

PETRETTO ESTATES SUBDIVISION

A RE-PLAT OF PARCELS 1 & 2 OF PARTITION PLAT NO. P65-1994 RECORDED BY THE JACKSON COUNTY CLERK IN INDEX VOLUME 5, PAGE 65 ON JULY 1, 1994.

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY OREGON.

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that CARMINE PETRETTO and JULIE PETRETTO, are the owners in fee simple of the land shown hereon and described in the Surveyor's Certificate and have caused the same to be subdivided and platted into lots, and the number of each lot and the course and length of all lines are plainly set forth and that this plat is a correct representation of this subdivision. We do hereby make and establish a Private Access Easement Road, designated as Martone Place, over and across Lots 1, 2, 3, 4, 6 and 7, as shown hereon, to provide Ingress and Egress to each lot, and for the benefit of each lot shown hereon. This Private Access Easement Road is not a county road, and the responsibility for maintenance thereof is as set forth in Paragraph 6 of the Declaration of Covenants and Restrictions of Petretto Estates Subdivision. The Petretto Estates Subdivision shall be subject to a separate document entitled "Declaration of Covenants and Restrictions of Petretto Subdivision" recorded as Document No. 00-35059 of the Official Records of Jackson County, Oregon, setting forth certain conditions and responsibilities of the new real property owners, and said document is to be filed simultaneously herewith and made a part hereof. We further establish that Petretto Estates Subdivision is subject to the restrictive covenants as described and recorded in Document Nos. 89-05250, 89-05251, 94-22846 and 94-22847, of the Official Records of Jackson County, Oregon. We do hereby designate this subdivision as Petretto Estates Subdivision.

IN WITNESS WHEREOF, we have set our hands and seals this 22 day of AUGUST, ~~1999~~ 2000.

Carmine Petretto
Carmine Petretto

Julie Petretto
Julie Petretto

STATE OF OREGON
County of Jackson

Personally appeared before me the above named Carmine Petretto and Julie Petretto and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me this 22 day of August, 2000

Kristy G. Painter
Notary Public for Oregon



AFFIDAVIT OF DECLARATION APPROVAL

For fee owner, vendor or the mortgage or trust deed holder, complying with O.R.S. 92.075 (4), see Instrument No. 99-48591, Official Records of Jackson County, Oregon.

NOTES:
AT THE TIME OF FINAL PLAT RECORDING, THIS PROPERTY WAS NOT SHOWN TO BE SUITABLE FOR DEVELOPMENT AS OF THIS DATE BECAUSE A SUITABLE POTABLE WATER SUPPLY HAS NOT BEEN APPROVED FOR THE PROPERTY.
AT THE TIME OF FINAL PLAT RECORDING, THIS PROPERTY WAS NOT SHOWN TO BE SUITABLE FOR DEVELOPMENT AS OF THIS DATE BECAUSE A SEWAGE DISPOSAL SYSTEM HAS NOT BEEN APPROVED FOR THE PROPERTY.

SURVEY BY:

BOYDEN SURVEYOR S
by: Mark E. Boyden
108 Mistletoe Street
Medford, OR 97501

SURVEYOR'S CERTIFICATE

I, Mark E. Boyden, a duly Registered Land Surveyor of the State of Oregon, License No. 281, hereby certify that this plat correctly represents a survey made by me, and that I have correctly surveyed and marked with proper monuments the tract of land hereon shown, and that said plat and survey conform with the ordinances of Jackson County and the statutes of the State of Oregon, and that the following is an accurate survey and title description of said tract's exterior boundary:

Mark E. Boyden

PARCEL ONE:

Parcel No. One (1) of Partition Plat recorded July 1, 1994, as Partition Plat No. P-65-1994 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 14069 in the Office of the County Surveyor.

PARCEL TWO:

Parcel No. Two (2) of Partition Plat recorded July 1, 1994, as Partition Plat No. P-65-1994 of "Record of Partition Plats" in Jackson County, Oregon, and filed as Survey No. 14069 in the Office of the County Surveyor.

SAID PARCELS ONE AND TWO ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning as a brass-capped monument located at the corner common to Sections 31 and 32 in Township 37 South, Range 2 West and Sections 5 and 6 in Township 38 South, Range West of the Willamette Meridian in Jackson County, Oregon; thence South 0° 21' 11" West, 1351.64 feet to the North one-sixteenth corner common to said Sections 5 and 6; thence North 89° 39' 42" West, 1329.52 feet to the Northeast one-sixteenth corner of said Section 6; thence along the West boundary of the Northeast Quarter of the Northeast Quarter of said Section 6, North 0° 18' 44" East 3.95 feet; thence along that partition boundary as monumented on County Filed Survey No. 11478 and recorded in Volume 8, Page 95 of the Partition Records of said County, North 48° 08' 42" West (Record = North 48° 02' West), 68.05 feet to the terminus thereof; thence along the Northwesterly boundary of that exception parcel described in Instrument No. 76-14423 of the Official Records of Jackson County, Oregon, North 45° 19' 49" East, 72.03 feet to the North corner of said exception parcel, thence along the West boundary of the Northeast Quarter of the Northeast Quarter of said Section 6, North 0° 18' 44" East, 1248.60 feet to the East one-sixteenth corner common to said Section 33 and said Section 6; thence South 89° 47' 33" East, 1330.48 feet to the Northeast corner of said quarter-quarter section, being the point of beginning, and the initial point.

APPROVALS:

EXAMINED AND APPROVED by the Jackson County Department of Planning and Development this 8th day of August, 2000.
JCDDP File No. 98-5-S.

Rand Wilson
COUNTY PLANNER

Examined and approved this 21st day of OCTOBER, 19 99.

Roger Roberts
JACKSON COUNTY SURVEYOR

ASSESSOR/TAX COLLECTOR

Examined and approved as required by O.R.S. 92.100 this 22nd day of August, 2000

Ron Ruby Dept
Assessor, Department of Assessment

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of August 22, 2000.

Barbara E. Weide
Tax Collector

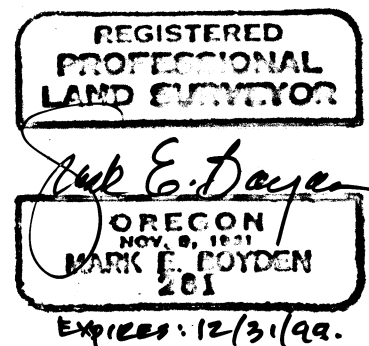
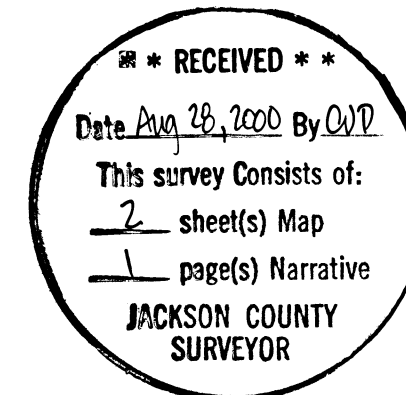
Filed for record this 28 day of August, 2000, at 9:55 O'clock, AM, and recorded in Volume 26 of Plats at Page 30 of records of Jackson County, Oregon.

Kathleen S. Beckwith
County Clerk

Kristy G. Painter
Deputy

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

I HEREBY CERTIFY THAT THIS IS A
PHOTOCOPY OF THE ORIGINAL PLAT
Mark E. Boyden



PETRETTO ESTATES SUBDIVISION

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LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY OREGON.

FOR: CARMINE & JULIE PETRETTO
880 JUANITA WAY
JACKSONVILLE, OR. 97530

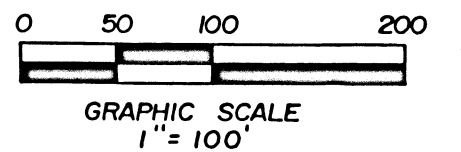
SURVEY BY: BOYDEN SURVEYORS
108 MISTLETOE ST.
MEDFORD, OR. 97501

OCTOBER 12, 1999

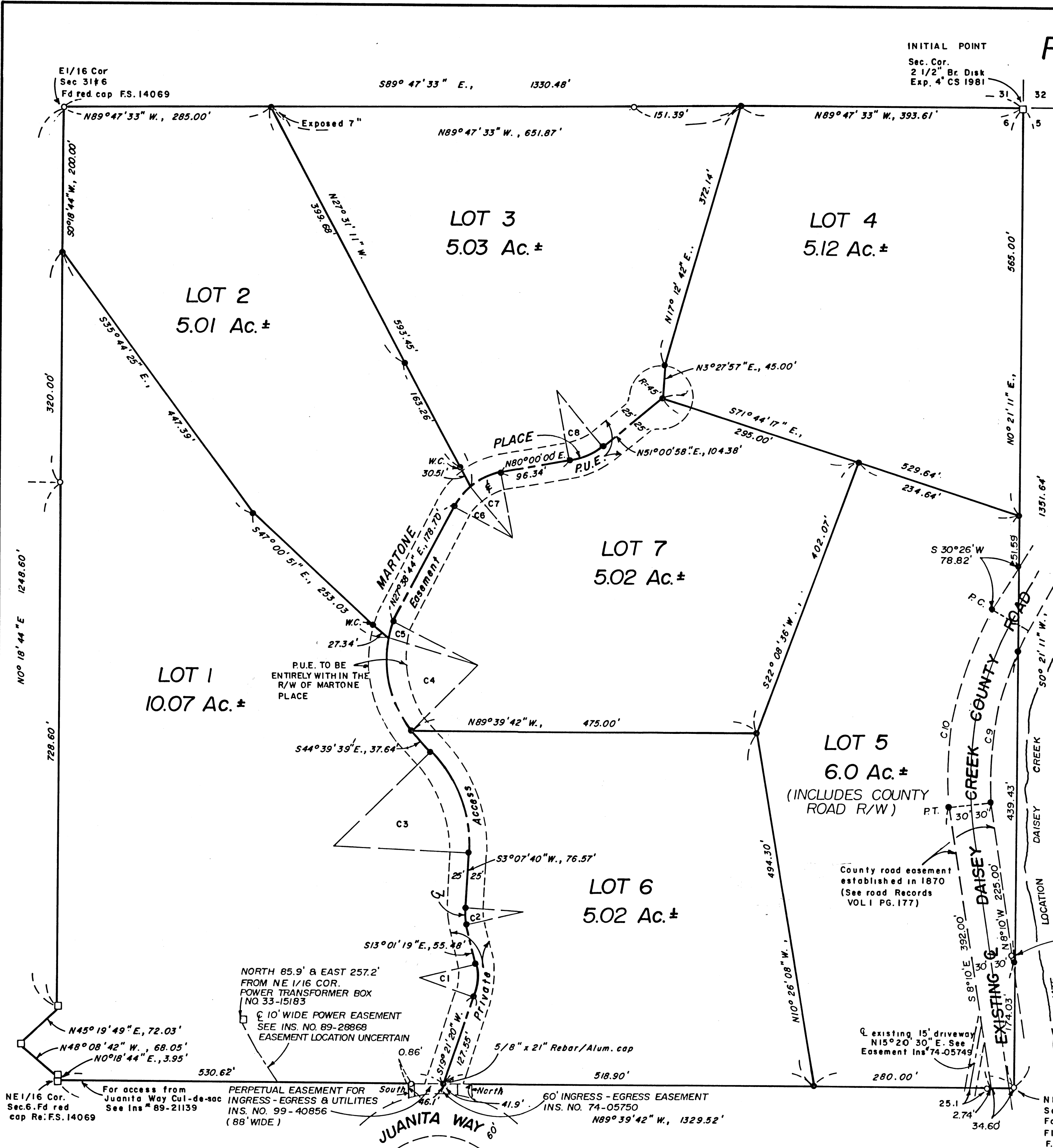
BASIS OF BEARINGS
FILED COUNTY SURVEY 14069
(PARTITION P-65-1994)

LEGEND

- — SET 5/8" x 30" REBAR/ALUM. CAP FLUSH (UNLESS OTHERWISE INDICATED/STAMPED "BOYDEN PLS 281")
- — FOUND MONUMENT FOUND OR SET ON F.S. 14069
- — MONUMENT FOUND OR SET ON F.S. 14069 NOT VISITED THIS SURVEY
- F.S. — FILED COUNTY SURVEY
- W.C. — WITNESS CORNER
- P.C. — R/W POINT OF CURVE
- P.T. — R/W POINT OF TANGENT



Curves	Δ	Q. Rad.	LC	CL	R/W
C1	32° 22' 30"	80.00	N3° 09' 45" E., 44.61'	45.20'	
C2	16° 08' 53"	80.00	N4° 57' 04" W., 22.47'	22.55'	
C3	47° 46' 26"	186.71'	N20° 46' 41" W., 151.21'	155.68'	
C4	61° 26' 58"	131.28	N13° 56' 00" W., 134.14'	140.80'	
C5	10° 51' 20"	131.28	N22° 12' 32" E., 24.84'	24.87'	
C6	21° 53' 54"	91.04'	N38° 35' 45" E., 34.58'	34.80'	
C7	30° 27' 23"	91.04'	N64° 46' 16" E., 47.83'	48.39'	
C8	28° 59' 23"	100.00'	N65° 30' 01" E., 50.05'	50.60'	
C9	34° 30' 35"	370.00'	N 9° 05' 18" E., 219.50'	222.85'	
C10	38° 36' 00"	430.00'	S 11° 08' W., 284.24'	289.69'	

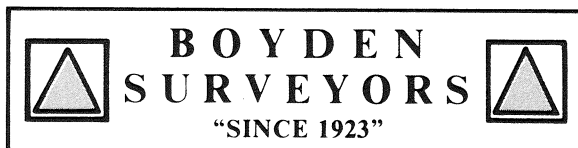


RECEIVED
Date Aug. 28, 2000 By CJD
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON NOV. 9, 1981
MARK E. BOYDEN 281
EXPIRES: 12/31/99

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT



MARK E. BOYDEN
R.P.L.S. ORE. 281
108 MISTLETOE ST., MEDFORD, OREGON 97501
PHONE (503) 773-6000

16616

SURVEY NO. _____

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

SURVEY FOR: Carmine & Julie Petretto
880 Juanita Way
Jacksonville, OR 97530

SURVEY BY: BOYDEN SURVEYORS
108 MISTLETOE STREET
MEDFORD, OR 97501

LOCATION: NE ¼ OF SECTION 6, T. 38 S., R. 2 W., W.M.,
JACKSON COUNTY, OREGON

BASIS OF BEARINGS: North boundary of County Filed Survey No. 14069

DATE: October 12, 1999

PURPOSE: 1. To monument the lot corners of
PETRETTO ESTATES SUBDIVISION.
2. Prepare an Official map for said proposed
subdivision.

PROCEDURE: The exterior boundaries of this subdivision are identical to the exterior boundaries of Parcels 1 & 2 of Partition Plat No. P65-1994 and County Recorded Survey No. 14069. No property has been conveyed and therefore the boundary between said Parcels 1 & 2 is considered eliminated by this re-plot except for line points on the North and South subdivision boundaries.

Martone Place was roughed out and centerline monuments set as shown. Other lot boundaries were monumented as shown.

It should be noted that monuments were set on Filed Survey No. 14749 that encroach the East line of Lot 7 by approximately 2". In the opinion of the writer herein, said monuments should have been set on the East line of said Lot 7 as shown hereon.

The right-of-way lines 30 feet from the mean average centerline of existing Daisy Creek (County) Road was monumented as shown.

Monumented the additional corners as shown, with several corners of Parcels 1 & 2 not being visited on this survey.

