

\*\*\* APPROVALS \*\*\*

File No. LDS-02-12
I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

Planning Director 27 June 2002 Date

EXAMINED AND APPROVED this 15th day of June, 2002

City Engineer City Surveyor

EXAMINED AND APPROVED this 28th day of JUNE, 2002

Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of June 28, 2002

Tax Collector

\*\*\* DECLARATION \*\*\*

Know all men by these presents that, AMERICAN ENVIRONMENTAL RECOVERY SERVICES, INC. is the owner in fee of the lands shown on the Plat, more particularly described in the Surveyor's Certificate and have subdivided the same into Lots and Street 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 it does hereby dedicate to the public for public use the Street, Dedication and those easements shown on Sheets 2 labeled as Public Utility Easement (PUE), with the condition that Charter Communications, its successors or assigns in interest shall have the right to use said PUE; that it does hereby dedicate to the City of Medford the Storm Drainage Easement (SDE) as shown on Sheet 2, that it does hereby make and establish the RRVID Canal Easement shown on Sheet 2 for the benefit of Rogue River Irrigation District for the purpose of maintaining the existing canal structure; that it does hereby make and establish the Private Sanitary Sewer Easement (PSSE) as shown on Sheet 2 for the benefit of Lots 7 and 8; that it does hereby make and establish the Private Storm Drainage Easement (PSDE) as shown on Sheet 2 for the benefit of Lots 1-11, inclusive. AMERICAN ENVIRONMENTAL RECOVERY SERVICES, INC. does hereby designate said Subdivision as STEELHEAD RUN SUBDIVISION.

Kenneth Krieser, President AMERICAN ENVIRONMENTAL RECOVERY SERVICES, INC

STATE OF OREGON } COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named Kenneth Krieser, President of American Environmental Recovery Services, Inc., and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 13th day of June, 2002

Notary Public - Oregon Commission No. 354244 My Commission Expires March 20, 2006

\*\*\* AFFIDAVIT OF CONSENT \*\*\*

From PremierWest recorded as Document No. 02-36178, ORJCO.

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

STEELHEAD RUN SUBDIVISION

A Re-Plat of a portion of Lot 16, Block 1 of ROGUE VALLEY HEIGHTS in the S.E. 1/4 of Section 18, T.37S., R.1W., W.M. City of Medford Jackson County, Oregon (File No. LDS-02-12)

SURVEY FOR:

KEN KRIESER 3565 LIVINGSTON ROAD CENTRAL POINT, OR 97502

SURVEY BY:

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

DATE: MAY 22, 2002

\*\*\* POST MONUMENTATION \*\*\*

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY December 31, 2002

Surveyor

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 02-48175 ORJCO, THIS 11th DAY OF September, 2002

APPROVED: Jackson County Surveyor (See CS 17473)

\*\*\* RECORDER'S CERTIFICATE \*\*\*

Filed for record this 3 day of July, 2002, at 2:59 o'clock P.M., and recorded in Volume 28 of

Plats at Page 38 of the records of Jackson County, Oregon.

County Clerk

Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 02-36179, 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 Northwest corner of Lot 16, Block 1 of ROGUE VALLEY HEIGHTS, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the North line of said Lot 16, South 89°51'23" East, 579.56 feet to the Northwest corner of NORTHMONT SUBDIVISION UNIT NO. 1, according to the official plat, thereof, now of record, in Jackson County, Oregon; thence along the Westerly line of said SUBDIVISION, South 55°27'41" West, 37.39 feet; thence South 42°45'41" West, 76.00 feet; thence South 30°39'41" West, 31.00 feet; thence South 14°11'41" West, 65.35 feet; thence South 05°39'41" West, 6.76 feet to the Southeast corner of that tract described in Document No. 02-18312, Official Records of Jackson County, Oregon; thence along the South line of said tract, North 89°51'42" West, 464.81 feet to the West line of said Lot 16; thence along said West line, North 00°03'07" East, 174.073 feet to the INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR

JAMES E. HIBBS 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 & Streets of STEELHEAD RUN SUBDIVISION. (Medford Planning File No. LDS-02-12)

PROCEDURE: From control established by this office during the completion of Westin Heights Subdivision, computed the mid-point on the West line of Lot 16, RVH as shown. A search was made for corners along the North line of Lots 16, 18 & 19, RVH but none could be located. The witness corner on the West line of Lot 15 of NS1 was located and tied to. From this monument used plat record distance and the bearing difference used by Westin Heights Subdivision to compute a position on the North line of Lot 18 RVH. The Canal centerline was computed using plat record distances and the aforementioned bearing difference shown on Westin Heights as shown. The bearing of the South line was computed by splitting the bearings of the North and South lines of Lot 16 RVH. Set exterior monuments as shown on Sheet 2 with the interior monuments being deferred until street and utility construction is complete. Witness corners were set along the RRVID Canal Easement as shown since the true corners fall in the canal.

For order of the County Court approving this plat see Volume \_\_\_\_\_,

Page \_\_\_\_\_ of the County Commissioner's Journal of Proceedings.

SHEET 1 OF 2

RECEIVED DATE 7-3-02 BY 65 This survey consists of: 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

**SURVEY FOR:**  
 KEN KRIESER  
 3565 LIVINGSTON ROAD  
 CENTRAL POINT, OR 97502

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

# STEELHEAD RUN SUBDIVISION

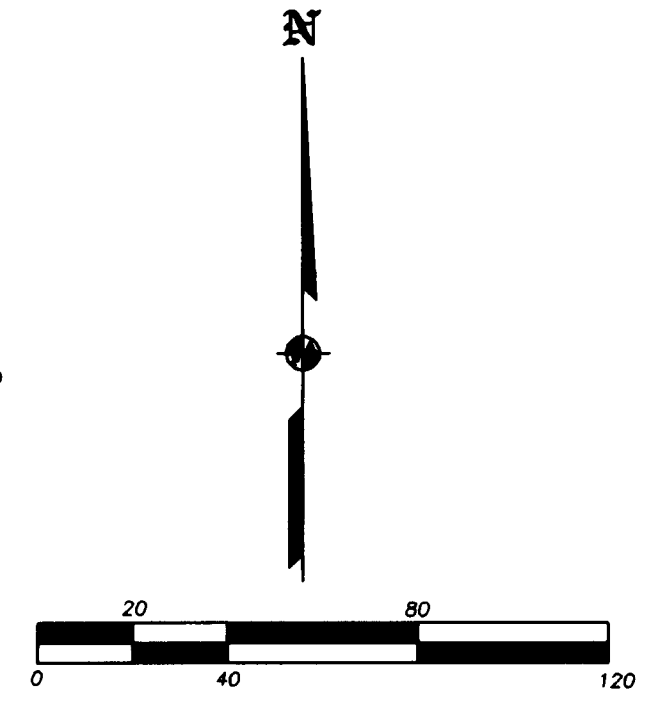
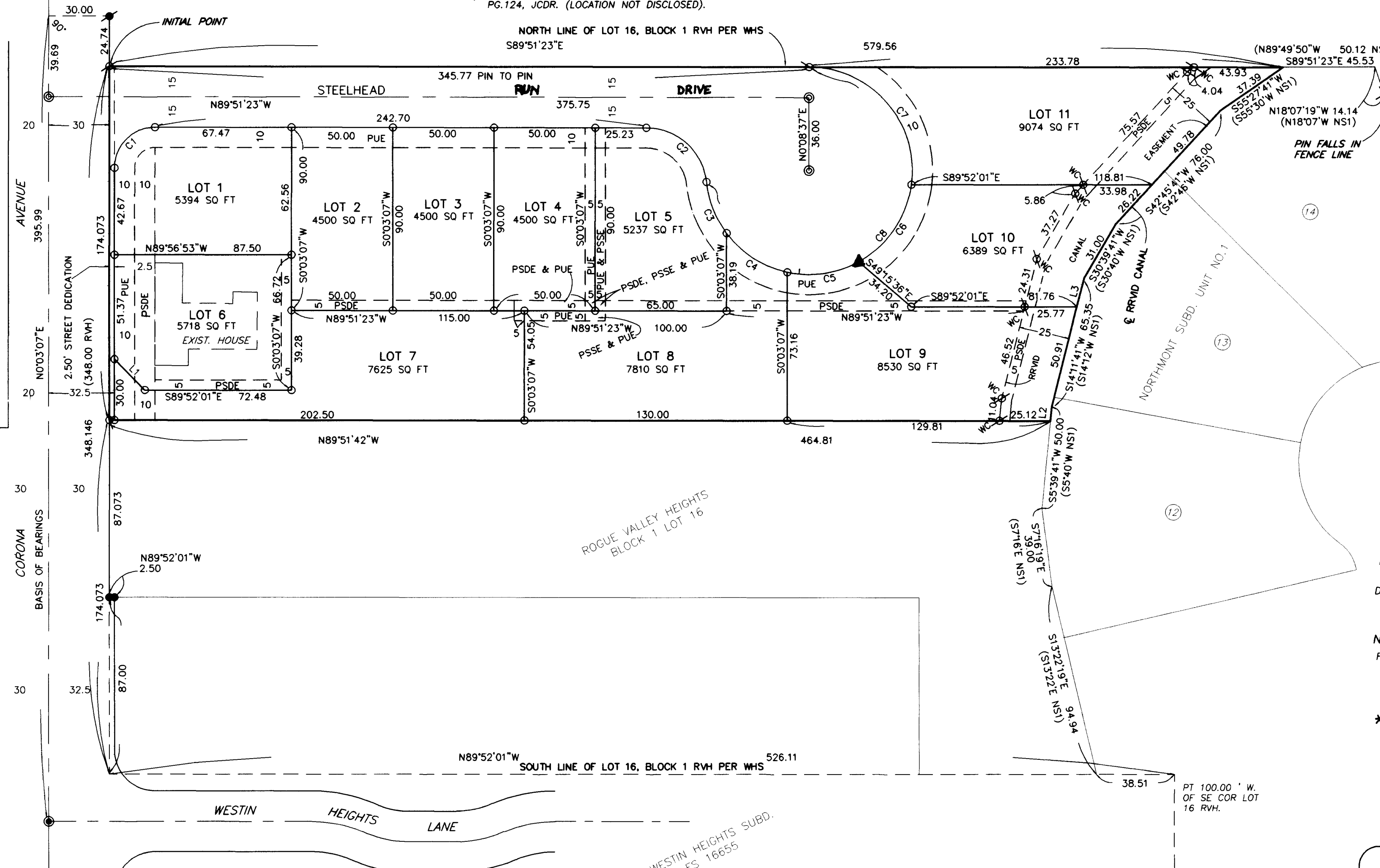
A Re-Plat of a portion of Lot 16,  
 Block 1 of ROGUE VALLEY HEIGHTS  
 in the S.E. 1/4 of Section 18, T.37S., R.1W., W.M.  
 City of Medford Jackson County, Oregon  
 (File No. LDS-02-12)

**PLANNING COMMISSION REQUIREMENTS:**

- 1) LOTS 2 & 3 AND LOTS 4 & 5 ARE REQUIRED TO HAVE CLUSTERED DRIVEWAYS TO ALLOW FOR EMERGENCY VEHICLE ACCESS.
- 2) LOTS 1, 6 & 7 SHALL HAVE NO VEHICULAR ACCESS TO STEELHEAD COURT.

**EASEMENTS PER SUBDIVISION GUARANTEE**

- 1) PROPERTY SUBJECT TO CCR'S PER VOL.318, PGS.175-181, JCDR.
- 2) BUILDING SETBACKS PER RVH WILL BE VACATED BY THIS REPLAT PER ORS 92.185.
- 3) EXISTING RIGHT OF WAY FOR DITCHES AND CANALS PER VOL.458, PG.124, JCDR. (LOCATION NOT DISCLOSED).



- LEGEND:**
- = FD. 2" ALUM. CAP CENTERLINE MONUMENT PER FS16655, WESTIN HEIGHTS SUBD.
  - = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. FRIAR & ASSOC. PER FS16655, WESTIN HEIGHTS SUBD.
  - = FD. 1" IRON PIPE OR AS NOTED PER FS9055.
  - = FD. 5/8" IRON PIN PER NORTHMONT SUBD. UNIT 1.
  - ⊙ = SET 5/8" X 30" IRON PIN W/ALUM. CAP MKD. L.J.FRIAR & ASSOC. (DEFERRED)
  - = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
  - = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
  - ▲ = SET LEAD & BRASS TNG. \*
- PUE = PUBLIC UTILITY EASEMENT, INCLUDING ELECTRIC, WATER, SANITARY SEWER, GAS, STORM SEWER, TELEPHONE AND CABLE TV FOR THE CONSTRUCTION AND MAINTENANCE THEREOF.
- PSSE = PRIVATE SANITARY SEWER EASEMENT.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #
- JCDR = JACKSON COUNTY DEED RECORDS.
- L1 C1 = SEE COURSE DATA TABLE.
- ( ) = RECORD DATA AS SHOWN.
- NS1 = NORTHMONT SUBD. UNIT 1.
- RVH = ROGUE VALLEY HEIGHTS.
- WHS = WESTIN HEIGHTS SUBD.
- RRVID = ROGUE RIVER VALLEY IRRIGATION DISTRICT.
- X-X- = FENCE LINE.
- WC = WITNESS MONUMENT.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT.

BASIS OF BEARINGS: CENTERLINE OF CORONA AVENUE PER FS16655 (WESTIN HEIGHTS SUBDIVISION.)  
 DATE: MAY 22, 2002 UNIT OF MEASUREMENT: FEET SCALE: 1"= 40'

**NOTE:**  
 FOR CENTERLINE REFERENCE MONUMENTS SEE MEDFORD CITY SURVEYOR.

\* AFFID. OF DEFERRED MONUMENTATION  
 Doc No. 02-48175 (See CS 17473)  
 August 11, 2002  
 [Signature]

**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	LONG CHORD	NUM	DISTANCE	BEARING
C1	90°05'29"	31.45	20.00	S45°05'52"W	L1	21.40	S44°32'03"E
C2	83°37'14"	43.78	30.00	N48°02'46"W	L2	6.76	S5°39'41"W
C3	30°47'01"	27.40	51.00	S21°37'40"E	L3	14.44	N14°11'41"E
C4	40°49'36"	36.34	51.00	S57°25'59"E			
C5	40°50'59"	36.36	51.00	N81°43'44"E			
C6	53°21'11"	47.49	51.00	N34°37'39"E			
C7	97°48'26"	87.06	51.00	N40°57'10"W			
C8	263°37'14"	234.65	51.00	N41°57'14"E			

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

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

RECEIVED  
 DATE 7-3-02 BY BB  
 This survey consists of:  
 2 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR