* * * * APPROVALS * * * * *				
ty of Central Point File: Mingus Creek Estates MIIV CIUX	S CREEK ESTAT	TES SUBDIVISION	V * * * * * RECORDER'S CERTIFIC	CATE * * * * *
certify that, pursuant to authority granted in Municipal Code, Chapter 16.12 this Located	d in the N.W. 1/4 of Sec	. 11, T.37S., R.2W., W.M.	Filed for record this 26 day of 4me	, 20 Q3 , at
7 DW 6-16-03	of Central Point, Jack	son County, Oregon	10.22	29
A Plancing Director	SURVEY BY:	SURVEY FOR:	o'clock H .M., and recorded in	Volume of Plats at
Public Works Director Date Date	L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS	RIVER CITY DEVELOPMENT, LLC	Page of the records of Jackson Coun	ty, Oregon.
CAMINED AND APPROVED this 14 th day of May , 20 03.	816 WEST EIGHTH STREET MEDFORD, OREGON 97501	1744 E. McANDREWS ROAD SUITE B MEDFORD, OR. 97501 PHONE: (541) 776-5900	Wall Down Al	4 1) 1/1. 1.
Que polita	PHONE: (541) 772-2782	, ,	County Clerk July	Deguty Deguty
Jackson County Surveyor	DATE:			
AMINED AND APPROVED as required by ORS 92.100 as of <u>une 20th</u> , 20 <u>03</u> .	. MAY 5, 2003			
Assessor, Deputy Assessor, Department of Assessment		Declaration of Conditions,	Covenants & Restrictions recorded as Doc. # 03-416	53_, ORJCO.
L TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have				
en paid as of $\frac{1}{20}$, $\frac{2003}{200}$.				
Patty Budsone, Deputy				
() Tax Collector ()			* * SURVEYOR'S CERTIFICATE * * *	
* * * * DECLARATION * * * *		I, JAMES E. HIBBS, A REGISTERED LI SURVEYED AND MARKED WITH PROPE BEING AN ACCURATE REPRESENTATION EXTERIOR BOUNDARY LINES:	AND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY R MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND S N OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE	THAT I HAVE CORRECTLY SHOWN HEREON, SAID PLAT E DESCRIPTION OF THE
ow all men by these presents that, RIVER CITY DEVELOPMENT, LLC. and CHRIS ADDERSON are the owner is lands shown on this Plat, more particularly described in the Surveyor's Certificate, and have subdivided the Lots as shown on Sheet 2, and that the size of the lots and the course and length of all line	ded the same	Parcels 2 and 3 per Partition Plat	No. P-56-2000, according to the official plat thereof, now	v of record, in Volume 11,
it forth and that this Plat is a correct representation of the same and do hereby dedicate to the pub se the Easements shown on Sheet 2 labeled as Public Utility Easement (PUE), with the condition Chart.	blic for public ter Communications	Jackson County Surveyor. ALSO: Bed	ts" of Jackson County, Oregon and filed as Survey No. 16 inning at the Southwest corner of said Parcel 3; thence a e official plat thereof, now of record, in Jackson County, (long the North line of THE
succesors assigns in interest shall have the right to use said PUE; and do hereby make and establisisements (AE) and Private Utility Easements (UE) for the benefit of the Lots shown. RIVER CITY DEVELO	ish the Access OPMENT, LLC. and	97.23 feet to the East line of Free	man Road; thence along said East line, North 00°03'40" Edg said South line, North 89°57'00" East, 97.23 feet to the	ast, 140.83 feet to South line
ris Adderson do hereby designate said Subdivision as MINGUS CREEK ESTATES SUBDIVISION.		described in Document No. 02-436, tract, South 00°03'40" West, 141.00	26, Official Records of Jackson County, Oregon; thence alo	ng the East line of said
1 / I / I / Main Incords	// / / / /		REGISTERED	
DARREN LECOMTE, Member (PHYLLIS APRIL LECOMTE, Member	CHRIS ADDERSON		PROFESSIONAL LAND SURVEY	
River City Development, LLC River City Development, LLC	OTALIS ADDENSON		Jos & Willer	<u> </u>
			OREGON JULY 17, 1986	
ATE OF OREGON)) ss.			JAMES E. HIBBS 2234	
turne an industrial			RENEWAL DATE 630-	-03
, and the second	a foregoing		RENEWAL DATE 6-30-	-03
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RESONALLY appeared the above named Darren Lecomte and Phyllis April Lecomte and acknowledged the strument to be their voluntary act and deed and was signed on behalf of River City Development, LLC. Inted this 27th	I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.	PURPOSE: TO SURVEY AND MON PROCEDURE: MADE TIES TO MONUI THE SOUTH LINE WAS TO THE EAST R/W O ESTABLISHED BY FST: SURVEYOR WHO FILED CONSTRUCTION. AS O RECORD. THESE MON CORRECT CORNER MO ON SHEET 2. For order of the Cour	UMENT THE LOTS OF MINGUS CREEK ESTATES SUBDIVISION. MENTS OF RECORD AS SHOWN HEREON TO CONTROL THE SUCCONTROLLED BY MONUMENTS SET BY FS16650 AND PROLOGY FREEMAN ROAD. CEDAR SHADOWS WAY WAS CONTROLLED IN SECOND THERE HAVE BEEN UNRECORDED MONUMENTS ESTABLISTS OF THE NO SURVEY HAS BEEN FILED TO MAKE THESE OF THIS DATE NO SURVEY HAS BEEN FILED TO MAKE THESE UNMENTS DO FIT RECORD POSITION PER FS16650 AND WERE INJUMENT. COMPUTED THE INTERIOR LOT CORNERS AND SET	JBJECT PROPERTY. DNGED WESTERLY BY MONUMENTS SHED BY THE D BY SIDEWALK MONUMENTS OF HELD AS THE PINS AS SHOWN

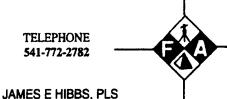
SURVEY BY: SURVEY FOR: LEGEND: MINGUS CREEK ESTATES SUBDIVISION = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT AS NOTED. RIVER CITY DEVELOPMENT, LLC 1744 E. McANDREWS ROAD SUITE B MEDFORD, OR. 97501 L.J. FRIAR & ASSOCIATES, P.C. Located in the N.W. 1/4 of Sec. 11, T.37S., R.2W., W.M. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. R. BRAUGHTON LS2657 PER FS16650. City of Central Point, Jackson County, Oregon MEDFORD, OREGON 97501 PHONE: (541) 772-2782 PHONE: (541) 776-5900 = FD. BRASS TAG MKD. LS2657 IN LEAD PLUG IN CONCRETE SIDEWALK. NOT OF RECORD. = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. & ASSOC. = SET BRASS TAG MKD. L.J. & ASSOC. IN LEAD PLUG IN CONCRETE SIDEWALK. IEUE = INGRESS, EGRESS & UTILITY EASEMENT. UE (1)= PRIVATE UTILITY EASEMENT (LOT BENEFITTING) JCDR = JACKSON COUNTY DEED RECORDS. ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. EASEMENTS PER SUBDIVISION GUARANTEE 1) R/W FOR ELECTRICITY PER DOC. 94-08919, ORJCO CANNOT BE DEPICTED. 2) EASEMENT FOR TELEPHONE LINES PER DOC. 79-12605, ORJCO CANNOT BE DEPICTED. 3) R/W FOR ELECTRICITY PER DOC. 80-22890, ORJCO CANNOT BE DEPICTED. 4) IEUE PER DOC. 98-40701, ORCJO AS SHOWN HEREON WAS RE-RECORDED AS DOC. FS = FILED SURVEY #. PUE = PUBLIC UTILITY EASEMENT. FD. BRASS CAP NW COR. DLC. 56 P-56-2000 = PARTITION PLAT NO. P-56-2000 (FS16650).C1, L1 = SEE DATA TABLE. 99-53594 & 99-53595, ORJCO. 5) LOTS 1, 2, 10 & 11 SUBJECT TO DEFERRED IMPROVEMENT AGREEMENT PER DOC. 87-03513, ORJCO. AE(1) = ACCESS EASEMENT (LOT BENEFITTING).BASIS OF BEARINGS: WEST LINE OF DLC. NO. 56 PER FS16650 AS SHOWN. UNIT OF MEASUREMENT = FEET DATE: MAY 5, 2003 SCALE: 1" = 20'CEDAR SHADOWS SUBDIVISION, UNIT NO. 3 N89°45'37"E S89"38'26"E 101.06 N89'45'37"E 30.00 WAY (PRIVATE STREET & PUE) CEDAR SHADOWS N89'57'00"E 97.23 REET DEDICATION 489 SQ FT N89°45'37"E 77.27 12.00 N89°45'37"E >c PUE PER P-56-2000 THIS PUE PER P-56-2000 10 LOT 3 3724 SQ FT LOT 2 LOT 1 8 2693 SQ FT 3041 SQ FT LOT 4 4588 SQ FT PARCEL 2 PER PP# P-56-2000 1 N89°57'00"W PARCEL 3 PER PP# P-56-2000 LOT 5 REEMAN 3348 SQ FT UE (1,10&11) _∞ UE (2,10&11) N89°57'00"E N89°57'00"E 2769 SQ FT 40.02 N89"57'00"W 69.30 PER S 166 Ä N89°57'00"W 77.28 N89°57'00"W 53.01 LOT 7 LOT 11 3433 SQ FT LOT 10 3101 SQ FT 2747 SQ FT LOT 9 LOT 6 4030 SQ FT 3771 SQ FT 03,00<u>"</u>E IN89'57'00"W 69.30 AE (10) 3 Ť. 100.00 45.22 40.00 77.30 97.23 30 THE MEADOWS, P.U.D. THE MEADOWS, P.U.D. N89'57'00"W - INITIAL POINT * Affidavir of Correction DATA TABLE Doc. No. 04-002093. LONG CHORD DELTA RADIUS NUM | * RECEIVED SEE CS 17820 (AMACHEO) C1 54'13'12" 18.93 20.00 N63'07'47"W Roger Roberto, C.S. C2 17'36'56" 8.92 29.00 S44'49'39"E DATE 6-26-03 BYPS 1/16/04 REGISTERED C3 88'40'24" 44.88 29.00 N82'01'40"E 40.53 This survey consists of: **PROFESSIONAL** C4 80'47'05" 40.89 N2"42'05"W 37.59 29.00 FD BRASS CAP IN MON. CASE AT INTERSECTION LAND SURVEYOR _____sheet(s) Map *3*°43'55" 2.08 32.00 S41"13'39"E 2.08 C6 187'04'26" OF HOPKINS RD. & 94.69 29.00 | N50'26'36"E O_page(s) Narrative FREEMAN RD. SW. COR Des & Blow NUM DISTANCE BEARING N0"03'40"E 5.03 OREGON JACKSON COUNTY L2 5.03 S0'03'40"W JULY 17, 1986 JAMES E. HIBBS I HEREBY DECLARE THAT THIS IS AN EXACT 1.71 N89'45'37"E SURVEYOR COPY OF THE ORIGINAL PLAT. 2234 Jano & Wills RENEWAL DATE 6-30-03 SHEET 2 OF 2 THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM. SURVEYOR <u>37S2W11BA TL'S 8600, 8800, & 8900.</u>

Jackson County Official Records 2004_00

Cnt=1 Stn=6 SILKEYNC 01/15/2004 02 \$10.00 \$5.00 \$11.00 \$6.00



i, Kathleen S. Beckett, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk Kathleen S. Beckett - County Clerk



L. J. FRIAR AND ASSOCIATES, P. C.

CONSULTING LAND SURVEYORS

816 WEST 8TH STREET **MEDFORD, OREGON 97501**

FAX 541-772-8465 7820

lifriar@charter.net

AFFIDAVIT OF CORRECTION Pursuant to O.R.S. 209.255

Registered Professional Land Surveyor of the State of James E. Hibbs, Oregon No. 2234, do hereby state that I have discovered a drafting error on the Final Plat of MINGUS CREEK ESTATES SUBDIVISION filed as Survey No. 17820, for River City Development, LLC, filed June 26, 2003 in the Jackson County Surveyor's Office.

The portion of Private Utility Easement (UE) for Lots 4, 5, 6 & 7 lying Easterly of & contiguous to the West lines and Southerly prolongation thereof, of Lots 5 & 6 is labeled and shown as 5' wide. It should be labeled

and shown as 3' wide as shown on Page 2.

Date 1-15-04 By 10.6 This survey Consists of: page(s) Narrative JACKSON COUNTY SURVEYOR

REGISTERED **PROFESSIONAL** LAND SURVEYOR

OREGON JULY 17, 1986 JAMES E. HIBBS

RENEWAL DATE 6-30-05

STATE OF OREGON)

COUNTY OF JACKSON)

Signed before me this 15^{th}

day of 20 04 by James E. Hibbs.

OFFICIAL SEAL KAREN L LAFI NOTARY PUBLIC - OREGON COMMISSION NO.

I, Roger R. Roberts, Jackson County Surveyor, hereby certify that I have examined this Affidavit of Correction, and that the changes are permitted in accordance with O.R.S. 209.255.

