

# JACKSON CREEKSIDE, A PLANNED COMMUNITY, PHASE 2

**& Property Line Adjustment**  
**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 MAY 19, 1999, this Plat is hereby approved this 23<sup>RD</sup> day of AUGUST, 1999.

Attest: [Signature] President [Signature] Secretary

EXAMINED AND APPROVED this 27<sup>TH</sup> day of JULY, 1999.

[Signature]  
County Surveyor

EXAMINED AND APPROVED this 8 day of SEPTEMBER, 1999.

[Signature]  
City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 as of Sept 28, 1999.

[Signature] Deputy  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of Sept 28, 1999.

[Signature] Deputy  
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 Company, 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 Public Storm Drainage Easement (SDE); (3) does hereby establish those Pedestrian Access Easements (PAE) shown on Sheet 2; (4) does hereby designate said Subdivision as JACKSON CREEKSIDE A PLANNED COMMUNITY, PHASE 2.

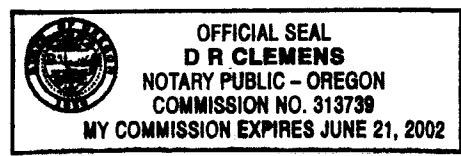
[Signature]  
RUSSELL DALE, Member  
Jackson Creekside, LLC

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 Company.

Dated this 20<sup>th</sup> day of AUGUST, 1999.

Before me: [Signature]  
Notary Public of Oregon.



\* \* \* AFFIDAVIT OF CONSENT \* \* \*

FROM BANK OF SOUTHERN OREGON RECORDED AS DOC. # 99-50267 ORJCO.

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

[Signature]  
SURVEYOR

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

Filed for record this 30 day of September, 1999, at 11:42 o'clock A.M., and recorded in Volume 25 of Plats at Page 30 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 a 5/8 inch iron pin marking the Northwestern corner of JACKSON CREEKSIDE, A PLANNED COMMUNITY, PHASE 1, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the Northerly line thereof, South 67°15'43" East, 84.50 feet to a 5/8 inch iron pin at the Southeasterly corner of that tract described in Document No. 94-19105, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the Easterly line of said tract, North 22°25'15" East, 126.40 feet (record North 22°25'00" East, 126.44 feet) to a 5/8 inch iron pin at the North-easterly corner of said tract; thence North 22°25'15" East, 73.53 feet to a 5/8 inch iron pin; thence South 67°16'33" East, 26.80 feet to a 5/8 inch iron pin; thence along the arc of a 120.00 foot radius curve to the right having a central angle of 12°04'12", a distance of 25.28 feet (the long chord of which bears North 14°56'04" East, 25.23 feet) to a 5/8 inch iron pin on the Northerly line of that tract described in Document No. 94-19106, said Official Records; thence along the Northerly line of said tract, South 67°16'33" East (record South 67°16'00" East), 291.39 feet to a 5/8 inch iron pin at the Northeasterly corner thereof; thence along the Easterly line of said tract, South 22°43'35" West, 129.93 feet (record South 22°44'00" West, 129.88 feet) to a 5/8 inch iron pin; thence South 67°16'23" East, 54.50 feet (record South 67°16'00" East, 54.52 feet) to a 5/8 inch iron pin; thence South 46°09'24" West, 103.61 feet (record South 46°09'50" West, 103.45 feet) to the Northeasterly corner of JACKSON CREEKSIDE, A PLANNED COMMUNITY, PHASE 1, from which a 5/8 inch iron pin bears North 67°15'43" West, 0.14 feet; thence along the Northerly line thereof, North 67°15'43" West, 327.01 feet to the INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
Renewal Date 6-30-01

### 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 2.

PROCEDURE: FROM CONTROL ESTABLISHED ALONG "F" STREET AND THE EASTERLY LINE OF THIS PROPERTY BY THIS OFFICE DURING RS15006 & JCPI, 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  
815 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PHONE: (541) 772-2782

For order of the County Court approving this plat see Volume \_\_\_\_\_ SHEET 1 OF 2  
Page \_\_\_\_\_ of the County Commissioner's Journal of Proceedings.

# JACKSON CREEKSIDE, A PLANNED COMMUNITY, PHASE 2

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

**EASEMENTS PER TITLE REPORT**  
 EASEMENT FOR SEWER LINES PER DOC. #67-05779. ORJCO DOES NOT LIE WITHIN THIS SUBDIVISION BOUNDARY.  
 TEMPORARY PUE PER DOC. #98-39459. ORJCO COVERS THIS TRACT AND WILL BE EXTINGUISHED UPON FILING OF THIS PLAT.

**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:**

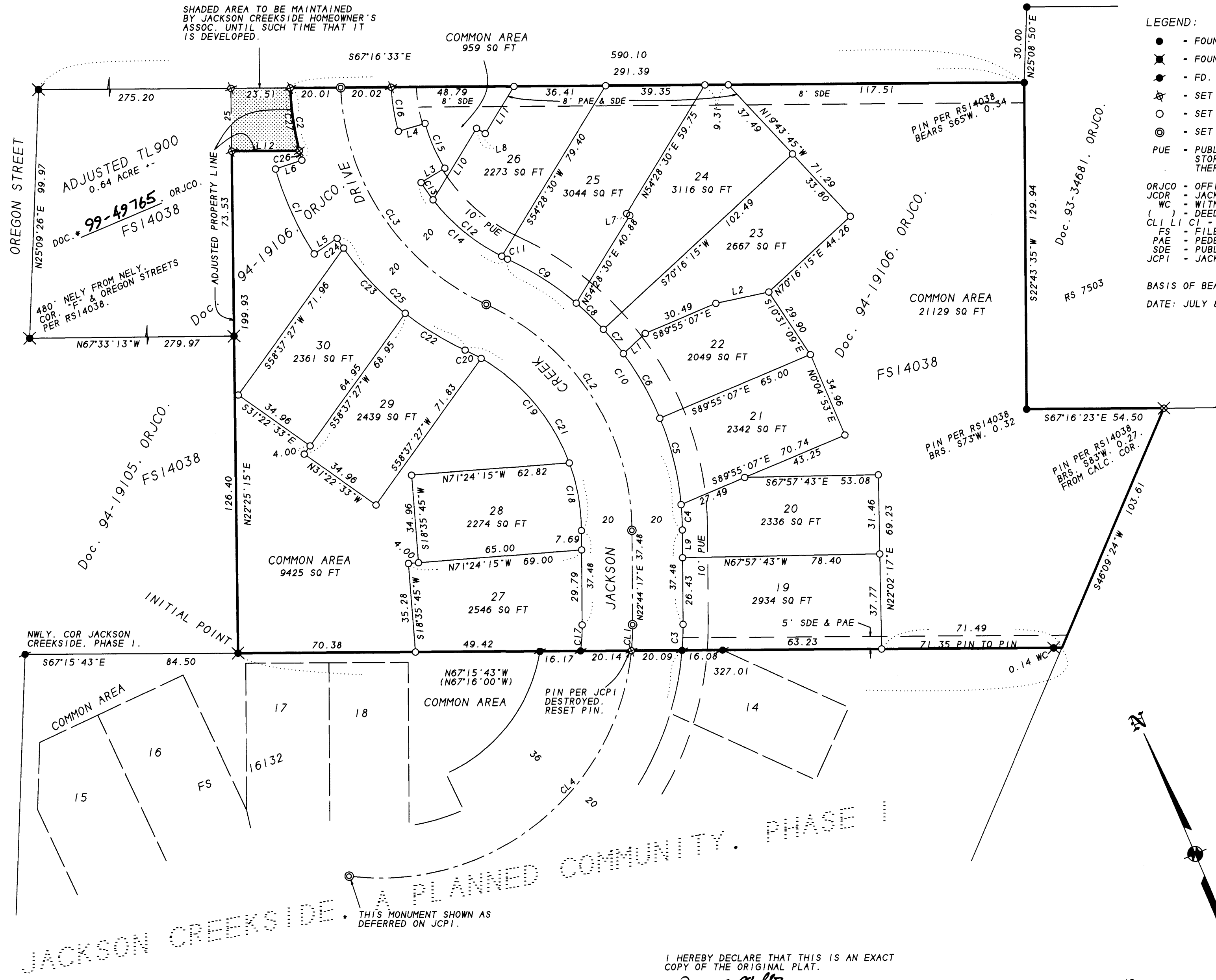
- - FOUND 5/8" IRON PIN PER RS7503.
- - FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. D. MINNECI LS2349 PER RS14038.
- - FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER JCPI.
- ⊗ - SET 5/8" x 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- - SET 5/8" x 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ - SET 1.5" BRASS DISK IN CONCRETE MKD. L.J. FRIAR & ASSOC.
- 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.
- CL | LI - SEE COURSE DATA TABLE.
- FS - FILED SURVEY.
- PAE - PEDESTRIAN ACCESS EASEMENT.
- SDE - PUBLIC STORM DRAINAGE EASEMENT.
- JCPI - JACKSON CREEKSIDE, A PLANNED COMMUNITY, PHASE 1.

BASIS OF BEARINGS: JACKSON CREEKSIDE, PHASE 1.

DATE: JULY 8, 1999

UNIT OF MEASUREMENT: FEET

SCALE: 1" = 30'



COURSE DATA TABLE				
NO.	RADIUS	DELTA	LENGTH	LONG CHORD
C1	131.00	16°15'51"	37.19	N01°17'00"W 37.06
C2	120.00	13°54'52"	29.14	N14°00'44"E 29.07
C3	120.00	04°57'40"	10.39	S25°13'07"W 10.39
C4	120.00	04°50'35"	10.15	N20°19'00"E 10.14
C5	120.00	16°58'37"	35.56	N09°24'24"E 35.43
C6	120.00	14°10'31"	29.68	N06°10'10"W 29.61
C7	120.00	05°58'55"	12.53	N16°14'54"W 12.52
C8	120.00	07°08'55"	14.97	N22°48'48"W 14.96
C9	120.00	19°44'21"	27.56	N34°09'41"W 32.46
C10	120.00	64°40'23"	135.45	S09°35'54"E 128.37
C11	80.00	01°48'09"	2.52	N41°02'01"W 2.52
C12	80.00	25°30'07"	35.60	N27°22'53"W 35.31
C13	80.00	06°00'27"	8.39	N11°37'36"W 8.38
C14	80.00	33°18'44"	46.51	S25°16'44"E 45.86
C15	69.00	16°10'53"	19.49	N00°38'44"W 19.42
C16	80.00	12°45'42"	17.82	N13°42'38"E 17.78
C17	80.00	07°27'11"	10.41	S26°27'53"W 10.40
C18	80.00	19°44'21"	27.56	S12°52'07"W 27.43
C19	80.00	39°47'23"	55.56	S16°53'45"E 54.45
C20	80.00	05°08'39"	7.18	S39°21'46"E 7.18
C21	80.00	64°40'23"	90.30	N09°35'54"W 85.58
C22	120.00	13°21'25"	27.98	S35°15'23"E 27.91
C23	120.00	17°05'13"	35.79	S20°02'04"E 35.65
C24	120.00	02°13'40"	4.66	S10°22'37"E 4.66
C25	120.00	32°40'18"	68.43	N25°35'57"W 67.50
C26	120.00	01°50'40"	3.86	N07°58'36"E 3.86
C27	120.00	12°04'12"	25.28	N14°56'04"E 25.23
CL1	100.00	05°57'23"	10.40	N25°42'59"E 10.39
CL2	100.00	64°40'23"	112.88	N09°35'54"W 106.98
CL3	100.00	62°33'12"	109.18	N10°39'30"W 103.83
CL4	100.00	91°36'44"	159.89	N74°29'54"E 143.40

NO.	COURSE
L1	N70°16'14"E 11.86
L2	S78°59'13"E 21.47
L3	N82°05'20"E 11.00
L4	N83°23'34"W 11.00
L5	S78°55'30"W 11.00
L6	S85°24'00"E 11.01
L7	N35°31'30"W 11.50
L8	S35°31'30"E 4.00
L9	N22°44'17"E 11.05
L10	N54°28'30"E 33.18
L11	N54°28'30"E 22.05
L12	S67°16'33"E 26.80

REGISTERED PROFESSIONAL LAND SURVEYOR  
 James E. Hibbs  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 Renewal Date 6-30-01

**\*\* RECEIVED \*\***  
 Date 9-30-99 By BF  
 This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR



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