* * * * APPROVALS * * * *	WEST OAKS SUBDIVISION	
File No. LDS-02-168 (PAD LOT DEVELOPMENT)  I certify that , pursuant to authority granted in Ordinance No. 5785 this plat is	hereby gograved A Planned Community	Filed for record this 0.3 day of October , 20 0 3 , at
	LOCATED III the D.E. 1/4 of Decilon 24,	/0:19 o'clock A .M., and recorded in Volume 29 of Plats at Page 40 of the records of Jackson County, Oregon.
Planning Director September 26, 20  Date	7.37S., R.2W., W.M. City of Medford  Jackson County, Oregon	of the records of Jackson County, Oregon.
EXAMINED AND APPROVED this 8 day of SEPTEMBER.	20 03 SURVEY FOR: DATE:	Wa-11 & Backett Gardine Cutteria
	GORDON CARRIGAN JULY 30, 2003 . 1540 RIDGE WAY	County Clerk Deputy
2 - Emily City Engineer	Surveyor MEDFORD, OR 97504	aration of Covenants, Conditions and Restrictions recorded as Document No. <u>03-68086</u> , ORJCO
EXAMINED AND APPROVED as required by ORS 92.100 as of SEPTEMBER 29		Gradient of Gottenante, Contained and American
Object of Touris Prosette	SURVEY BY:	* * * * SURVEYOR'S CERTIFICATE * * * *
Assessor, Department of Assessment	L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS	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
ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.09	5 have 816 WEST EIGHTH STREET	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:
been paid as of September 29, 2003	MEDFORD, OREGON 97501 ————————————————————————————————————	Parcel No. 1 per Partition Plat No. P-105-1993, according to the official plat thereof, now of record,
Carol applicate	LJFRIAR <b>©</b> CHARTER.NET	in Volume 4, Page 105 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 13752 in the Office of the Jackson County Surveyor.
Tax Collector		REGISTERED PROFESSIONAL
* * * DECLARATION * * A		LAND SURVEYOR
Vacuu all man by these presents that I GORDON & CARRIGAN. Trustee for T-Bl	RACE CO. INC PSP TRUST, am the owner	Jane & Wills
in fee of the lands shown hereon more particularly described in the Surveyor's	the public for public use the Public Utility 15 60	₩ OREGON JULY 17, 1986
Easement (PUE) with the condition that Charter Communications, its successors	Fasements (PSDE). Private Water Line	JAMES E. HIBBS
Easement (WLE), Private Sanitary Sewer Easement (PSSE) and Private Access &	e no parkina allowed within the AUE. This	RENEWAL DATE 6-30-05
property shall be subject to a Declaration of Covenants, Conditions and Restrict maintenance of the Common Area, PSSE, PSDE, WLE and AUE. I do hereby des	tions setting forth provisions for the	SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250
SUBDIVISION.	DETAIL - NO BOALE	PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF THE LOTS AND COMMON AREA OF WEST OAKS
Gordon G	P Carryon TIEE 10T 2	PROCEDURE: THE SUBJECT TRACT WAS MONUMENTED BY FS13752. RECOVERED AND TIED ALL MONUMENTS FROM SAID SURVEY AS SHOWN HEREON. COMPUTED THE INTERIOR LOTCORNER POSITIONS PE THE APPROVED TENTATIVE PLAT AND SET PINS AS SHOWN HEREON. REFERENCE MONUMENTS
GORDON A	CO. INC. PSP TRUST  CO. INC. PSP TRUST	THE APPROVED TENTATIVE PLAT AND SET PINS AS SHOWN HEREON. REFERENCE MONUMENTS  WERE SET AS SHOWN DUE TO THE MANY UTILITIES BURIED ADJACENT TO THE CURB LINE.
COUNTY OF JACKSON)	33.65	
PERSONALLY appeared the above named Gordon $oldsymbol{\mathcal{R}}$ Carrigan and acknowledged	the foregoing instrument to be his	
voluntary act and deed. I	PSSÉ & PSOE	
Dated this 5th day of September, 2003	<u> </u>	S89*34'44"W 206.58
Vacen Latue	C3 DRIM	LOT 2 85.01
KAREN L. LATITY Notary Public - Oregon	co co	2010 SQ FT 13 SQ LOT 1 FR 2010 SQ FT 13 SQ LOT 1
Commission No. 354244	NUE &	PSSE & PSDE — 1.00 1,6 M
My Commission Expires Much 20, 2004		2586 SQ FT   33.65   33.65   33.35   34.44   E
		AUE & PUE
NOTE REQUIRED BY PLANNING DEPARTMENT:	<b>LEGEND</b> ■ FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. KAISER RLS803 PER FS13752.	N89'34'44"E 118.00
DEVELOPMENT IS LIMITED TO ONE DWELLING PER LOT ON LOTS 1-5, INCLUSIVE AS	→ ED 5/8" IRON PIN W/ PLASTIC CAP MKD. KAISER RLS803 PER FS13752.	COMMON AREA  5/8" X 30" IRON PIN  W/ PLASTIC CAP MKD. INITIAL POINT  P  V  V  V  V  V  V  V  V  V  V  V  V
LONG AS THE ZONING DISTRICT REGULATIONS STIPULATE A MAXIMUM DENSITY OF 10 DWELLING UNITS PER GROSS ACRE. ACCESSORY DWELLING UNITS ARE ALLOWED. NO PARKING IS ALLOWED WITHIN THE AUE.	DESTROYED BY CONSTRUCTION. REPLACED W/ MON. AS SHOWN.	L.J.FRIAR & ASSOC.  BRASS TAG MKD.  BRASS TAG MKD.  L.J.FRIAR & ASSOC.  C.J.FRIAR & ASSOC.  C.J.FRIAR & ASSOC.  C.J.FRIAR & ASSOC.
NOTE PLACED AT THE REQUEST OF UTILITY PROVIDERS:	= FD. 1.5" IRON PIPE. SEE FS13752. REPLACED W/ 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.	IN LEAD PLUG IN CONCRETE.
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES	O = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.	PARCEL 2 PER PP# P-105-1993
WITHIN THE PUBLIC UTILITY EASEMENT IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREON, INCLUDING THE RIGHT OF ACCESS TO	Ø = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CURB FOR RM.	(FS13752)
SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES TREES AND VEGETATION THAT MAY BE PLACED	WC = WITNESS CORNER. RM = REFERENCE MONUMENT.	1 OT 4 5 1 1 1 1 20
WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY	( ) = RECORD DATA AS SHOWN.  FS = FILED SURVEY #	LOT 4 1 3292 SQ FT 8 31.00 5
MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT PRIOR	JCDR = JACKSON COUÑTY DEED RECORDS. C1 = SEE COURSE DATA TABLE.	7.70 L4 20.58 F
WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.	ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.  PUE = PUBLIC UTILITY EASEMENT, INCLUDING ELECTRIC, WATER, SANITARY  AND CABLE TO FOR THE	N89'36'40"E
CURVE DATA TABLE  NUM DELTA ARC RADIUS LONG CHORD	SEWER, GAS, STORM SEWER, TELEPHONE AND CABLE TV FOR THE CONSTRUCTION AND MAINTENANCE THEREOF.  -X- = FENCE LINE.	N RECEIVED * *
C1 33'31'56" 35.12 60.00 S72'48'46"W 34.62 C2 27'47'35" 19.40 40.00 N69'56'35"E 19.21	AUE = PRIVATE ACCESS & UTILITY EASEMENT FOR LOTS 1-5, INCLUSIVE.  PSDE = PRIVATE STORM DRAINAGE EASEMENT FOR LOTS 1-5, INCLUSIVE.	DATE/O-03-03 BY BO DATE/O-03-03 BY BO This survey consists of:
C3 14*53'38" 10.40 40.00 N63*29'36"E 10.37 C4 12*53'57" 9.00 40.00 N77*23'24"E 8.99	PSSE = PRIVATE SANITARY SEWER EASEMENT FOR LOTS 1-5, INCLUSIVE.  WLE = PRIVATE WATER LINE EASEMENT FOR LOTS 1-5, INCLUSIVE.	S 1 sheet(s) Map
NUM DISTANCE BEARING L1 4.20 S0°23'20"E	= PUE & AUE.        = PSDE & PSSE.	55.58  S89'34'44"W 88.58 C DESTROYED BY  O page(s) Narrative
L2 6.00 S89'36'40"W I HEREBY DECLARE THAT THIS IS AN	CC&R'S = DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS.	FENCE CORNER. JACKSON COUNTY
L4 4.00 N89°36′40″E	BASIS OF BEARINGS: SURVEY NO. 13752 AS SHOWN HEREON.	SURVEYOR
L6 9.60 S69°03'31"W SURVEYOR		or order of the County Court approving this plat see Volume <u>205</u> , Page <u>206/-2</u> 063 The County Commissioner's Journal of Proceedings.
37 PW24DC TI 5300 THIS PLAT WAS PREPARED USING AN HP450C	DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.	021