

\*\* APPROVALS \*\*

WE CERTIFY THAT PURSUANT to authority granted to us by the Talent Planning Commission in open meeting of June 27, 2002 this plat is hereby approved by the Talent Planning Commission. File No. SUB-~~96-1~~<sup>94-6-A</sup>. Dated this 26<sup>th</sup> day of August, 2003.

Attest: John Adam  
~~President~~ DIRECTOR,  
TALENT PLANNING DEPARTMENT

EXAMINED AND APPROVED this 5<sup>th</sup> day of AUGUST, 2003.

Robert Roberts  
Jackson County Surveyor

EXAMINED AND APPROVED this 19<sup>th</sup> day of August, 2003.

Jeffrey M. Maki  
City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 as of August 27<sup>th</sup>, 2003.

K. S. Sponable Deputy  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS or other charges as required by ORS 92.095 have been paid as of August 27, 2003.

Lynnda Adsett Deputy  
Tax Collector

\*\* DECLARATION \*\*

Know all men by these presents that COTA HOMES, LLC, is the owner in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and have caused the same to be subdivided into the Lots and Common Area as shown hereon, and does hereby make and establish the Private Utility Easement (UE), Parking Space Easement (PSE), Sidewalk Easement (SWE), Private Water Line Easement (WLE), Private Gas Line Easement (GLE) and Private Storm Drain Easement (PSDE) as shown on Sheet 2. This property shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded along with this Plat setting forth the particulars for the above Easements. Cota Homes, LLC does hereby designate said Subdivision as FORT WAGNER TOWNHOMES, A PLANNED COMMUNITY.

George Cota  
GEORGE COTA, MEMBER  
COTA HOMES, LLC

STATE OF OREGON) ss.  
COUNTY OF JACKSON)

PERSONALLY appeared the above named George Cota, Member of Cota Homes, LLC and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 11<sup>th</sup> day of August, 2003.

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

\*\* AFFIDAVIT OF CONSENT \*\*

From UMPQUA BANK recorded as Doc. # 03-60820, ORJCO.

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

James S. Wilber  
SURVEYOR

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

Filed for record this 04<sup>th</sup> day of September, 2003, at 9:00 o'clock A.M., and recorded in Volume 29 of Plats at Page 37 of the records of Jackson County, Oregon.

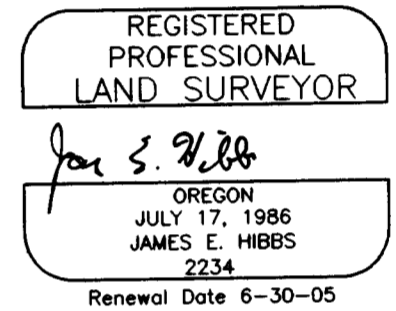
Kathleen S. Beckett County Clerk  
Geraldine Cutting Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Doc. # 03-60821, ORJCO.

\*\* SURVEYOR'S CERTIFICATE \*\*

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY DECLARE 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:

Parcel 2 per Partition Plat No. PP# P-19-1996, according to the official plat thereof, now of record in Volume 7, Page 19 of "Record of Partition Plats of Jackson County, Oregon and filed as Survey No. 14852 in the Office of the Jackson County Surveyor.



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

PURPOSE: To survey and monument the exterior of FORT WAGNER TOWNHOMES, A PLANNED COMMUNITY and graphically depict the interior Lots. See Talent File No. SUB-96-1.  
PROCEDURE: From existing control established by this office during FS14852 computed the corners of the Lots. The interior pins are to be set when construction has been completed.

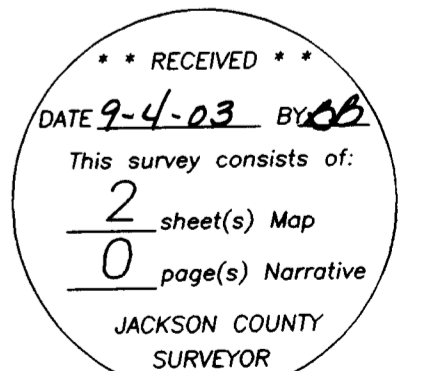
\*\*\* POST MONUMENTATION \*\*\*

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY December 31, 2003.

James S. Wilber  
SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 04-007080, ORJCO, THIS 11<sup>th</sup> DAY OF FEBRUARY, 2004 (SEE CS 18112)

APPROVED: Robert Roberts  
JACKSON COUNTY SURVEYOR



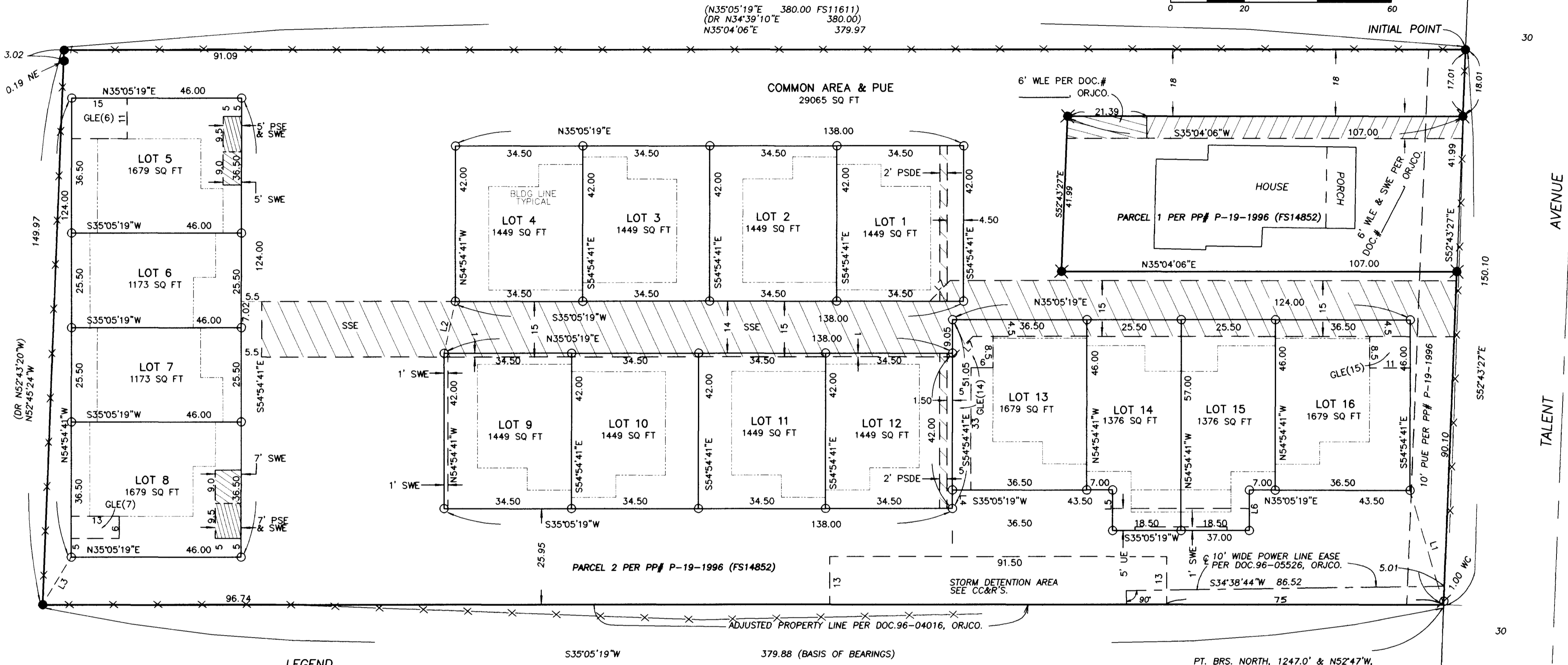
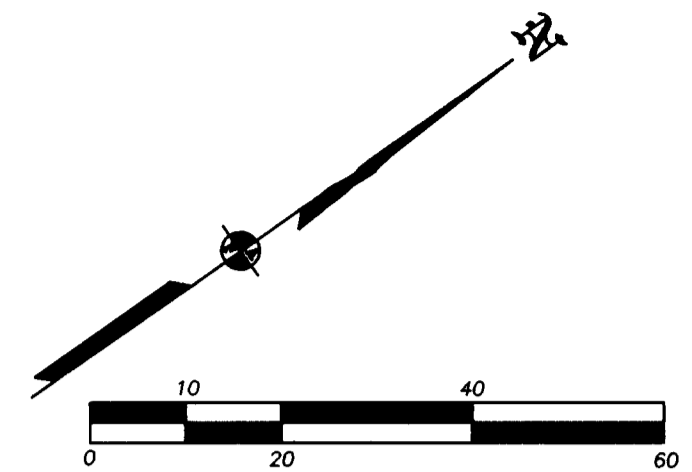
For order approving this Plat, see Volume 205, Page 447-449 of the County Commissioner's Journal of Proceedings.

**SURVEY FOR:**  
COTA HOMES, LLC  
P.O. BOX 548  
ASHLAND, OR. 97520

**SURVEY BY:**  
L.J. Friar & Associates, P.C.  
Consulting Land Surveyors  
816 West Eighth Street  
Medford, OR 97501  
(541) 772-2782  
lfriar@charter.net

**FORT WAGNER TOWNHOMES**  
**A Planned Community**  
A Subdivision of Parcel 2 per Partition Plat No. P-19-1996 & located in the N.W. 1/4, N.E. 1/4 of Sec. 26, T.38S., R.1W., W.M. City of Talent Jackson County, Oregon

FS 11611 & 11334



PT. BRS. NORTH, 1247.0' & N52°47'W, 536.7' FROM SE CORNER DLG #64. IRON PIN HAS BEEN DESTROYED.

**LINE TABLE**

NUM	DISTANCE	BEARING
L1	32.32	S71°20'59"E
L2	14.32	S42°49'00"E
L3	15.07	N24°00'51"W
L4	5.05	S54°54'41"E
L5	11.00	N54°54'41"W
L6	11.00	N54°54'41"W
L7	7.85	N09°54'37"W

- LEGEND**
- = INITIAL POINT AS NOTED.
  - = FD. 5/8" IRON PIN W/PLASTIC CAP MKD. LS601 PER FS1134 OR 11611.
  - ✱ = FD 5/8" IRON PIN W/ PLASTIC CAP MKD. L.J.FRIAR & ASSOC. PER FS14852.
  - = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. & ASSOC. (DEFERRED)
  - UE = PRIVATE UTILITY EASEMENT BENEFITTING HOMEOWNER'S ASSOCIATION.
  - FS = FILED SURVEY.
  - PUE = PUBLIC UTILITY EASEMENT
  - SSE = SANITARY SEWER EASEMENT FOR BCVSA PER DOC. #03-09489, ORJCO.
  - JCDR = JACKSON COUNTY DEED RECORDS.
  - SQ FT = SQUARE FEET.
  - ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
  - L1 = SEE LINE DATA TABLE.
  - ( ) = RECORD DATA.
  - DR = DEED RECORD DATA.
  - PSE = PARKING SPACE EASEMENT. SEE CC&R'S.
  - SWE = SIDEWALK EASEMENT. SEE CC&R'S.
  - WLE = PRIVATE WATER LINE EASEMENT.
  - GLE(#)= PRIVATE GAS LINE EASEMENT (LOT # BENEFITING)
  - PSDE = PRIVATE STORM DRAIN EASEMENT BENEFITTING HOMEOWNER'S ASSOCIATION.
  - CC&R'S = DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS.
  - = OUTER BUILDING WALL.

**EASEMENTS PER SUBDIVISION GUARANTEE**  
R/W for irrigating ditch per V.12, P.649 & V.14, P.367, JCDR cannot be accurately located due to non-specific legal description but may affect subject property.

BASIS OF BEARINGS: SURVEY NO. 14852  
UNIT OF MEASUREMENT: FEET  
DATE: JULY 27, 2003  
SCALE: 1" = 20'

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Jan S. Friar*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
Renewal Date 6-30-05

\*\* RECEIVED \*\*  
DATE 9-04-03 BY *BO*  
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.

*Jan S. Friar*  
SURVEYOR

NOTE: SEE AFFID. OF DAMAGED MONUMENT COMPLETION FOR CHANGES IN FINAL MONUMENTATION.  
Doc# 04-007080 (CS18112)

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.