

17236

SURVEY FOR:

VIEWCREST CONSTRUCTION
529 EDWARDS STREET
MEDFORD, OR 97504

SURVEY BY:

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

CARLIE'S PLACE
A Pad Lot Development (Subdivision)
In the S.W. 1/4 of Sec. 13, T.37S, R.2W., W.M.
City of Medford Jackson County, Oregon

EASEMENTS PER SUBDIVISION GUARANTEE

- 1) PROPERTY IS SUBJECT TO BUILDING SITE IMPROVEMENT AGREEMENT PER DOC. 01-44023, ORJCO.
- 2) PROPERTY IS SUBJECT TO DEFERRED IMPROVEMENT AGREEMENT PER DOC. 01-44024, ORJCO.

LEGEND:

- ⊙ = FOUND 2.5" BRASS CAPPED MONUMENT PER COUNTY SURVEYOR RE-ESTAB'S.
- = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. MOFFIT PLS944 PER FS7983.
- ⦿ = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. KAISER RLS803 PER FS14307.
- ⊗ = 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.
- () = RECORD DATA PER DOC.99-02092 & 99-02093, ORJCO.
- FS = FILED SURVEY #.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- JCDR = JACKSON COUNTY DEED RECORDS.
- X-X- = FENCE LINE.
- L1 = SEE COURSE DATA TABLE.
- PUE = PUBLIC UTILITY EASEMENT.

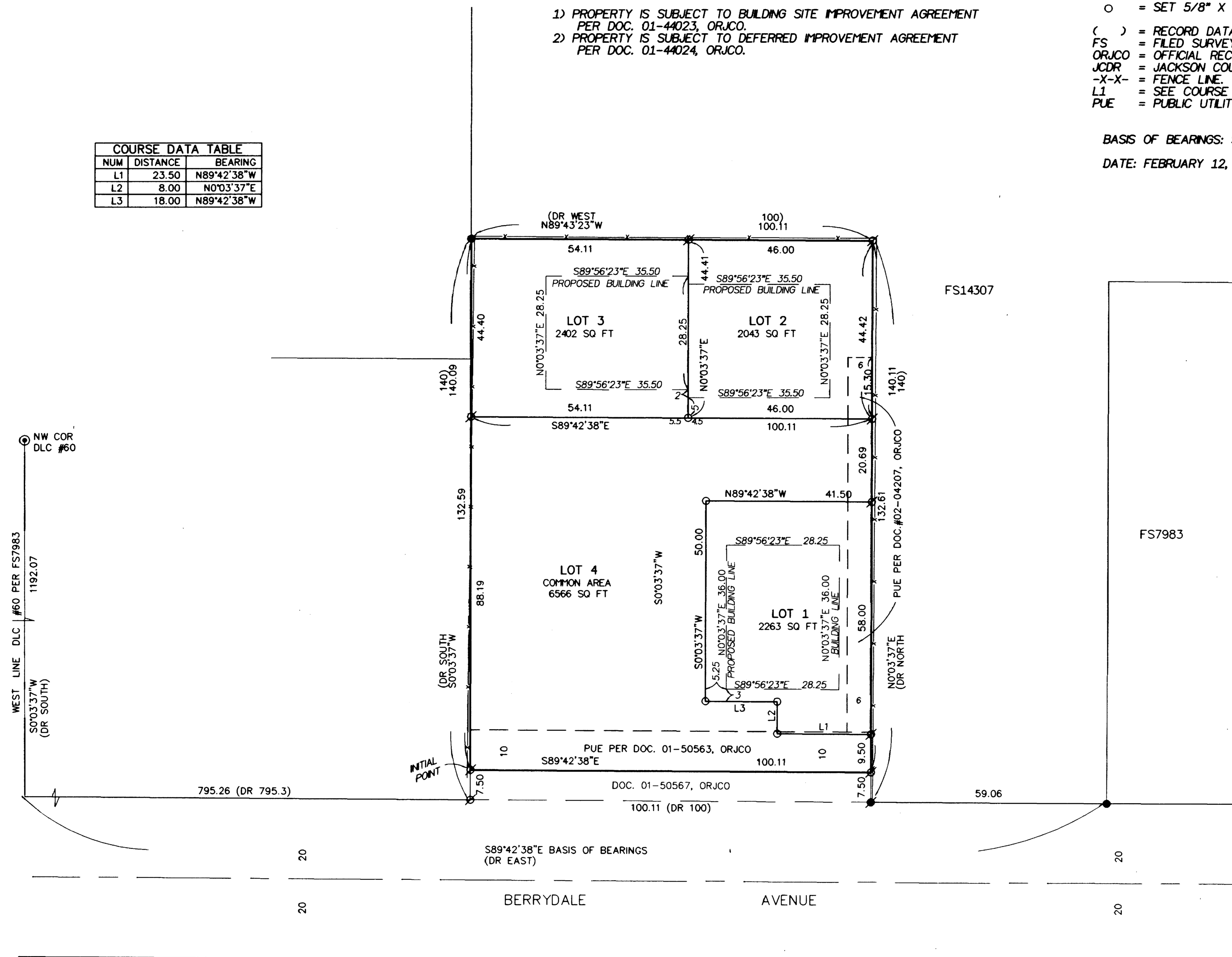
BASIS OF BEARINGS: SURVEY NO. 7983 AS SHOWN.

DATE: FEBRUARY 12, 2002

UNIT OF MEASUREMENT: FEET

SCALE: 1" = 20'

COURSE DATA TABLE		
NUM	DISTANCE	BEARING
L1	23.50	N89°42'38"W
L2	8.00	N0°03'37"E
L3	18.00	N89°42'38"W



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

James E. Hebb
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hebb
OREGON
JULY 17, 1986
JAMES E. HEBB
2234
RENEWAL DATE 6-30-03

RECEIVED
DATE 3-13-02 B.B.B.
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR
SHEET 2 OF 2

*** APPROVALS ***

File No. LDS 01-119

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

Paul O. Scott
Planning Director

22 February 2002
Date

EXAMINED AND APPROVED this 19th day of February, 2002

Robert Leavel
City Engineer

Paul D. Linn
City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of Feb. 26, 2002

Kim J. Jankovsek, Deputy
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid

as of February 26, 2002

Synda Abbott, Deputy
Tax Collector

*** DECLARATION ***

Know all men by these presents that I, PAMELA K. TERRY, 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 CARLIE'S PLACE Property Owner's Association to be recorded simultaneously with this plat. I do hereby designate said Subdivision as CARLIE'S PLACE.

Pamela K. Terry
PAMELA K. TERRY

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Pamela K. Terry and acknowledged the foregoing instrument to be her voluntary act and deed.

Dated this 14th day of February, 2002

Before me: Karen L. Lafitte
Notary Public of Oregon



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City of Medford Jackson County, Oregon

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VIEWCREST CONSTRUCTION
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SURVEY BY:

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CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

DATE:

FEBRUARY 12, 2002

*** RECORDER'S CERTIFICATE ***

Filed for record this 13 day of March, 2002, at
3:30 o'clock P.M., and recorded in Volume 28 of Plats at Page 17

of the records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Christina Wilkins
Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No.
02-13378, Official Records of Jackson County, Oregon.

By-Laws of the CARLIE'S PLACE PROPERTY OWNER'S ASSOCIATION recorded as
Document No. 02-13378, 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:

Commencing at the Northwest corner of Donation Land Claim No. 60, Township 37 South, Range 2 West of the Willamette Meridian, Jackson County, Oregon; thence along the West line of said Claim, South 00°03'37" West (record SOUTH), 1192.07 feet to the North line of Berrydale Avenue; thence along said North line, South 89°42'38" East, 795.26 feet (record EAST, 795.3 feet) to a 5/8 inch iron pin at the Southwest corner of that tract described in Document No. 99-02093, Official Records of Jackson County, Oregon; thence along the East line of said tract, North 00°03'37" East (record NORTH), 7.50 feet to a 5/8 inch iron pin and the INITIAL POINT OF BEGINNING; thence parallel to and 7.50 feet North of the South line of said tract, South 89°42'38" East, 100.11 feet to a 5/8 inch iron pin on the East line of that tract described in Document No. 99-02092, said Official Records; thence along the East line of said tract, North 00°03'37" East, 132.61 feet (record NORTH) to a 5/8 inch iron pin at the Northeast corner thereof; thence along the North line of said tract and that tract described in Document No. 99-02093, said Official Records, North 89°43'23" West, 100.11 feet (record WEST, 100 feet) to a 5/8 inch iron pin at the Northwest corner of that tract described in Document No. 99-02093, said Official Records; thence along the West line of said tract, South 00°03'37" West, 132.59 feet (record SOUTH) to the INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2724
RENEWAL DATE 6-30-03

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

PURPOSE: To survey and monument the Lots & Common Area of CARLIE'S PLACE. See Medford File No. LDS-01-119 & AC-01-92.

PROCEDURE: Made ties to the monuments shown hereon. The east & West lines were held parallel to the West line of DLC #60 per FS7983. The North line of the subject tract which was monumented by FS14307 is shown on said Survey as being parallel to the North line of Vol. 490, Pg. 145, JCDR, which was also shown on FS7983. The difference of the bearings between the West line of DLC #60 and the North line of Vol. 490, Pg. 145, JCDR matched within 45". I held the bearing per FS7983 for the North of this tract and also the North line of this Subdivision. From the approved Tentative Plat, computed the position of the Lots corners and set pins as shown on Sheet 2.

*** RECEIVED ***
DATE 3-13-02 BY BH
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

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

SHEET 1 OF 2