

APPLE TREE VILLAGE (A PLANNED COMMUNITY)

PUD - 97 - 214

GRAND AVENUE

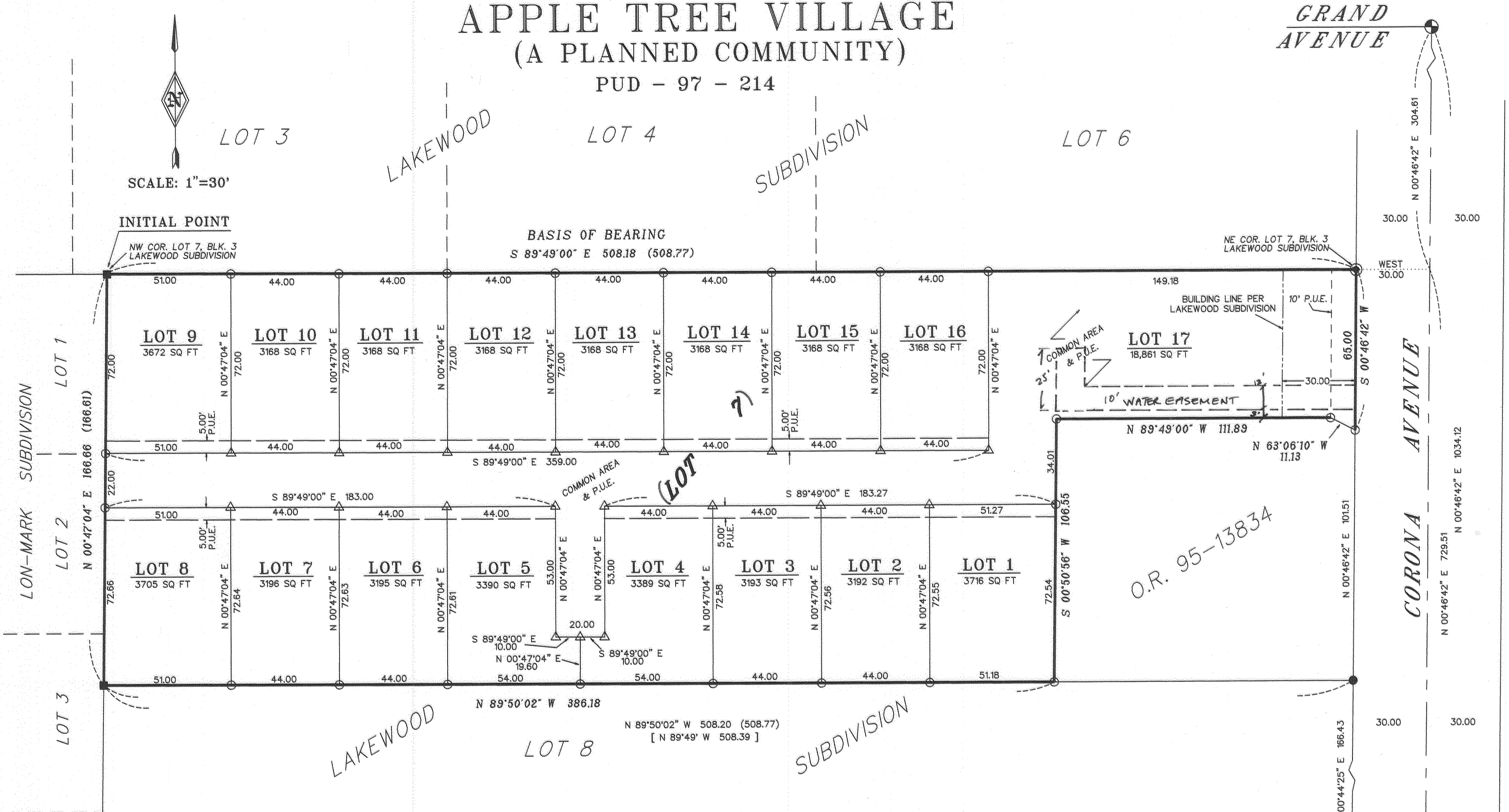
SCALE: 1"=30'

INITIAL POINT

NW COR. LOT 7, BLK. 3
LAKEWOOD SUBDIVISION

BASIS OF BEARING
S 89°49'00" E 508.18 (508.77)

NE COR. LOT 7, BLK. 3
LAKEWOOD SUBDIVISION



LEGEND

- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "TEMPLIN LS2359"
- FD. 5/8" IRON ROD PER FS 7038
- FD. 1" IRON PIPE PER LAKEWOOD SUBDIVISION
- ⊙ FD. 1/2" IRON PIPE PER FS 7038
- ⊕ CALCULATED POSITION OF CENTERLINE MON. PER CITY OF MEDFORD REFERENCE NOTES
- △ INDICATES DEFERRED MONUMENT → SEE SN 16596
- () RECORD BEARING/DISTANCE PER LAKEWOOD SUBDIVISION
- [] RECORD BEARING/DISTANCE PER FS 7038
- FS INDICATES FILED SURVEY
- P.U.E. EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, CABLE TELEVISION AND CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER AND WATER LINES, ELECTRIC, GAS.

BEARINGS BASED UPON NORTH LINE OF LOT 7, BLOCK 3, LAKEWOOD SUBDIVISION

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

Richard G. Templin
Richard G. Templin L.S. 2359

S.E. CORNER LOT 8,
LAKEWOOD SUBDIVISION

MC ANDREWS ROAD

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Richard G. Templin

OREGON
JULY 28, 1988
RICHARD G. TEMPLIN
2359

RENEWAL DATE: JUNE 30, 2000

RICHARD TEMPLIN LAND SURVEYING

100 POORMAN CR. RD. 899-2032 JACKSONVILLE, OREGON 97530

APPLE TREE VILLAGE
(A PLANNED COMMUNITY)

LOCATED IN
A PORTION OF LOT 7, BLK. 3, OF LAKEWOOD SUBDIVISION
IN THE NE 1/4 OF THE NW 1/4 OF SECTION 19, T.37S., R.1W., W.M.
CITY OF MEDFORD, JACKSON COUNTY, OREGON

SURVEYED FOR: C.A. GALPIN P.O. BOX 8271 MEDFORD, OREGON 97504

DATE: SEPTEMBER 29, 1998

APPLE TREE VILLAGE (A PLANNED COMMUNITY)

PUD - 97 - 214

SURVEYOR'S CERTIFICATE

I, Richard G. Templin, a registered surveyor of the State of Oregon, do hereby certify that this map correctly represents a survey made by me and marked with the proper monuments as provided by law. The parcel of land hereon shown and the Plat is a correct representation of the same. The following is an accurate description of the parent parcel, as set forth hereon:

Beginning at a 1" iron pipe at the Northwest corner of Lot 7, Block 3, of Lakewood Subdivision to the City of Medford, according to the Official Plat thereof, now of record in the Official Subdivision Records of Jackson County, Oregon, and is situated in the Northwest Quarter of Section 19, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence South 89°49'00" East, along the North line of said Lot 7, 508.18 feet (Record, 508.77 feet) to a 1/2" iron pipe at the Northeast corner thereof; thence South 00°46'42" West, along the Westerly right of way line of Corona Avenue, 65.00 feet to a 5/8" iron rod at the most Southerly Northeast corner of that tract of land more particularly described in Instrument number 95-13834 of the Official Records of Jackson County, Oregon; thence North 63°06'10" West, 11.13 feet (Record, North 63°07'41" West, 11.13 feet) to a 5/8" iron rod at the most Northerly Northeast corner of said tract; thence North 89°49'00" West, parallel with the North line of said Lot 7, 111.89 feet to a 5/8" iron rod at the Northwest corner of said Instrument number 95-13834 ; thence South 00°50'56" West, along the West line of Instrument number 95-13834, 106.55 feet to a 5/8" iron rod at the Southwest corner thereof, being also on the South line of said Lot 7; thence North 89°50'02" West (Record, North 89°49' West), along the South line of said Lot 7, 386.18 feet to a 1" iron pipe at the Southwest corner of said Lot 7; thence North 00°47'04" East (Record, North 00°47' East), along the West line of said Lot 8, 166.66 feet to the true point of beginning.

Richard G. Templin
Richard G. Templin L.S. 2359

The deferred monuments will be set no later than April 1, 1999.

Richard G. Templin
Richard G. Templin L.S. 2359

The deferred monuments are now set, see Document Number 00-32052 of the Official Records, this 3rd day of August, 192000.

Approved: Roger R. Roberts
Jackson County Surveyor

DECLARATION

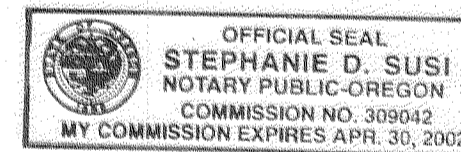
KNOW ALL MEN BY THESE PRESENTS, that I, C. A. Galpin, am the owner in fee simple of the land shown hereon and that I have caused the same to be subdivided into lots and common area as shown hereon. The number of each lot and the course and length of all lines are set forth hereon, and this plat is a correct representation of the subdivision. I hereby dedicate to the public for public use those easements shown hereon labeled as Public Utility Easements (PUE). I hereby designate said subdivision as "APPLE TREE VILLAGE, a Planned Community.

C. A. Galpin
C. A. GALPIN

STATE OF Oregon
COUNTY OF Jackson)SS.

This certifies that on this 14th day of Dec, 1999, before me a Notary Public, personally appeared C. A. Galpin, and acknowledged the foregoing instrument to be his Voluntary act and deed.

Before me: Stephanie D. Susi
Notary Public



RECORDER'S CERTIFICATE

Filed for record this 11 day of February, 1999, at 3:36 o'clock P.M., and recorded in VOL. 25 of Plats at Page 11 of The Records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk
Christy D. Walker Deputy

For order of the County Court approving this plat see Volume _____, Page _____ of the County Commissioners Journal of Proceedings.

APPROVALS

I certify that pursuant to authority granted in Ordinance No. 5785 that this plat is hereby approved.

James M. Eimhard Planning Director
FEB 5, 1999 Date

Examined and approved this 17th day of December, 1998.

Robert Seal City Engineer
Paul D. Lewis City Surveyor

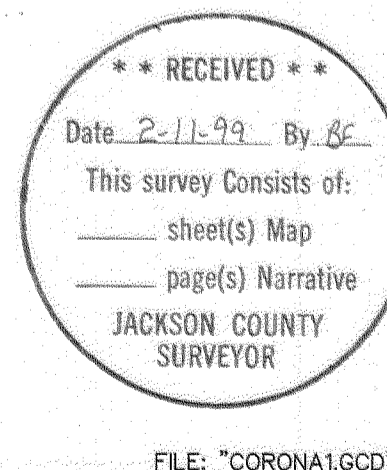
Examined and approved as required by O.R.S. 92.100, as of 2-9-, 1999.

Willie John Deputy
Assessor

All taxes, fees, assessments or other charges, as required by O.R.S. 92.095 have been paid as of FEB 09, 1999.

Carol Applegate Deputy
Tax Collector

Declaration of Covenants, Conditions, and Restrictions recorded as Document No. _____ Official Records of Jackson County, Oregon.



REGISTERED PROFESSIONAL LAND SURVEYOR <u>Richard G. Templin</u> OREGON JULY 28, 1988 RICHARD G. TEMPLIN 2359 RENEWAL DATE: JUNE 30, 2000	RICHARD TEMPLIN LAND SURVEYING 100 POORMAN CR. RD. 899-2032 JACKSONVILLE, OREGON 97530 APPLE TREE VILLAGE (A PLANNED COMMUNITY) LOCATED IN A PORTION OF LOT 7, BLK. 3, OF LAKEWOOD SUBDIVISION IN THE NE 1/4 OF THE NW 1/4 OF SECTION 19, T.37S., R.1W., W.M. CITY OF MEDFORD, JACKSON COUNTY, OREGON SURVEYED FOR: C.A. GALPIN DATE: SEPTEMBER 29, 1998 P.O. BOX 8271 MEDFORD, OREGON 97504
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RICHARD G. TEMPLIN
PROFESSIONAL LAND SURVEYOR
100 Poorman Creek Road
Jacksonville, Oregon 97530
Phone/Fax: (503) 899-2032 • 474-7720

APPLE TREE VILLAGE (A PLANNED COMMUNITY)

SURVEY NARRATIVE

Survey No. **16040**

SURVEY FOR: Mr. C.A. Galpin
P.O. Box 8271
Medford, Oregon 97504

LOCATION: In Lot 7, Block 3, " LAKEWOOD SUBDIVISION " ,
in the NW 1/4 of Section 19, Township 37 South,
Range 1 West, of the Willamette Meridian, Jackson County,
Oregon.

DATE: September 29, 1998

BASIS OF Bearings based upon "LAKEWOOD SUBDIVISION", the North line
of said Lot 7.

PURPOSE: To survey and monument a Planned Community,
per City of Medford Staff report PUD-97-211 as
depicted on the map.

PROCEDURE: From controlling monuments set on filed Survey number 7038, "
LAKEWOOD SUBDIVISION " and centerline monuments along Corona
Avenue , I computed and set monuments along the outside
boundary as shown on accompanying Plat map. The interior
monuments shown as deferred will be set by April 15, 1999.

