

*** APPROVALS ***

DOVER RIDGE TOWNHOMES, PHASE 1

A Planned Community located in Lot 16, Canterbury Park Subdivision Phase 2, & in the N.W. 1/4 of Section 8, T.37S., R.1W., W.M., City of Medford Jackson County, Oregon

*** RECORDER'S CERTIFICATE ***

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

Planning Director 13 February 2002 Date

EXAMINED AND APPROVED this 7th day of February 2002

Robert David City Engineer Paul D. Lewis City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of February 14th 2002

Asessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of 2-14 2002

Caree Applegate, Deputy Tax Collector

*** DECLARATION ***

Know all men by these presents that I, ALLAN D. MURRAY, am the owner in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and have subdivided the same into the Lots and Common Area 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 and that this Subdivision shall be subject to a Declaration of Covenants, Conditions and Restrictions, as well as the By-Laws of the Dover Ridge Townhomes Owner's Association to be recorded simultaneously with this plat. I do hereby dedicate to the public the Public Utility Easements (PUE) shown on Sheet 2 with the condition that Charter Communications its successors or assigns in interest shall have the right to use said PUE. I do hereby make and establish the Access Easement (AE) shown on Sheet 2 providing access to and from Dover Ridge Drive for Lots 1-12, inclusive as well as the future Dover Ridge Townhomes, Phase 2. I do hereby designate said Subdivision as DOVER RIDGE TOWNHOMES, PHASE 1.

Allan D. Murray ALLAN D. MURRAY

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named Allan D. Murray and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 6th day of February 2002

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



SURVEY FOR:

PAC WEST BUILDERS 1025 N. CENTRAL AVENUE 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

DATE: FEBRUARY 5, 2002

*** POST MONUMENTATION ***

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY JULY 30 2002

Surveyor

(cs 17282)

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC.# 02-22530. ORJCO, THIS 23rd DAY OF April 2002

APPROVED: Rosemary Roberts JACKSON COUNTY SURVEYOR

Filed for record this 21 day of Feb. 2002 at 8:00 o'clock A.M., and recorded in Volume 29 of Plats at Page 10 of the records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk Kirby L. Baron Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 02-09994, Official Records of Jackson County, Oregon.

By Laws of the DOVER RIDGE TOWNHOMES OWNER'S ASSOCIATION recorded as Document No. 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 SOUTHWEST CORNER OF LOT 16 OF CANTERBURY PARK SUBDIVISION, PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, IN JACKSON COUNTY, OREGON AND THE INITIAL POINT OF BEGINNING; THENCE ALONG THE WEST LINE THEREOF, NORTH, 199.25 FEET TO A 5/8 INCH IRON PIN; THENCE LEAVING SAID WEST LINE, SOUTH 89°58'04" EAST, 167.38 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 00°01'56" WEST, 27.125 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 89°58'04" EAST, 77.895 FEET TO A 5/8 INCH IRON PIN ON THE WEST LINE OF DOVER RIDGE DRIVE; THENCE ALONG SAID WEST LINE, ALONG THE ARC OF A 45.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 101°44'20", A DISTANCE OF 79.91 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 28°51'29" EAST, 69.81 FEET) TO THE EAST LINE OF SAID LOT 16; THENCE ALONG SAID EAST LINE, SOUTH 00°02'05" WEST, 52.17 FEET (RECORD 52.14 FEET) TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF LOT 25 OF SAID PHASE 2, NORTH 78°07'15" EAST, 27.59 FEET TO THE INTERIOR ELL CORNER OF SAID LOT 25; THENCE ALONG THE WEST LINE THEREOF, SOUTH 00°03'06" EAST, 20.00 FEET TO THE NORTHEAST CORNER OF PARCEL 2 PER PARTITION PLAT NO. P-45-1999, ACCORDING TO THE OFFICIAL PLAT THEREOF, NOW OF RECORD, IN VOLUME 10, PAGE 45 OF "RECORD OF PARTITION PLATS IN JACKSON COUNTY, OREGON AND FILED AS SURVEY NO. 16236 IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR; THENCE ALONG THE NORTH LINE OF SAID PARCEL 2, SOUTH 81°45'05" WEST, 309.14 FEET TO THE INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR

JAMES E. HIBBS OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-03

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

PURPOSE: To survey and monument the exterior boundary and depict the Lots & Common Area of DOVER RIDGE TOWNHOMES, A PLANNED COMMUNITY. See Medford File No. LDS-01-85 & AC-98-67.

PROCEDURE: Made ties to the monuments shown hereon. Held plat record bearing for the North & West lines of Lot 16. The original lot corner monuments along the East line of Lot 16 and the West line of Lot 25 have apparently been destroyed by construction of a driveway to the adjoinder property to the South. The intersection of the East line of Lot 16 with the South line of Skyhawk Ridge was computed at plat record position. Held plat record bearing for the East line of Lot 16. Held plat record bearings and distance to compute the interior ell corner of Lot 25. Held plat record bearing for the West line of Lot 25. Used plat record distance from FS16236 to compute the position of the Northeast corner of Parcel 2 per Partition Plat No. P-45-1999. Set the exterior boundary points as shown with the interior monuments being deferred until construction is complete.

*** AFFIDAVITS OF CONSENT ***

From PREMIERWEST BANK recorded as Document No. 01-59578, ORJCO.

From C.A. GALPIN recorded as Document No. 01-59577, ORJCO.

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

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

RECEIVED DATE 2-21-02 BY 866 This survey consists of 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

SHEET 1 OF 2

SURVEY FOR:
 PAC WEST BUILDERS
 1025 N. CENTRAL AVENUE
 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

DOVER RIDGE TOWNHOMES, PHASE 1
 A Planned Community located in Lot 16,
 Canterbury Park Subdivision Phase 2,
 & in the N.W. 1/4 of Section 8,
 T.37S., R.1W., W.M., City of Medford
 Jackson County, Oregon

LEGEND

- ⊙ = FD. BRASS CAP FLUSH W/ASPHALT PER CPS2.
- = FD. 5/8" IRON PIN PER CPS2 OR CPS1.
- ∅ = 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)

CPS2 = CANTERBURY PARK SUBDIVISION, PHASE 2 (FS14905).
 C1 = SEE CURVE DATA TABLE.
 L1 = SEE LINE DATA TABLE.
 FS = FILED SURVEY #.
 CPS1 = CANTERBURY PARK SUBDIVISION, PHASE 1 (FS14591).
 SSE = SANITARY SEWER EASEMENT.
 IEE = INGRESS-EGRESS EASEMENT.
 AE = ACCESS EASEMENT.

BASIS OF BEARINGS

CENTERLINE OF HOLLYHOCK DRIVE PER CPS2 (FS14905).

DATE: FEBRUARY 5, 2002 UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'

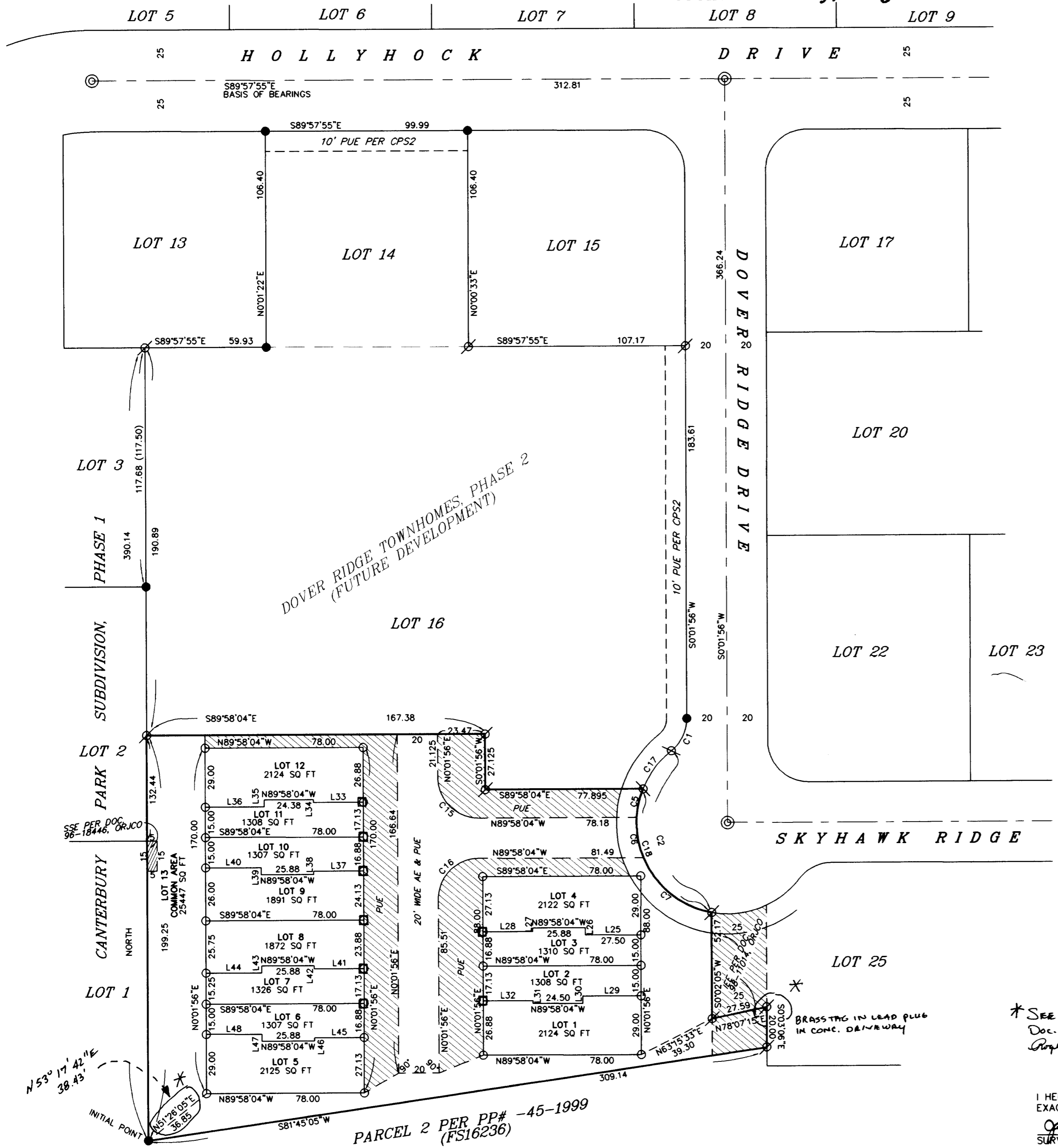
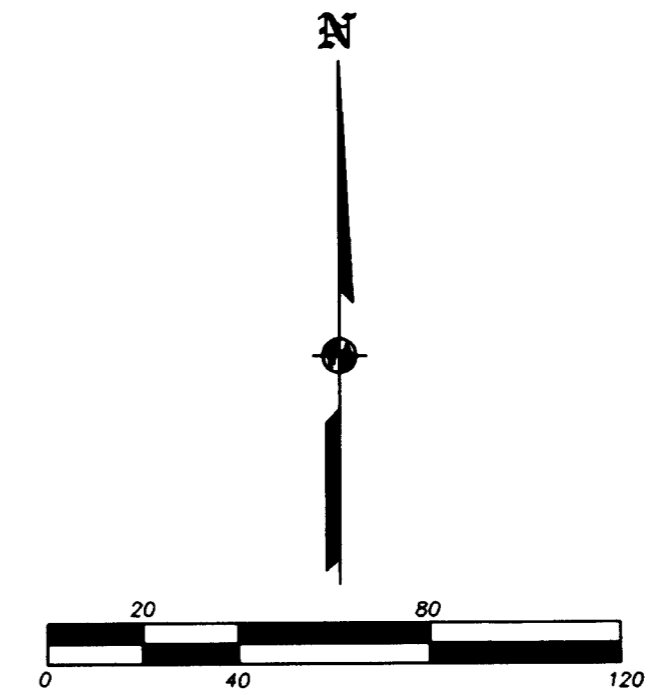
⊞ = BRASS TAG IN LEAD PLUG IN CONC. **AFFID. OF DEFERRED MON.**
 DOC. No. 02-22530 (CS 17282)
 Rippl, c.s. 4/23/02

CURVE DATA TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	52°01'12"	18.16	20.00	N26°02'32"E	17.54
C2	131°46'48"	103.50	45.00	S13°50'16"W	82.15
C5	18°21'28"	14.42	45.00	S12°49'56"W	14.36
C6	26°02'05"	20.45	45.00	S9°21'50"E	20.27
C7	57°20'47"	45.04	45.00	S51°03'16"E	43.18
C15	90°00'00"	31.42	20.00	S44°58'04"E	28.28
C16	90°00'00"	31.42	20.00	S45°01'56"W	28.28
C17	30°02'27"	23.59	45.00	S37°01'55"W	23.32
C18	101°44'20"	79.91	45.00	S28°51'29"E	69.81

LINE DATA TABLE

NUM	DISTANCE	BEARING
L25	27.50	S89°58'04"E
L26	3.63	S0°01'56"W
L27	1.75	N0°01'56"E
L28	24.63	N89°58'04"W
L29	28.88	S89°58'04"E
L30	3.50	N0°01'56"E
L31	1.38	N0°01'56"E
L32	24.63	N89°58'04"W
L33	24.63	N89°58'04"W
L34	1.38	N0°01'56"E
L35	3.50	N0°01'56"E
L36	29.00	N89°58'04"W
L37	24.63	N89°58'04"W
L38	1.63	N0°01'56"E
L39	3.50	N0°01'56"E
L40	27.50	N89°58'04"W
L41	24.63	N89°58'04"W
L42	1.63	S0°01'56"W
L43	3.50	S0°01'56"W
L44	27.50	N89°58'04"W
L45	24.63	N89°58'04"W
L46	1.63	N0°01'56"E
L47	3.50	N0°01'56"E
L48	27.50	N89°58'04"W
L49	24.63	N89°58'04"W



EASEMENTS PER SUBDIVISION GUARANTEE

RIGHTS OF WAY FOR IRRIGATION DITCH PER V.165, P.174, JCDR CANNOT BE DEPICTED BUT MAY AFFECT THE SUBJECT PROPERTY.
 RIGHTS OF WAY FOR IRRIGATION DITCH PER V.246, P.340, JCDR CANNOT BE DEPICTED BUT MAY AFFECT THE SUBJECT PROPERTY.
 RIGHTS OF WAY FOR ELECTRICITY PER DOC. 81-08458 & 97-09699, ORJCO CANNOT BE DEPICTED BUT MAY AFFECT THE SUBJECT PROPERTY.
 RIGHT OF WAY FOR ROAD PER V.165, P.174, JCDR IS IN THE PROCESS OF BEING EXTINGUISHED.

* SEE AFFIDAVIT OF CORRECTION
 Doc. No. 02-17683 (SN 17208)
 Rippl, c.s. 5/14/02

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

REGISTERED PROFESSIONAL LAND SURVEYOR

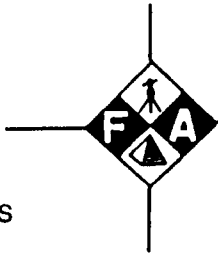
JAMES E. HIBBS
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-03

RECEIVED
 DATE 2-21-02 BY [Signature]
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

02 17683

TELEPHONE
541-772-2782

JAMES E HIBBS, PLS



L. J. FRIAR AND ASSOCIATES, P. C.
CONSULTING LAND SURVEYORS

816 WEST 8TH STREET
MEDFORD, OREGON 97501

17208 9:24 5
10
11
6
Surv

FAX
541-772-8465

ljfriar@mcleodusa.net

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 two drafting errors on the Official Plat of DOVER RIDGE TOWNHOMES, PHASE 1 (Survey No. 17208), for Allan D Murray, filed February 21, 2002 in the Jackson County Surveyor's Office.

On Sheet 2, the tie from the Initial Point to the S.W. corner of Lot 5 reads N51°26'05"E 36.85. It should read **N53°17'42"E 38.43**.

On Sheet 2, the exterior corner located 20.00 feet Northerly from most Easterly S.E. corner of the Subdivision is shown to be a set 5/8" X 30" iron pin w/ plastic cap mkd. L.J. FRIAR & ASSOC. It is actually a **set brass tag mkd. L.J. FRIAR & ASSOC. in lead plug in concrete driveway.**

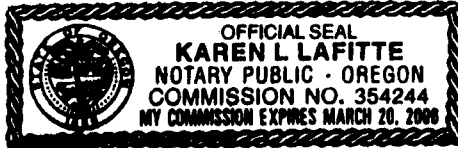
**** RECEIVED ****
Date 4-12-02 By JB
This survey consists of:
1 ^{page} sheet(s) Map
 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-03

STATE OF OREGON)
)ss
COUNTY OF JACKSON)

Signed before me this 12th day of April, 2002 by James E. Hibbs.

Karen L Lafitte
Notary Public of Oregon



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

Jackson County, Oregon
* Recorded
OFFICIAL RECORDS

Roger R Roberts
Roger R. Roberts, Jackson Co. Surveyor

APR 03 2002
9:24 AM
Arthur J Beck
COUNTY CLERK