

*** APPROVALS ***

File No. PUD-00-107

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

[Signature] Planning Director

23 May 2002 Date

EXAMINED AND APPROVED this 13th day of MAY, 20 02

[Signature] City Engineer

[Signature] City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of 23 May, 20 02

[Signature] Deputy Assessor, Department of Assessment

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

been paid as of May 23, 20 02

[Signature] Tax Collector

*** DECLARATION ***

Know all men by these presents that we, MEL SHERBOURNE and RACHELLE SHERBOURNE, are the owners 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 Sheets 3 & 4, 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. We do hereby dedicate to the public for public use the street dedications together with the easements shown on Sheets 3 & 4 labeled as Storm Drainage Easement (SDE) and Public Utility Easement (PUE), with the condition that Charter Communications, its successors or assigns in interest shall have the right to use said PUE. We do hereby declare that this Subdivision shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat. We do hereby make and establish the Ingress-Egress Easement (IE) providing vehicular access from Lots 1-28, inclusive, to Maple Park Drive and McAndrews Road. We do hereby designate said Subdivision as ISH RANCH ESTATES, A Planned Community.

[Signature] MEL SHERBOURNE

[Signature] RACHELLE SHERBOURNE

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named Mel Sherbourne and Rachelle Sherbourne and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 9th day of May, 20 02

[Signature] Notary Public - Oregon

Commission No. 354244 My Commission Expires March 10, 2006

*** AFFIDAVIT OF CONSENT ***

From LIBERTYBANK recorded as Document No. 02-30488, ORJCO.

ISH RANCH ESTATES

A Planned Community

In the N.W. 1/4 of Sec. 25 & S.W. 1/4 of Sec. 24, T.37S., R.2W., W.M. City of Medford, Jackson County, Oregon.

SURVEY FOR:

MEL SHERBOURNE 3237 CARRIAGE DRIVE MEDFORD, OR 97501

DATE:

MAY 8, 2002

SURVEY BY:

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

INDEX TO SHEETS

- (1) SIGNATURE SHEET (2) EXTERIOR CONTROL (3) LOT LAYOUT (4) LOT LAYOUT

*** POST MONUMENTATION ***

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY August 30, 20 03

[Signature] SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 04-009254 ORJCO, THIS 24th DAY OF FEBRUARY, 20 04 CS 18141

APPROVED: [Signature] JACKSON COUNTY SURVEYOR

*** RECORDER'S CERTIFICATE ***

Filed for record this 4 day of JUNE, 2002, at 1:43 o'clock P.M., and recorded in Volume 28 of Plats at Page 30 of the records of Jackson County, Oregon.

[Signature] County Clerk

[Signature] Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No.

02-30487, 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 Southwest corner of Donation Land Claim No. 88, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence South 89°59'37" East, 1096.27 feet to the Southwest corner of Parcel 1 described in Document No. 95-01183, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the West line of said Parcel 1, North 00°00'56" East (record NORTH), 284.11 feet to the Northwest corner thereof; thence along the North line thereof, South 89°59'04" East, (record EAST), 720.00 feet to the West line of Maple Park Drive; thence along said West line, South 00°00'56" West, 238.92 feet to the Northwesterly line of McAndrews Road; thence along said Northwesterly line, South 41°44'07" West, 32.75 feet to an angle point; thence continue along said Northwesterly line, South 45°08'52" West, 598.72 feet to the North line of Sweet Road; thence along said North line, South 89°44'20" West, 28.13 feet to the West line of Parcel 2, described in Document No. 95-01183, said Official Records; thence along said West line, North 00°00'56" East (record NORTH), 401.81 feet to the Northwest corner thereof; thence along the South line of said Parcel 1, North 89°59'37" West (record WEST), 245.73 feet to the INITIAL POINT OF BEGINNING.

* WESTERN AVENUE AFFID. OF CORRECTION Doc No 02-42185 (SN 17356) 8/08/02 RRR, C.S.

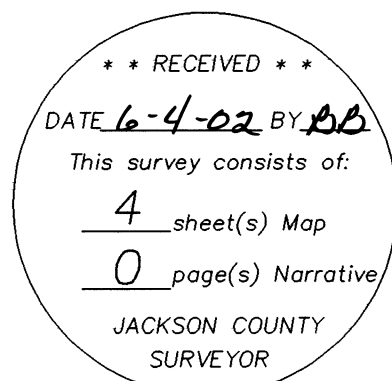
REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature] 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 corners and depict the interior Lots & Common Area of ISH RANCH ESTATES, A Planned Community. See File No. PUD-00-107.

PROCEDURE: The subject property is described as beginning at a point 6.21 chains West of the S.E. corner of D.L.C. #88 and thence along the center of the County Road through Maple Park. Since the S.E. corner is presumed lost, the intersection of Maple Park Drive with West Jackson Street was accepted as this beginning point. From this point held deed record distance Northerly and deed record angle and distance to position the North and West line of the Northerly portion of this Subdivision. The West line of the Southerly portion of this Subdivision was computed at deed record distance Easterly of the N.W. corner of DLC #88. The centerline of Sweet Road was computed from the found monument at McAndrews Road and by holding Map record distance per FS5731 Northerly from the E.S.E. corner of DLC #72. Computed the remainder of the Subdivision by computing the R/W of the various Streets. Computed the interior Lot corners positions which are to be deferred until construction is complete. Set pins along the exterior boundary and dedicated right-of-way line. Map record angle per FS11121 was held at the angle point in McAndrews Road at Maple Park Drive.



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT. [Signature] SURVEYOR

For order of the County Court approving this plat see Volume _____

Page _____ of the County Commissioner's Journal of Proceedings.

SHEET 1 OF 4

ISH RANCH ESTATES

A Planned Community
In the N.W. 1/4 of Sec. 25 & S.W. 1/4
of Sec. 24, T.37S., R.2W., W.M.
City of Medford, Jackson County, Oregon.

SURVEY FOR:

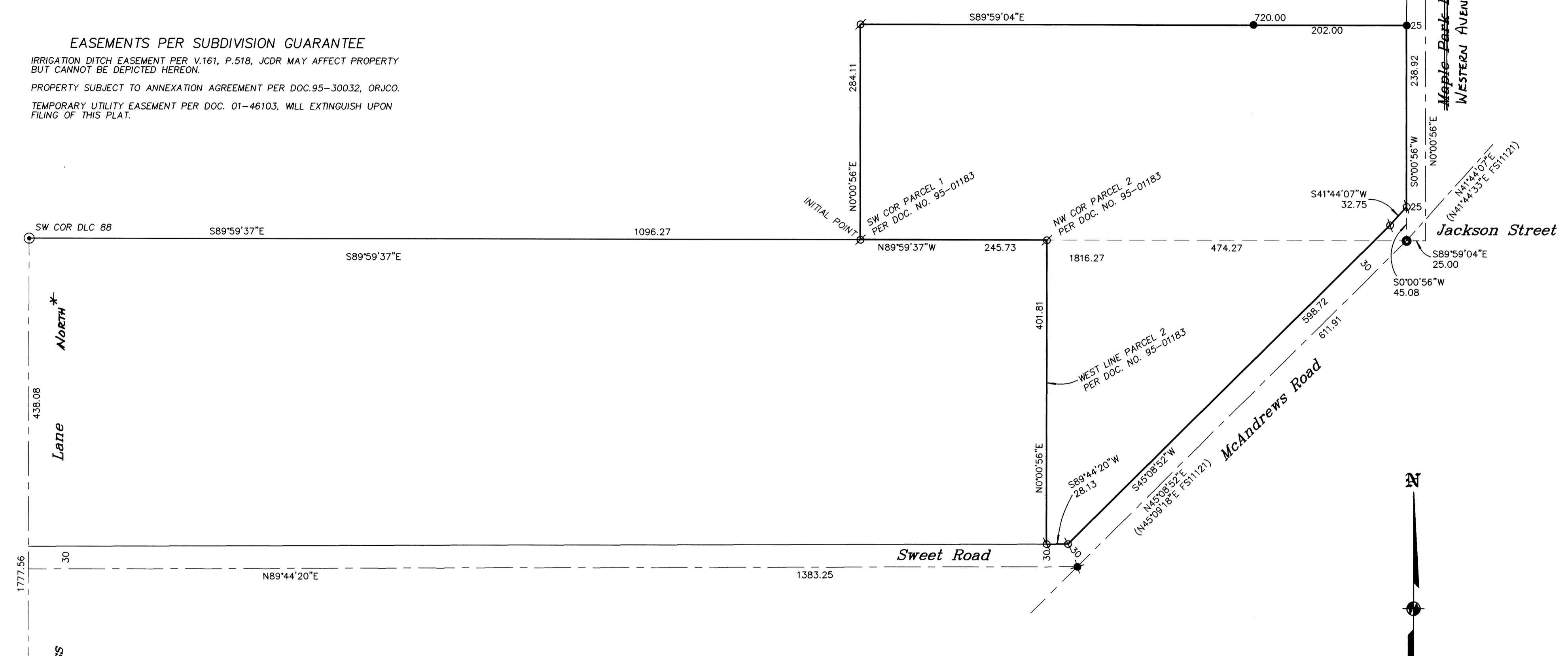
MEL SHERBOURNE
3237 CARRIAGE DRIVE
MEDFORD, OR 97501

SURVEY BY:

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

EASEMENTS PER SUBDIVISION GUARANTEE

IRRIGATION DITCH EASEMENT PER V.161, P.518, JCDR MAY AFFECT PROPERTY BUT CANNOT BE DEPICTED HEREON.
PROPERTY SUBJECT TO ANNEXATION AGREEMENT PER DOC.95-30032, ORJCO.
TEMPORARY UTILITY EASEMENT PER DOC. 01-46103, WILL EXTINGUISH UPON FILING OF THIS PLAT.

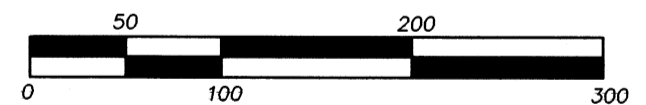


LEGEND:

- ⊙ = FOUND COUNTY SURVEYOR BRASS CAPPED CORNER MONUMENT OR AS NOTED.
- = FOUND BRASS CAP CENTERLINE MONUMENT PER FS11121.
- = FOUND 3/4" IRON PIPE PER FS1260.
- = FOUND 1" IRON PIPE. SEE FS11422.
- = FOUND 3/8" IRON BOLT, UNLESS NOTED OTHERWISE.
- ∅ = 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)
- () = RECORD DATA PER DOC.95-01183, ORJCO.
- FS = FILED SURVEY #.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- JCDR = JACKSON COUNTY DEED RECORDS.
- X-X- = FENCE LINE.
- C1 L1 = SEE COURSE DATA TABLE.
- PU/E = PUBLIC UTILITY EASEMENT.
- SDE = STORM DRAINAGE EASEMENT.
- E1 = 20' WIDE INGRESS-EGRESS EASE. PER DOC. 01-37982, ORJCO
- E2 = 10' WIDE WATER LINE EASE. PER DOC. 01-38376, ORJCO
- IE = INGRESS-EGRESS EASEMENT PER THIS PLAT. (PART OF COMMON AREA)

BASIS OF BEARINGS: SURVEY NO. 5730 AS SHOWN.
DATE: MAY 8, 2002 UNIT OF MEASUREMENT: FEET SCALE: 1" = 100'

* AFFID. OF CORRECTION
DOC NO. 02-42185
(SN 17356) 8/8/02
RRR, C.S.



* * * RECEIVED * * *

DATE 6-4-02 BY WAS

This survey consists of:
4 sheet(s) Map
0 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

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James E. Hibbs
SURVEYOR

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3237 CARRIAGE DRIVE
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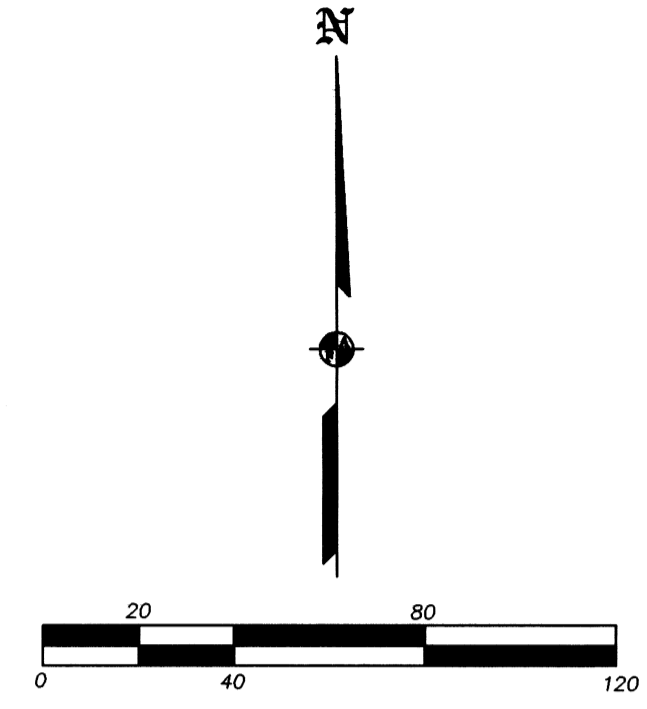
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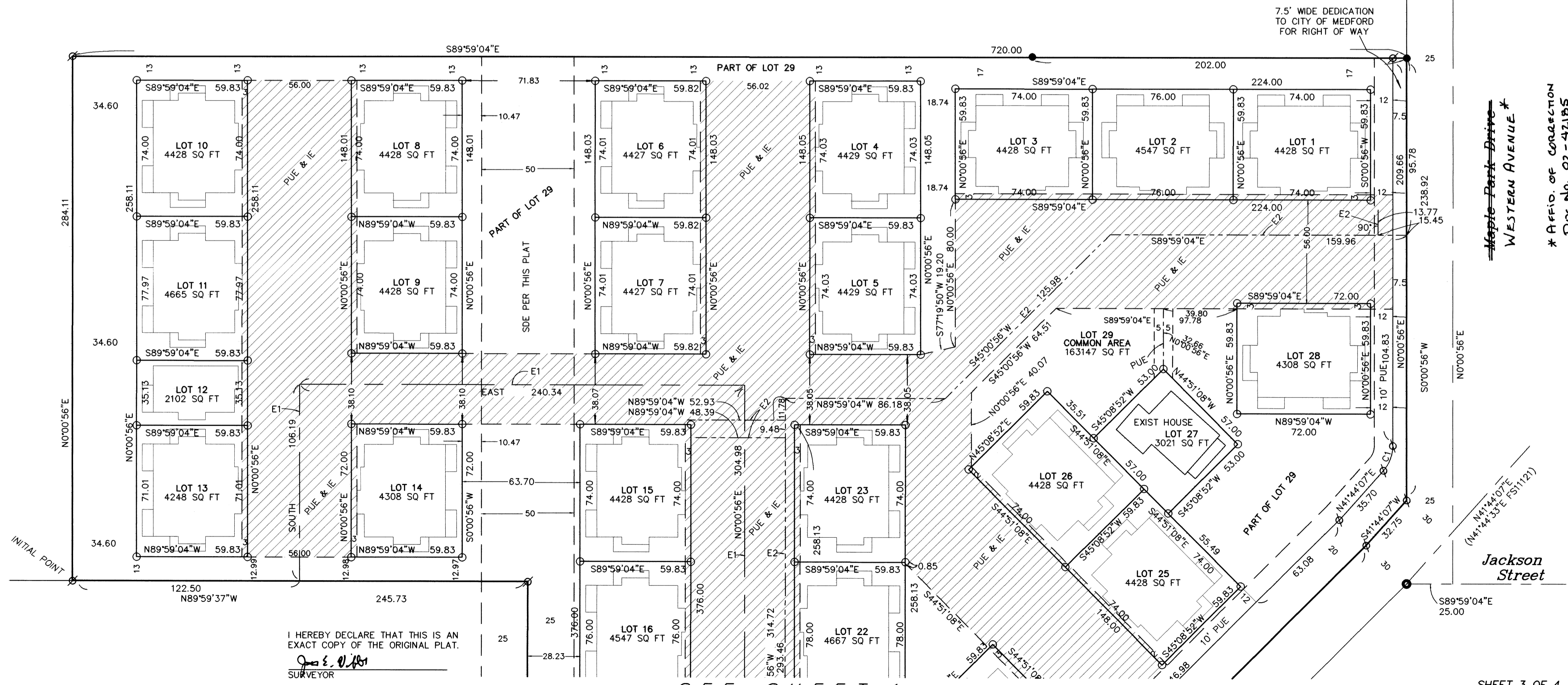


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CURVE DATA TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	41°45'00"	14.57	20.00	N20°53'26"E	14.25

NOTE REGARDING COMMON AREA
COMMON AREA IS ALL PROPERTY LYING OUTSIDE OF THE LOTS
IN THIS SUBDIVISION.



I HEREBY DECLARE THAT THIS IS AN
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SURVEYOR

SEE SHEET 4

Maple Park Drive *
WESTERN AVENUE *

* AFFID. OF CORRECTION
Doc. No. 02-42185
(SN 17356) RRR, 8/8/02

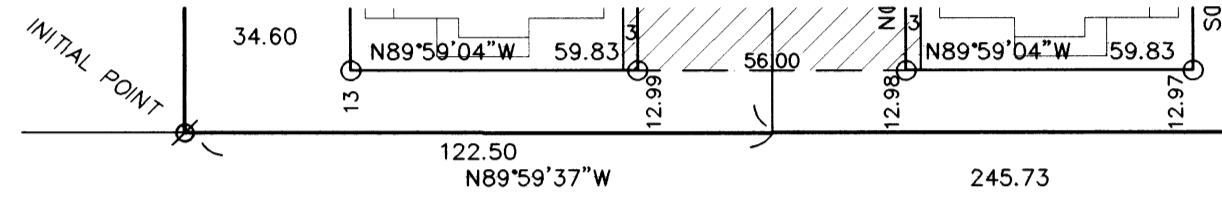
Jackson Street

SHEET 3 OF 4

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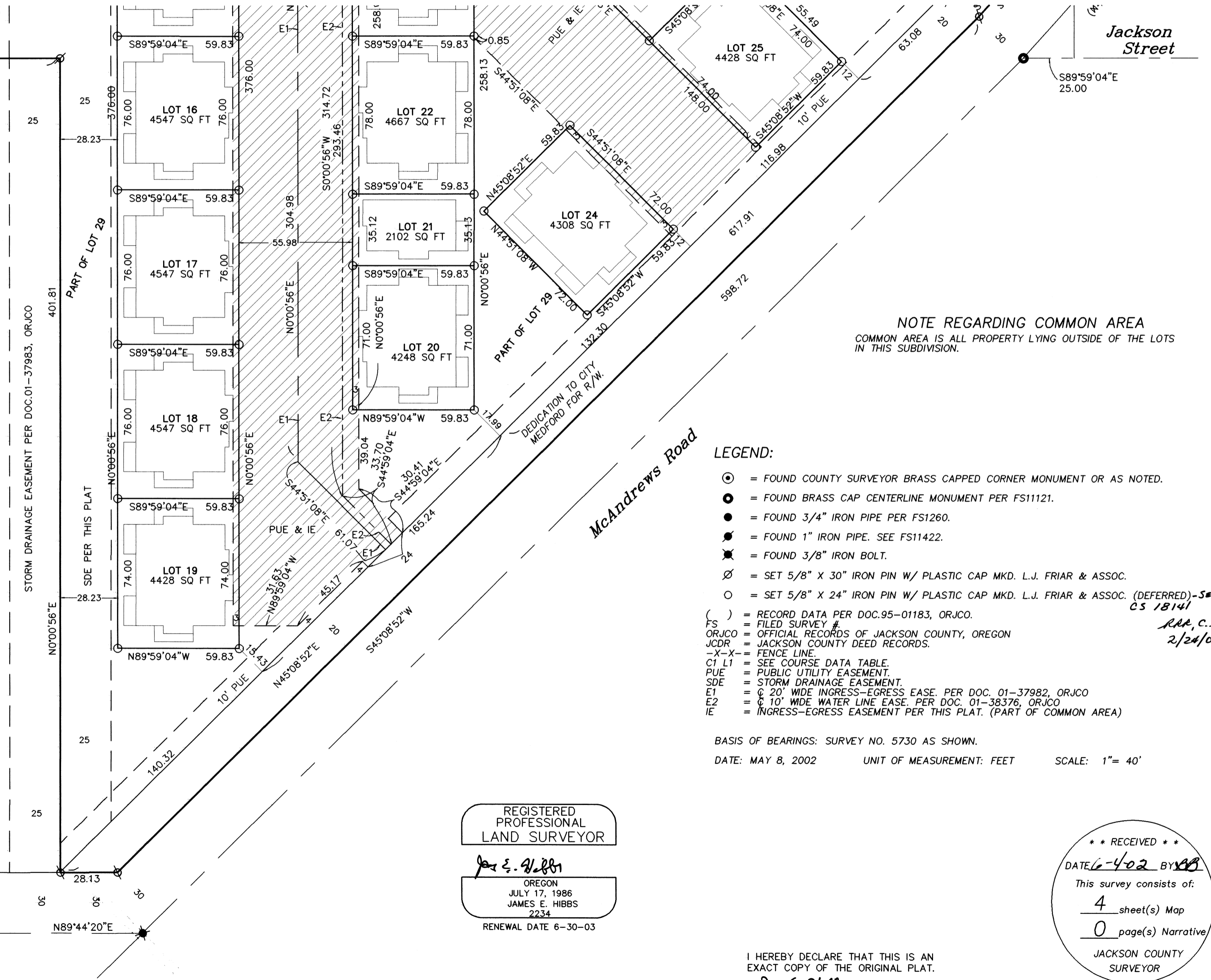
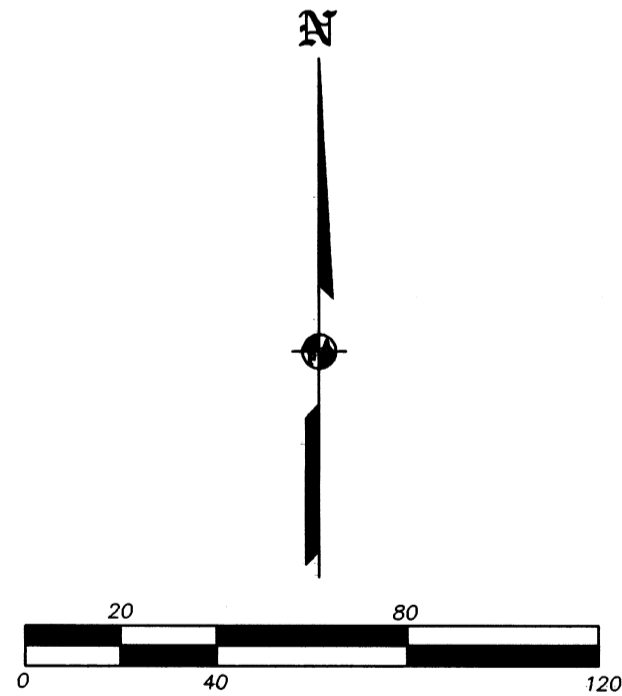


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SHEET 4 OF 4

