

*** APPROVALS ***

CEDAR VISTA ESTATES SUBDIVISION, PHASES 1 & 2

A portion of Block 11 of IMPERIAL ADDITION & located in the S.E. 1/4 of Sec. 30, T.37S., R.1W., W.M. City of Medford Jackson County, Oregon

File No. LDS-01-76 (Pad Lot Development)

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

Paul O. Scott Planning Director 22 April 2002 Date

SURVEY FOR:

INNOVATIVE CONSTRUCTION, INC. 110 CLAY STREET ASHLAND, OR 97520

SURVEY BY:

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

*** RECORDER'S CERTIFICATE ***

Filed for record this 1 day of MAY, 2002, at 12:06 o'clock P.M., and recorded in Volume 28 of Plats at Page 22 of the records of Jackson County, Oregon.

EXAMINED AND APPROVED this 6th day of February, 2002.

Robert Gaul City Engineer Paul J. Lewis City Surveyor

DATE: JANUARY 8, 2002

Kathleen S. Beckett County Clerk Kirby G. Baron Deputy

EXAMINED AND APPROVED as required by ORS 92.100 as of April 25, 2002.

W. J. Spooler, Deputy Assessor, Department of Assessment

Declaration of Covenants, Conditions and Restrictions recorded as Doc.# 02-24271, ORJCO.

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of April 25, 2002.

By-Laws of the CEDAR VISTA ESTATES HOMEOWNERS ASSOCIATION recorded as Doc.# 02-24271, ORJCO.

Lynnda Adsett, Deputy Tax Collector

*** SURVEYOR'S CERTIFICATE ***

*** DECLARATION ***

Know all men by these presents that we, MARK T. SNYDER and ROBIN J. SNYDER are the owner's in fee of the lands shown hereon more particularly described in the Surveyor's Certificate, and have caused the same to be subdivided into the Lots and Common Area as shown on Sheet 2. We do hereby make and establish the Reciprocal Ingress-Egress Easement (E2) as shown on Sheet 2. We do dedicate the Public Utility Easement (PUE) as shown on Sheet 2 with the condition that Charter Communications shall have the right to use said PUE for the placement and maintenance of Cable TV lines. We do hereby designate said Subdivision as CEDAR VISTA ESTATES SUBDIVISION, PHASES 1 & 2. This Subdivision shall be subject to a Declaration of Covenants, Condition, Restrictions and Easements to be recorded simultaneously with this Plat.

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 Block 11 of IMPERIAL ADDITION to the City of Medford; thence along the North line of said Block 11, North 89°57'25" East, 30.00 feet to a 5/8 inch iron pin at the Northwest corner of that tract described in Document No. 01-13789, Official Records of Jackson County Oregon and the INITIAL POINT OF BEGINNING; thence continue along said North line, North 89°57'25" East, 50.00 feet to the Northeast corner of said tract; thence along the East line of said tract, South 0°02'07" East, 135.54 feet to the interior ell corner of said tract; thence North 89°57'53" East, 50.00 feet to the most Easterly Northeast corner of said tract; thence along the East line thereof, South 00°02'07" East, 107.77 feet to the Southeast corner thereof; thence along the South line thereof, South 72°26'44" West, 104.86 feet to the Southwest corner thereof; thence along the West line thereof, North 00°02'07" West, 274.87 feet to the INITIAL POINT OF BEGINNING.

Mark T. Snyder MARK T. SNYDER

Robin J. Snyder ROBIN J. SNYDER

REGISTERED PROFESSIONAL LAND SURVEYOR

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

STATE OF OREGON)
COUNTY OF JACKSON) ss.

Personally appeared before me the above named MARK T. SNYDER and ROBIN J. SNYDER, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 30th day of January, 2002.

Before me: Janet Smith Notary Public of Oregon.



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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS OF CEDAR VISTA ESTATES, SUBDIVISION, PHASES 1 & 2. SEE CITY FILE LDS-01-76.
PROCEDURE: FROM CONTROL AND MONUMENTS ESTABLISHED BY THIS OFFICE DURING FS16956 SET PINS AT THE LOCATIONS SHOWN. THE EXTERIOR OF THE EXISTING BUILDINGS WERE TIED AND ARE AS SHOWN HEREON. THE EXTERIOR LINES BEING THE LOT LINES. SOME OF THE SUBDIVISION EXTERIOR CORNERS WERE DESTROYED BY FENCE CONSTRUCTION AND WITNESS CORNERS WERE SET AS SHOWN ON SHEET 2.

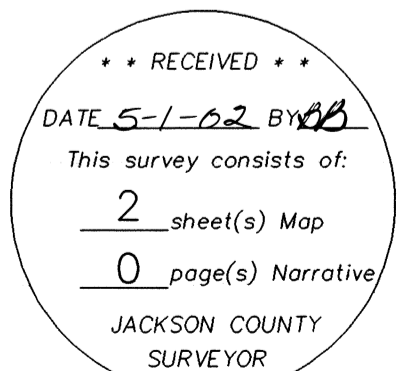
*** AFFIDAVIT OF CONSENT ***

From LibertyBank recorded as Document No. 02-24270, ORJCO.

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.



CEDAR VISTA ESTATES SUBDIVISION, PHASES 1 & 2

A portion of Block 11 of IMPERIAL ADDITION & located in the S.E. 1/4 of Sec. 30, T.37S., R.1W., W.M. City of Medford Jackson County, Oregon

SURVEY FOR:

INNOVATIVE CONSTRUCTION, INC.
110 CLAY STREET
ASHLAND, OR 97520

SURVEY BY:

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

LEGEND:

- = FOUND 5/8" IRON PIN PER VOL.66, PG.395, MRJCO.
- = FOUND 3/4" IRON BOLT PER EPS.
- = FOUND 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS16956.
- ∅ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- FS = FILED SURVEY #.
- () = RECORD DATA AS NOTED.
- EPS = EARHART PARK SUBDIVISION.
- IA = IMPERIAL ADDITION.
- MRJCO = MISCELLANEOUS RECORDS OF JACKSON COUNTY, OREGON.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- JCDR = JACKSON COUNTY DEED RECORDS.
- DR = DEED RECORD DATA.
- C1 L1 = SEE COURSE DATA TABLE.
- PUE = PUBLIC UTILITY EASEMENT.
- E2 = RECIPROCAL INGRESS-EGRESS EASEMENT & PUE PER THIS PLAT.
- E1 = RECIPROCAL INGRESS-EGRESS EASEMENT & PUE PER DOC.#02-04938, ORJCO.
- X- = FENCE LINE.
- CC&R'S = COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS TO BE RECORDED WITH THIS PLAT.

BASIS OF BEARINGS: SURVEY NO. 16956 AS SHOWN HEREON.

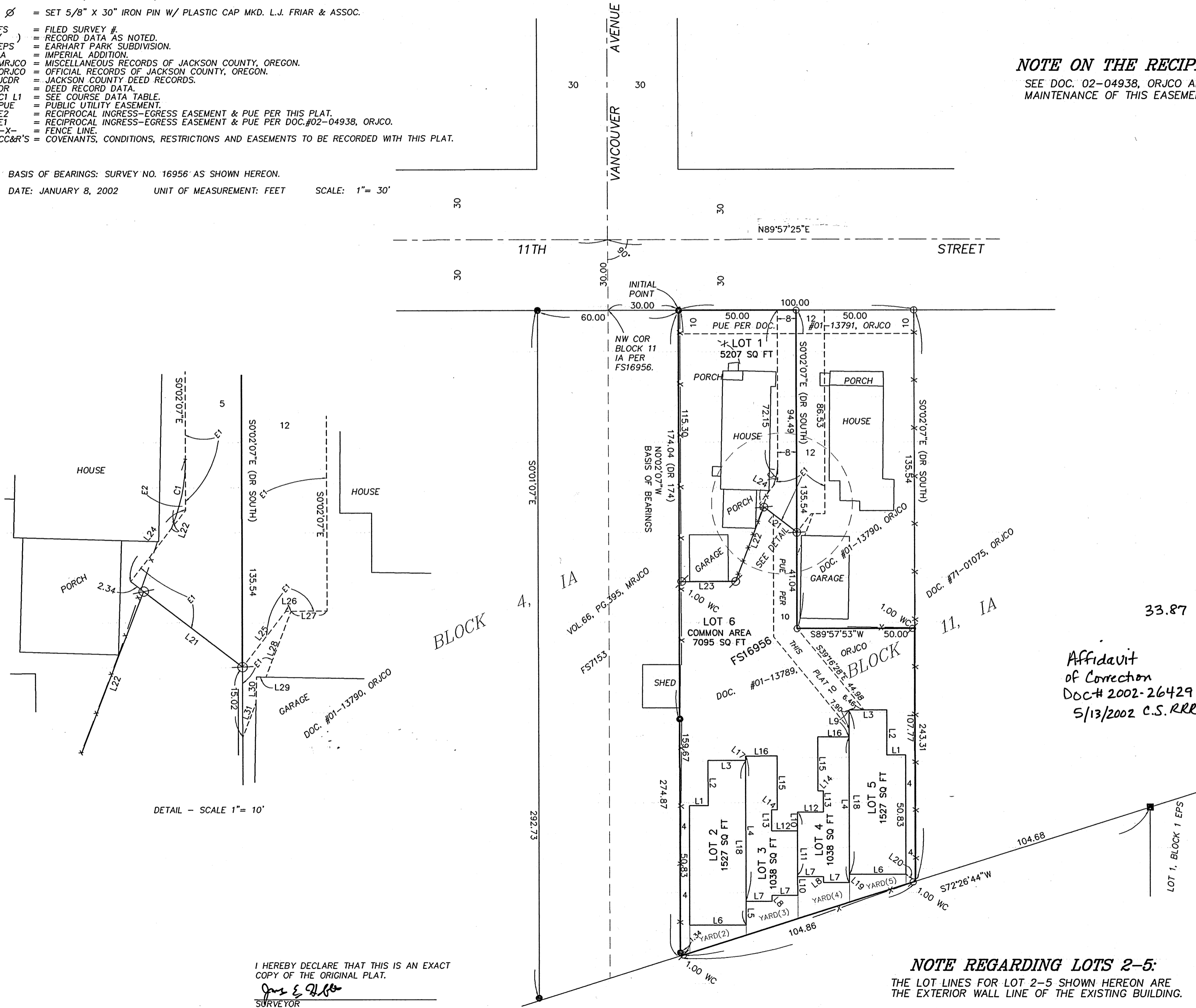
DATE: JANUARY 8, 2002 UNIT OF MEASUREMENT: FEET SCALE: 1"= 30'

NOTE ON THE RECIPROCAL INGRESS-EGRESS EASEMENT

SEE DOC. 02-04938, ORJCO AND THE CC&R'S FOR DETAILS REGARDING THE MAINTENANCE OF THIS EASEMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

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



COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	20°59'49"	9.16	25.00	N10°27'48"E 9.11
NUM	DISTANCE	BEARING		
L1	8.00	S89°57'53"W		
L2	19.17	S0°02'07"E		
L3	16.00	S89°57'53"W		
L4	62.00	N0°02'07"W		
L5	9.96	N0°02'07"W		
L6	24.00	S89°57'53"W		
L7	11.00	S89°57'53"W		
L8	2.50	S0°02'07"E		
L9	11.50	N0°02'07"W		
L10	8.00	N0°02'07"W		
L11	27.50	N0°02'07"W		
L12	11.00	S89°57'53"W		
L13	9.00	S0°02'07"E		
L14	2.33	S89°57'53"W		
L15	23.00	S0°02'07"E		
L16	13.33	S89°57'53"W		
L17	1.97	N0°02'07"W		
L18	70.00	N0°02'07"W		
L19	3.50	N0°02'07"W		
L20	4.96	N53°47'41"W		
L21	17.66	N52°18'02"W		
L22	0.92	S20°57'43"W		
L23	23.90	S89°57'53"W		
L24	12.77	S37°41'58"W		
L25	10.07	S37°41'58"W		
L26	0.74	S89°57'53"W		
L27	5.10	S89°57'53"W		
L28	10.05	N20°57'43"E		
L29	1.33	S88°58'46"E		
L30	3.67	S1°01'14"W		
L31	5.30	N20°57'43"E		

Affidavit of Correction
Doc# 2002-26429
5/13/2002 C.S.R.R

DETAIL - SCALE 1"= 10'

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

NOTE REGARDING LOTS 2-5:
THE LOT LINES FOR LOT 2-5 SHOWN HEREON ARE THE EXTERIOR WALL LINE OF THE EXISTING BUILDING.

RECEIVED
DATE 5-1-02 BY
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

