF DEFERRED MON. CS 17277 (Doc No. 02-20627)

Reg Roberts, C.S.
4/12/02

*** POST MONUMENTATION ***

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY JANUARY 31, 2000.

Joe E. Friar
SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET. SEE DOC. 02-20627 (CS 17277)
ORJCO, THIS 12th DAY OF April, 2000.

APPROVED: *Reg Roberts*
JACKSON COUNTY SURVEYOR

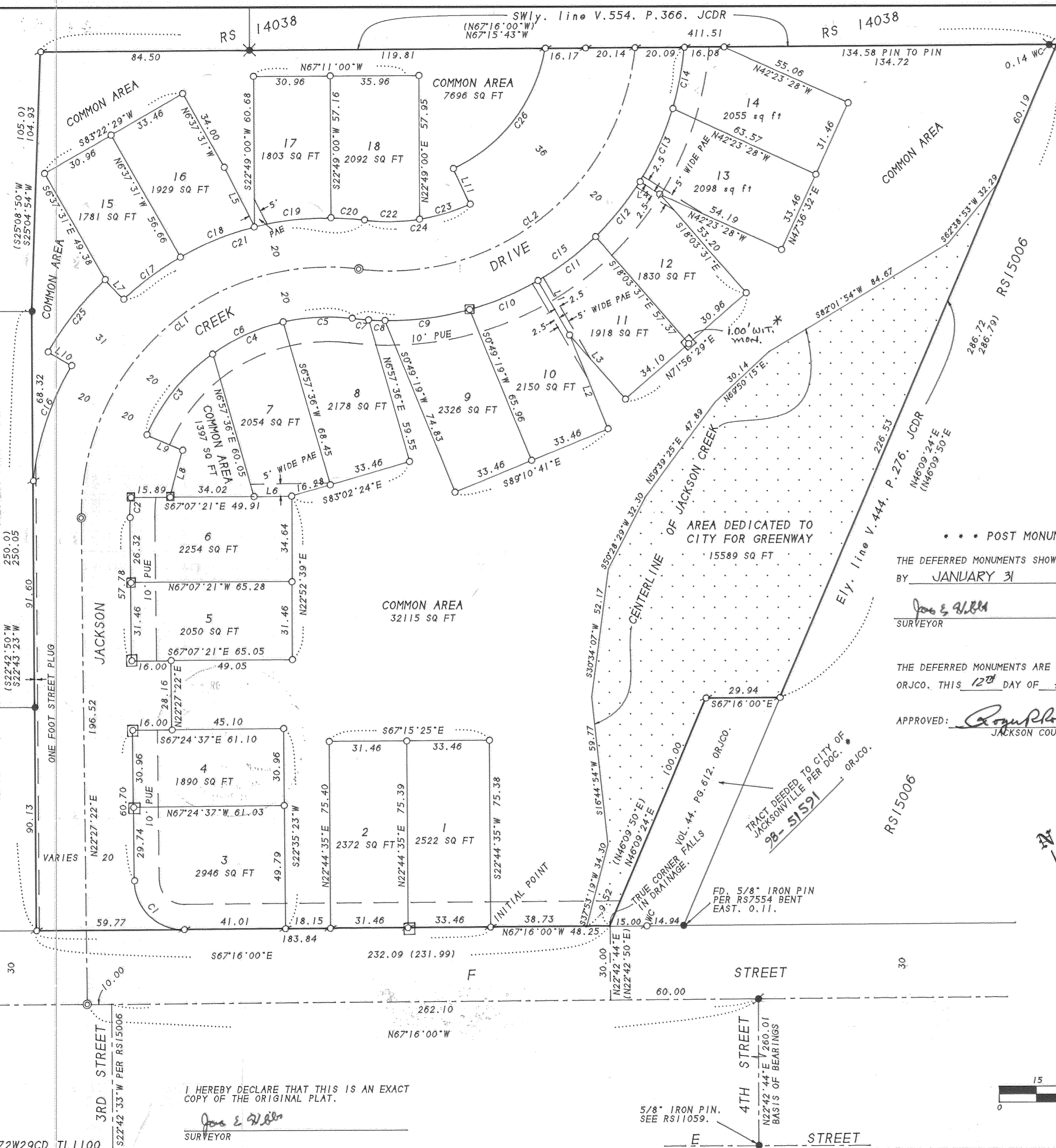
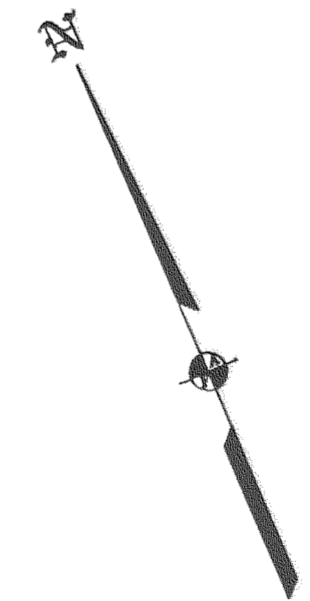
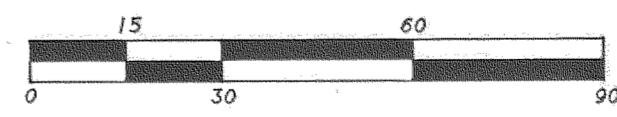
COURSE DATA TABLE				
NO.	RADIUS	DELTA	LENGTH	LONG CHORD
C1	20.00	89°43'23"	31.32	N22°24'19"W 28.22
C2	80.00	05°50'36"	8.16	N25°22'40"E 8.16
C3	80.00	30°36'02"	42.73	N62°18'09"E 42.22
C4	80.00	22°32'24"	31.47	N88°52'22"E 31.27
C5	80.00	20°09'43"	28.15	S69°46'35"E 28.01
C6	80.00	73°18'09"	102.35	S83°39'12"W 95.51
C7	120.00	03°11'14"	6.67	S61°17'20"E 6.67
C8	120.00	03°08'53"	6.59	S64°27'24"E 6.59
C9	120.00	16°35'07"	34.74	S74°19'24"E 34.62
C10	120.00	14°21'49"	30.08	S89°47'52"E 30.00
C11	120.00	14°01'01"	29.36	N76°00'43"E 29.28
C12	120.00	13°43'13"	28.74	N62°08'37"E 28.67
C13	120.00	15°25'08"	32.29	N47°34'26"E 32.20
C14	120.00	12°09'55"	25.48	N33°46'54"E 25.43
C15	120.00	92°36'20"	193.95	S74°00'07"W 173.52
C16	120.00	23°34'21"	49.37	S41°34'14"W 49.02
C17	120.00	13°38'44"	28.58	S76°32'14"W 28.51
C18	120.00	15°29'58"	32.46	N88°53'26"W 32.36
C19	120.00	14°55'10"	31.25	N73°40'52"W 31.16
C20	120.00	06°31'33"	13.67	N62°57'31"W 13.66
C21	120.00	50°35'25"	105.96	S84°59'26"E 102.55
C22	80.00	16°02'57"	22.41	N67°43'12"W 22.34
C23	80.00	15°22'46"	21.47	N83°26'03"W 21.41
C24	80.00	31°25'43"	43.88	N75°24'35"W 43.33
C25	131.00	16°17'41"	37.26	S61°32'37"W 37.13
C26	64.00	57°04'11"	63.75	S60°36'16"W 61.14
CL1	100.00	97°50'54"	170.78	N71°22'49"E 150.77
CL2	100.00	91°36'44"	159.89	N74°29'54"E 143.40

REGISTERED PROFESSIONAL LAND SURVEYOR

Joe E. Friar

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
Renewal Date 6-30-99

EASEMENTS PER TITLE REPORT
TEMPORARY PUE PER DOC. #98-39459. ORJCO COVERS THIS TRACT AND WILL BE EXTINGUISHED UPON FILING OF THIS PLAT.



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
Joe E. Friar
SURVEYOR

5/8" IRON PIN. SEE RS11059.

4TH STREET
BASIS OF BEARINGS

12/28

JACKSON CREEKSIDE, A PLANNED COMMUNITY, PHASE 1

Located in the S.W. 1/4 of Section 29.
T.37 S., R.2 W., W.M., City of Jacksonville
Jackson County, Oregon

APPROVALS

I certify that, pursuant to authority granted to us by the JACKSONVILLE PLANNING COMMISSION in open session of NOVEMBER 11, 1998, this Plat is hereby approved this 11th day of NOVEMBER, 1998.

Attest: [Signature] President [Signature] Secretary

EXAMINED AND APPROVED this 29th day of October, 1998.

[Signature]
County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of January 7, 1999.

[Signature]
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of January 7, 1999.

[Signature]
Tax Collector

Declaration of Conditions, Covenants & Restrictions recorded as Doc. # 99-03369, ORJCO.

By-Laws of the Jackson Creekside Homeowner's Association recorded as Doc. # 99-03368, ORJCO.

DECLARATION

Know all men by these presents that JACKSON CREEKSIDE, LLC, an Oregon Limited Liability Corporation, is the owner in fee simple of the land shown on this Plat, more particularly described in the Surveyor's Certificate, and has hereby subdivided the same into the Lots, Street and Common Areas as shown on Sheet 2, and that the size of the Lots and the course and length of all lines are plainly set forth, and that this Plat is a correct representation of the Subdivision. JACKSON CREEKSIDE, LLC (1) does hereby dedicate to the public for public use the Street, together with those easements shown on Sheet 2 labeled Public Utility Easement (PUE); (2) does hereby dedicate to the City of Jacksonville that area shown on Sheet 2 labeled as Area Dedicated to City for Greenway; (3) does hereby establish those Pedestrian Access Easements shown on Sheet 2; (4) does hereby deed to the City of Jacksonville in fee the one foot street plug shown on Sheet 2; and (5) does hereby designate said Subdivision as JACKSON CREEKSIDE, A PLANNED COMMUNITY, PHASE 1.

[Signature]
RUSSELL DALE, Member
Jackson Creekside, LLC

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Russell Dale and acknowledged the foregoing instrument to be his voluntary act and deed and further acknowledges that the foregoing instrument was signed on behalf of Jackson Creekside, LLC, an Oregon Limited Liability Corporation.

Dated this 19th day of November, 1998.

Before me: [Signature]
Notary Public of Oregon.



AFFIDAVIT OF CONSENT

FROM BANK OF SOUTHERN OREGON RECORDED AS DOC. # 99-03367, ORJCO.

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

[Signature]
SURVEYOR

RECORDER'S CERTIFICATE

Filed for record this 21 day of January, 1999, at 2:56 o'clock P.M., and recorded in Volume 25 of Plats at Page 5 of the records of Jackson County, Oregon.

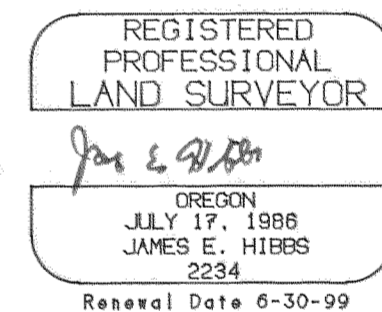
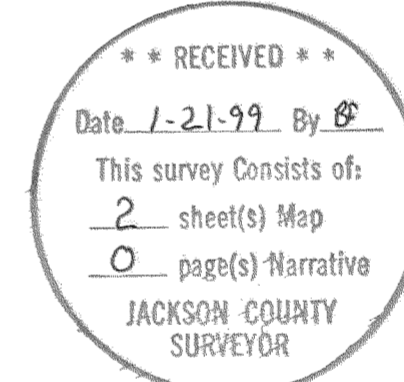
[Signature]
County Clerk

[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:

Commencing at the centerline intersection of 4th Street and "F" Street in the City of Jacksonville, Jackson County, Oregon; thence along the centerline of "F" Street, North 67°16' West, 60.00 feet; thence parallel to 4th Street extended, North 22°42'44" East (record North 22°42'50" East), 30.0 feet to the most Westerly corner of that tract described in Volume 44, Page 612, Jackson County Deed Records; thence along the Northerly line of "F" Street, North 67°16'00" West, 48.25 feet to a 5/8 inch iron pin and the INITIAL POINT OF BEGINNING; thence along said Northerly line, South 67°16'00" East, 48.25 feet to the above mentioned most Westerly corner; thence along the Westerly line of the above said tract, North 46°09'24" East (record North 46°09'50" East), 100.00 feet to a 5/8 inch iron pin at the Northwesterly corner thereof; thence along the Northeasterly line of said tract, South 67°16'00" East, 29.94 feet to a 5/8 inch iron pin on the Easterly line of those tracts described in Volume 444, Page 276, said Deed Records; thence along said Easterly line, North 46°09'24" East, 286.72 feet (record North 49°06'50" East, 286.79 feet) to the Southwesterly line of that tract described in Volume 554, Page 366, said Deed Records; thence along said Southwesterly line, North 67°15'43" West (record North 67°16'00" West), 411.51 feet; thence South 25°04'54" West, 104.93 feet (record South 25°08'50" West, 105.0 feet) to a 5/8 inch iron pin at the Northeasterly corner of that tract described in Volume 125, Page 637, said Deed Records; thence along the Easterly line of said tract, South 22°43'23" West, 250.05 feet (record South 22°42'50" West, 250.0 feet) to the Northerly line of said "F" Street; thence along said Northerly line, South 67°16'00" East, 183.84 feet to the INITIAL POINT OF BEGINNING.



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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREETS OF JACKSON CREEKSIDE A PLANNED COMMUNITY, PHASE 1.

PROCEDURE: FROM CONTROL ESTABLISHED ALONG "F" STREET AND THE EASTERLY LINE OF THIS PROPERTY BY THIS OFFICE DURING RS15006 TIED TO MONUMENTS SET BY RS1933 & 14308 AS SHOWN, CALCULATED THE CORNERS OF THE LOTS AND STREETS AND MONUMENTED SAME. THOSE MONUMENTS FOUND AS WELL AS THOSE SET ARE AS SHOWN HEREON.

SURVEY FOR:
JACKSON CREEKSIDE, LLC
585 ALLISON STREET
ASHLAND, OR 97520

SURVEY BY:
L.J. FRIAR & ASSOC., P.C.
CONSULTING LAND SURVEYORS
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MEDFORD, OREGON 97501
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For order of the County Court approving this plat see Volume _____ SHEET 1 OF 2
Page _____ of the County Commissioner's Journal of Proceedings.