

DIAMOND ESTATES SUBDIVISION

In the S.W. 1/4 & S.E. 1/4 of Sec. 36, T.37 S., R.2 W., W.M.
& in the N.W. 1/4 & N.E. 1/4 of Section 1, T.38 S., R.2 W., W.M.
City of Medford Jackson County, Oregon
(File No. LDS-99-10)

*** APPROVALS ***

File No. LDS-99-10
I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

James McEambal Planning Director
SEP 23, 1999 Date

EXAMINED AND APPROVED this 3rd day of September, 1999.

Robert Paul City Engineer
Paul D. Lewis City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of Sept 24, 1999.

P. J. Lully Deputy Assessor, Department of Assesment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of Sept. 24, 1999.

Carol Applegate Deputy Tax Collector

*** DECLARATION ***

Know all men by these presents that CONSTRUCTION ASSOCIATES, INC., an Oregon Corporation, is the owner in fee simple of the land shown on this Plat, more particularly described in the Surveyor's Certificate, and has subdivided the same into the Lots and Streets 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 same. CONSTRUCTION ASSOCIATES, INC. does hereby dedicate to the public for public use the Streets, together with those easements shown on Sheet 2 labeled as Public Utility Easement (PUE) with the condition that Falcon Cable TV, its successors or assigns in interest shall have the right to use said PUE. CONSTRUCTION ASSOCIATES, INC. does hereby establish the Storm Drainage Detention Easement & Access Easement to said Retention Easement as shown on Sheet 2. CONSTRUCTION ASSOCIATES, INC. does hereby designate said Subdivision as DIAMOND ESTATES SUBDIVISION.

George Hildebrand
GEORGE HILDEBRAND, PRESIDENT
CONSTRUCTION ASSOCIATES, INC.

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named George Hildebrand, President of Construction Associates Inc., and acknowledged the foregoing instrument to be his voluntary act and deed and that it was signed on behalf of Construction Associates, Inc.

Dated this 3rd day of September, 1999.

Before me: Karen L. Lafitte
Notary Public of Oregon.



*** POST MONUMENTATION ***

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY June 30, 2000.

James E. Hibbs
SURVEYOR

*** AFFIDAVIT OF CONSENT ***

From Bank of Southern Oregon recorded as Document No. 99-46970, ORJCO.

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 00-07113, ORJCO, THIS 1ST DAY OF MARCH, 19 2000.

APPROVED: Roger Roberts
JACKSON COUNTY SURVEYOR

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

*** RECORDER'S CERTIFICATE ***

Filed for record this 29 day of September, 1999, at 3:27 o'clock P.M., and recorded in Volume 25 of Plats at Page 28 of the records of Jackson County, Oregon.

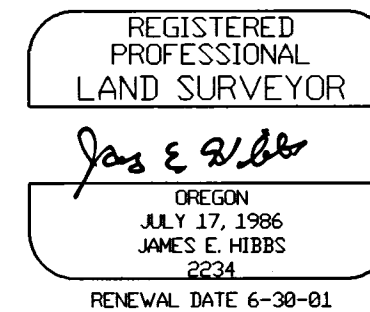
Kathleen S. Berbeck County Clerk
Justin D. Walker Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 99-41546, Official Records of Jackson County, Oregon.

*** 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:

Beginning at the Northeast corner of HAPPY VALLEY ESTATES SUBDIVISION, according the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the South line of Diamond Street, South 89°57'20" East, 269.68 feet to a 5/8 inch iron pin on the West line of that certain Boundary Line Agreement recorded as Document No. 99-25226, Official Records of Jackson County; thence along said West line and the East line of that tract described in Document No. 99-13291, said Official Records, South 00°06'00" West, 545.32 feet to the Southeast corner of said tract described in Document No. 99-13291, said Official Records; thence along the South line thereof, North 89°57'08" West, 269.68 feet to the Southeast corner of said HAPPY VALLEY ESTATES SUBDIVISION; thence along the East line thereof, North 00°06'00" East, 545.30 feet to the INITIAL POINT OF BEGINNING.



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

PURPOSE: To survey and monument the exterior corners of DIAMOND ESTATES SUBDIVISION.

PROCEDURE: Made ties to monuments from various Surveys as shown to control the exterior of the Subdivision. Calculated the Lots and Streets per the approved Tentative Plat and set the exterior monuments with the remaining interior monuments being deferred until street and utility construction is complete. Those monuments found as well as those set are as shown on Sheet 2.

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

DIAMOND ESTATES SUBDIVISION

In the S.W. 1/4 & S.E. 1/4 of Sec. 36, T.37 S., R.2 W., W.M.
& in the N.W. 1/4 & N.E. 1/4 of Section 1, T.38 S., R.2 W., W.M.
City of Medford Jackson County, Oregon
(File No. LDS-99-10)

SURVEY FOR:

CONSTRUCTION ASSOCIATES
1501 SAGE ROAD, SUITE B
MEDFORD, OR 97501

SURVEY BY:

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

LEGEND:

- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. MCMAHAN LS1913 PER HVES, OR AS NOTED.
- = FD. 1.5" BRASS DISK IN CONCRETE MKD. MCMAHAN LS1913 PER HVES.
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = 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)
- ⊛ = FD. 1.5" BRASS DISK IN CONCRETE MKD. FARBER PLS2189 PER WINDSONG SUBDIVISION, OR AS NOTED.
- ⊚ = SET 5/8" X 30" IRON PIN W/ ALUM. CAP MKD. L.J. FRIAR & ASSOC. CONTACT CITY SURVEYOR FOR RP'S. (DEFERRED)

PUE = PUBLIC UTILITY EASEMENT, INCLUDING ELECTRIC, WATER, SANITARY SEWER, GAS, STORM SEWER, TELEPHONE AND CABLE TV FOR THE CONSTRUCTION AND MAINTENANCE THEREOF.

ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON

FS = FILED SURVEY #

JCDR = JACKSON COUNTY DEED RECORDS

L1 C1 = SEE COURSE DATA TABLE

HVES = HAPPY VALLEY ESTATES SUBDIVISION

BASIS OF BEARINGS: HAPPY VALLEY ESTATES SUBDIVISION, AS SHOWN

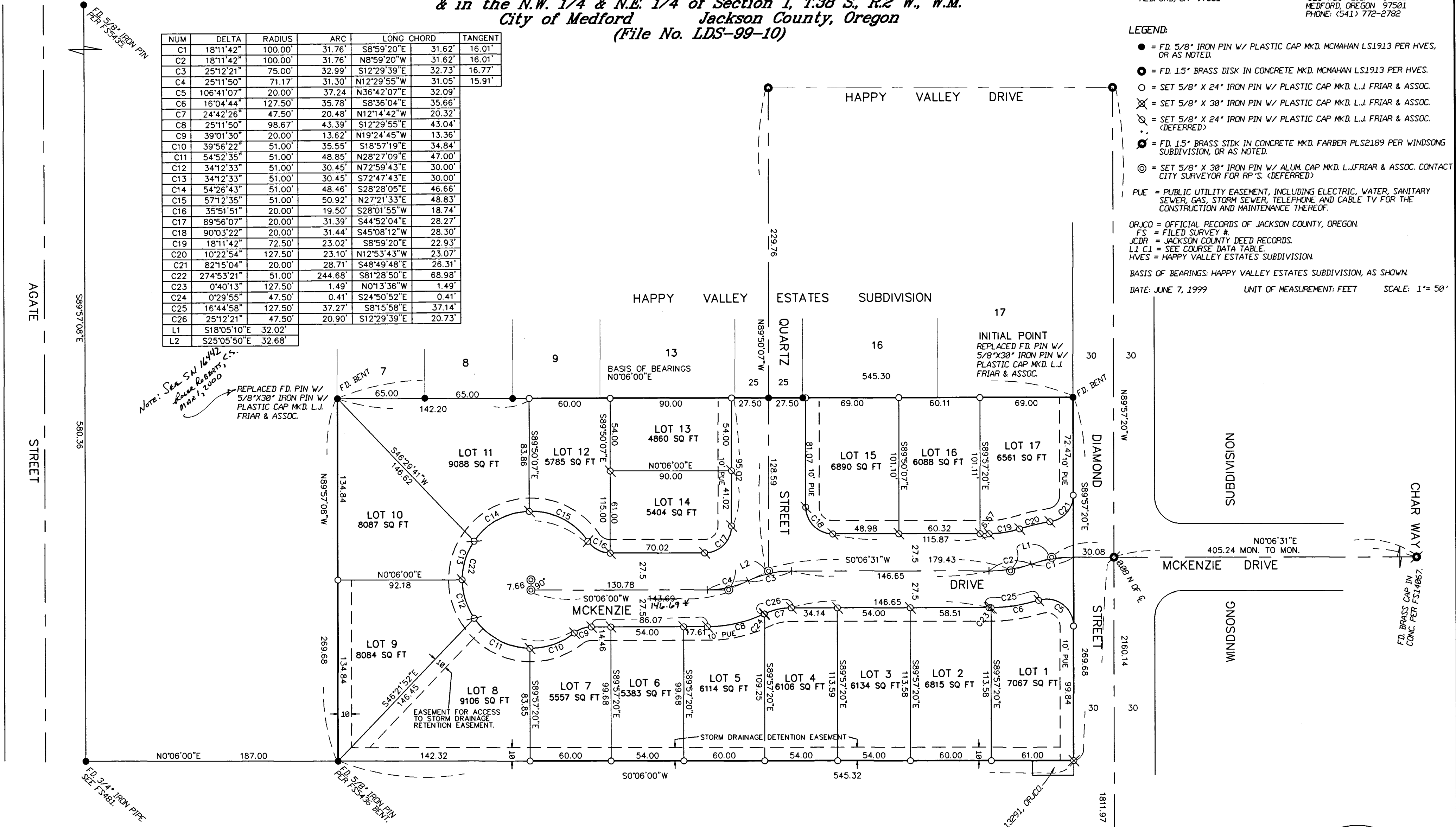
DATE: JUNE 7, 1999

UNIT OF MEASUREMENT: FEET SCALE: 1" = 50'

NUM	DELTA	RADIUS	ARC	LONG CHORD	TANGENT
C1	18°11'42"	100.00'	31.76'	S8°59'20"E	31.62'
C2	18°11'42"	100.00'	31.76'	N8°59'20"W	31.62'
C3	25°12'21"	75.00'	32.99'	S12°29'39"E	32.73'
C4	25°11'50"	71.17'	31.30'	N12°29'55"W	31.05'
C5	106°41'07"	20.00'	37.24'	N36°42'07"E	32.09'
C6	16°04'44"	127.50'	35.78'	S8°36'04"E	35.66'
C7	24°42'26"	47.50'	20.48'	N12°14'42"W	20.32'
C8	25°11'50"	98.67'	43.39'	S12°29'55"E	43.04'
C9	39°01'30"	20.00'	13.62'	N19°24'45"W	13.36'
C10	39°56'22"	51.00'	35.55'	S18°57'19"E	34.84'
C11	54°52'35"	51.00'	48.85'	N28°27'09"E	47.00'
C12	34°12'33"	51.00'	30.45'	N72°59'43"E	30.00'
C13	34°12'33"	51.00'	30.45'	S72°47'43"E	30.00'
C14	54°26'43"	51.00'	48.46'	S28°28'05"E	46.66'
C15	57°12'35"	51.00'	50.92'	N27°21'33"E	48.83'
C16	35°51'51"	20.00'	19.50'	S28°01'55"W	18.74'
C17	89°56'07"	20.00'	31.39'	S44°52'04"E	28.27'
C18	90°03'22"	20.00'	31.44'	S45°08'12"W	28.30'
C19	18°11'42"	72.50'	23.02'	S8°59'20"E	22.93'
C20	10°22'54"	127.50'	23.10'	N12°53'43"W	23.07'
C21	82°15'04"	20.00'	28.71'	S48°49'48"E	26.31'
C22	27°45'21"	51.00'	244.68'	S81°28'50"E	68.98'
C23	0°40'13"	127.50'	1.49'	N0°13'36"W	1.49'
C24	0°29'55"	47.50'	0.41'	S24°50'52"E	0.41'
C25	16°44'58"	127.50'	37.27'	S81°55'58"E	37.14'
C26	25°12'21"	47.50'	20.90'	S12°29'39"E	20.73'
L1	S18°05'10"E	32.02'			
L2	S25°05'50"E	32.68'			

Note: See SN 16281
Roger Roberts, C.S.
MAR, 2000

REPLACED FD. PIN W/
5/8" X 30" IRON PIN W/
PLASTIC CAP MKD. L.J.
FRIAR & ASSOC.



AGATE STREET

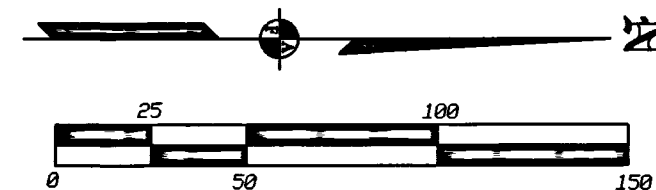
SUBDIVISION

WINDSONG

CHAR WAY

EASEMENTS PER SUBDIVISION GUARANTEE

- 1) FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER VOL. 440, PG. 277 & VOL. 441, PG. 455, JCDR CANNOT BE LOCATED.
- 2) FOR WATER TRANSMISSION LINE PER DOC. 70-00074, ORJCO IS NOT LOCATED ON THIS PROPERTY.
- 3) FOR CONSTRUCTION AND MAINTENANCE OF SEPTIC DRAIN FIELD PER DOC. 71-16661, 71-16662 & 72-03231, ORJCO HAVE TERMINATED SINCE SEWER SERVICE IS SERVING THE PROPERTIES DESCRIBED IN SAID DOCUMENTS.



REGISTERED
PROFESSIONAL
LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-01

* See Affidavit of Correction
Doc No 00-07114 (SN 16281)
Roger Roberts, C.S.

** RECEIVED **
DATE 9-29-99 BY *BF*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
PAGE OFF. OF CORRECTION
JACKSON COUNTY (SN 16281)
SURVEYOR

FD. 5/8" IRON PIN
INTX. DIAMOND ST.
& KINGS HIGHWAY

SHEET 2 OF 2



L.J. FRIAR AND ASSOCIATES

CONSULTING LAND SURVEYORS

816 WEST 8TH STREET
MEDFORD, OREGON 97501

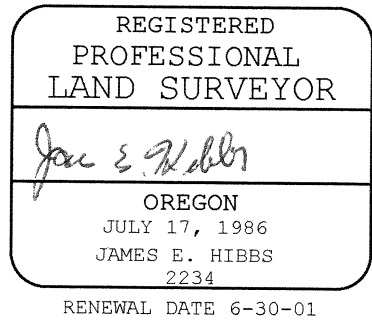
LARRY J. FRIAR
JAMES E. HIBBS

PHONE/FAX
541-772-2782

AFFIDAVIT OF CORRECTION Pursuant to O.R.S. 209.255

I, James E. Hibbs, Registered Professional Land Surveyor of the State of Oregon No. 2234, do hereby state that I have discovered a drafting error on the final plat of DIAMOND ESTATES SUBDIVISION, filed as Survey No. 16281 in the Jackson County Surveyor's Office.

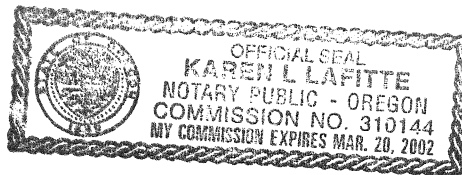
The bearing and distance on the centerline of McKenzie Drive, North of the cul-de-sac reads S0°06'00"W 143.69. The correct distance should read 146.69.



STATE OF OREGON)
) ss
COUNTY OF JACKSON)

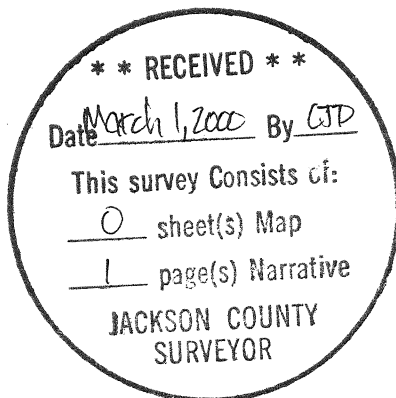
Signed before me this 1st day of October, 19 99.

Karen L. Lafitte
Notary Public of Oregon



I, Roger R. Roberts that I have examined this Affidavit of Correction, and that the changes are permitted in accordance with O.R.S. 209.255.

Roger R. Roberts 02/11/99
Roger R. Roberts, Jackson Co. Surveyor



Jackson County, Oregon
Recorded
OFFICIAL RECORDS
MAR 01 2000
3:01 PM
Kathleen J. Becker
COUNTY CLERK