

\*\*\* APPROVALS \*\*\*  
File No. LDS-00-186

**VIEWPOINT SUBDIVISION, PHASE 4**  
in the S.W. 1/4 of Section 23, 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.

Filed for record this 18 day of JULY, 20 02, at  
8:23 o'clock A.M., and recorded in Volume 28 of Plats at  
Page 42 of the records of Jackson County, Oregon.

[Signature] 9 July 2002  
Planning Director Date

**SURVEY FOR:**  
ANTHONY LALLO  
1092 CASINO ROAD  
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

Kathleen S. Beckett [Signature]  
County Clerk Deputy

EXAMINED AND APPROVED this 21<sup>st</sup> day of June, 20 02.

**DATE:**  
JUNE 18, 2002

Declaration of Covenants, Conditions and Restrictions recorded as Document No.  
02-38168, Official Records of Jackson County, Oregon.

[Signature] [Signature]  
City Engineer City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of July 11<sup>th</sup>, 20 02.

Affidavit of Consent for Use of Subdivision Name recorded as Document No.  
02-38169, Official Records of Jackson County, Oregon.

[Signature]  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have  
been paid as of July 11, 20 02.

[Signature]  
Tax Collector

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

Know all men by these presents that we, ANTHONY LALLO and CAROL STUART, are the owners in fee of the land shown on this Plat, more particularly described in the Surveyor's Certificate, and have subdivided the same into the Lots and Streets 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. We do hereby dedicate to the public for public use the Streets, together with those easements shown on Sheet 2 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 make and establish the Private Storm Drainage Easement (PSDE) across Lots 7, 8 & 9 as shown on Sheet 2 benefitting Lots 7, 8 & 9 for the purpose of providing surface water drainage to the public storm drainage system and will be jointly maintained by the owners of Lots 7, 8 & 9. This property shall be subject to a Declaration of Covenants, Conditions & Restrictions to be recorded simultaneously with this Plat. We do hereby designate said Subdivision as VIEWPOINT SUBDIVISION, PHASE 4.

We do hereby make and establish the Mutual Access Easement (MAE) for the benefit of Lots 8 & 9. The MAE is to be jointly maintained by the owners of said Lots 8 & 9 as set forth in the C.C.&R'S.

\*\*\* 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 Northeast corner of Lot 55, Block 5 of STERLING HEIGHTS UNIT NO. 2, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the East line of said UNIT NO. 2, South 00°29'51" East, 242.21 feet to the Northwest corner of VIEWPOINT SUBDIVISION, PHASE 3, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along said North line, South 89°38'22" East (record South 89°38'30" East), 367.37 feet to the Southeast corner of that tract described in Document No. 90-07088, said Official Records; thence along the East line thereof, North 00°29'24" West, 242.59 feet (record North 00°30' West, 242.40 feet) to the North line of said Section 16; thence along said North line, North 89°42'00" West, 367.40 feet to the INITIAL POINT OF BEGINNING.

[Signature] [Signature]  
ANTHONY LALLO CAROL STUART

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

STATE OF OREGON) ss.  
COUNTY OF JACKSON)

PERSONALLY appeared the above named Anthony Lallo and Carol Stuart and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 20<sup>th</sup> day of June, 2002.

[Signature]  
KAREN L. LAPITE Notary Public - Oregon  
Commission No. 354244  
My Commission Expires March 20, 2006

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

**PURPOSE:** To survey and monument the corners of the Lots & Streets of VIEWPOINT SUBDIVISION, PHASE 4. (See City of Medford File No. LDS-00-186).  
**PROCEDURE:** Made ties to monuments as shown to control the outer boundary and street centerlines. Computed the Lot and R/W corner positions and set pins as shown on Sheet 2.

\*\*\* RECEIVED \*\*\*  
DATE July 18, 2002 BY AKK  
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.  
[Signature]  
SURVEYOR

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

# VIEWPOINT SUBDIVISION, PHASE 4

In the S.W. 1/4 of Section 23, T.37S., R.1W., W.M.  
City of Medford Jackson County, Oregon

**SURVEY FOR:**

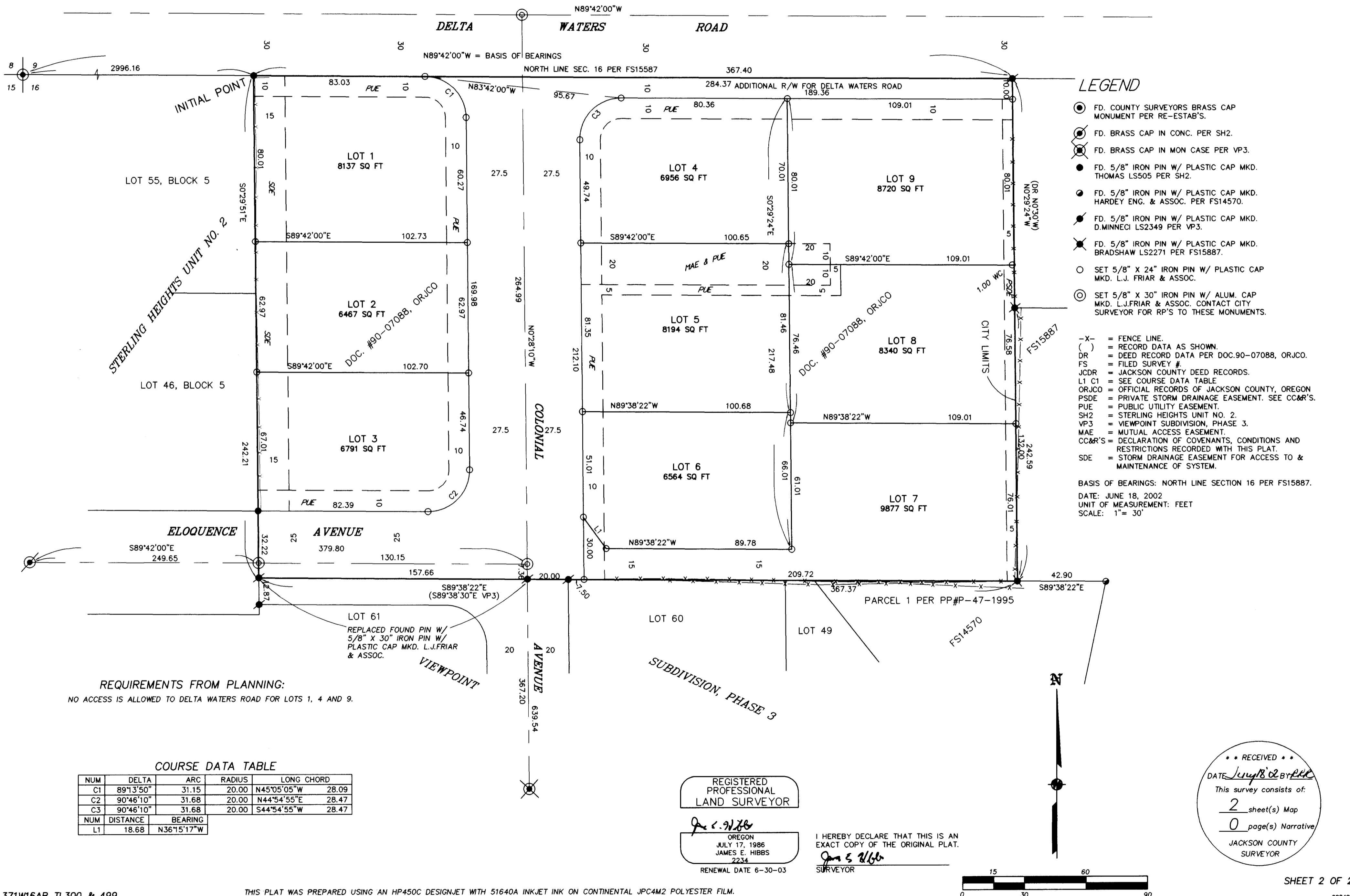
**SURVEY BY:**

EASEMENTS PER SUBDIVISION GUARANTEE

TEMPORARY UTILITY EASEMENT PER DOC.01-54418, ORJCO IS A BLANKET EASEMENT AND WILL BE EXTINGUISHED UPON THE RECORDING OF THIS PLAT.

ANTHONY LALLO  
1092 CASINO ROAD  
MEDFORD, OR, 97501

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



**LEGEND**

- ⊙ FD. COUNTY SURVEYORS BRASS CAP MONUMENT PER RE-ESTAB'S.
- ⊙ FD. BRASS CAP IN CONC. PER SH2.
- ⊙ FD. BRASS CAP IN MON CASE PER VP3.
- FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. THOMAS LS505 PER SH2.
- FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. HARDEY ENG. & ASSOC. PER FS14570.
- FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. D.MINNECI LS2349 PER VP3.
- ⊙ FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. BRADSHAW LS2271 PER FS15887.
- SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ SET 5/8" X 30" IRON PIN W/ ALUM. CAP MKD. L.J.FRIAR & ASSOC. CONTACT CITY SURVEYOR FOR RP'S TO THESE MONUMENTS.

-X- = FENCE LINE.  
( ) = RECORD DATA AS SHOWN.  
DR = DEED RECORD DATA PER DOC.90-07088, ORJCO.  
FS = FILED SURVEY #.  
JCDR = JACKSON COUNTY DEED RECORDS.  
L1 C1 = SEE COURSE DATA TABLE  
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON  
PSDE = PRIVATE STORM DRAINAGE EASEMENT. SEE CC&R'S.  
PUE = PUBLIC UTILITY EASEMENT.  
SH2 = STERLING HEIGHTS UNIT NO. 2.  
VP3 = VIEWPOINT SUBDIVISION, PHASE 3.  
MAE = MUTUAL ACCESS EASEMENT.  
CC&R'S = DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED WITH THIS PLAT.  
SDE = STORM DRAINAGE EASEMENT FOR ACCESS TO & MAINTENANCE OF SYSTEM.

BASIS OF BEARINGS: NORTH LINE SECTION 16 PER FS15887.  
DATE: JUNE 18, 2002  
UNIT OF MEASUREMENT: FEET  
SCALE: 1" = 30'

**REQUIREMENTS FROM PLANNING:**  
NO ACCESS IS ALLOWED TO DELTA WATERS ROAD FOR LOTS 1, 4 AND 9.

**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	89°13'50"	31.15	20.00	N45°05'05"W 28.09
C2	90°46'10"	31.68	20.00	N44°54'55"E 28.47
C3	90°46'10"	31.68	20.00	S44°54'55"W 28.47

NUM	DISTANCE	BEARING
L1	18.68	N36°15'17"W

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*James E. Hibbs*

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

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

*Anthony Lallo*  
SURVEYOR

\*\* RECEIVED \*\*

DATE *July 18, 2002* BY *PLC*

This survey consists of:

2 sheet(s) Map

0 page(s) Narrative

JACKSON COUNTY  
SURVEYOR

