

APPROVALS

File No. LDS-02-168 (PAD LOT DEVELOPMENT) I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

Signature of Planning Director, Date: September 26, 2003

EXAMINED AND APPROVED this 8 day of SEPTEMBER, 2003

Signatures of City Engineer and City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of SEPTEMBER 29, 2003

Signature of Christopher Francis Deputy Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of September 29, 2003

Signature of Carol Applegate Tax Collector

DECLARATION

Know all men by these presents that I, GORDON R CARRIGAN, Trustee for T-BRACE CO. INC PSP TRUST, am the owner in fee of the lands shown hereon more particularly described in the Surveyor's Certificate...

Signature of Gordon R Carrigan Trustee

STATE OF OREGON ss. COUNTY OF JACKSON

PERSONALLY appeared the above named Gordon R Carrigan and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 5th day of September, 2003

Signature of Notary Public Karen L. Ladette, Commission No. 354240, My Commission Expires March 20, 2004

NOTE REQUIRED BY PLANNING DEPARTMENT:

DEVELOPMENT IS LIMITED TO ONE DWELLING PER LOT ON LOTS 1-5, INCLUSIVE AS LONG AS THE ZONING DISTRICT REGULATIONS STIPULATE A MAXIMUM DENSITY OF 10 DWELLING UNITS PER GROSS ACRE...

NOTE PLACED AT THE REQUEST OF UTILITY PROVIDERS:

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENT IDENTIFIED ON THIS PLAT MAP...

CURVE DATA TABLE

Table with columns: NUM, DELTA, ARC, RADIUS, LONG CHORD. Contains curve data for lots 1-5.

Table with columns: NUM, DISTANCE, BEARING. Contains bearing and distance data for lots 1-5.

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

Signature of Surveyor James E. Hibbs

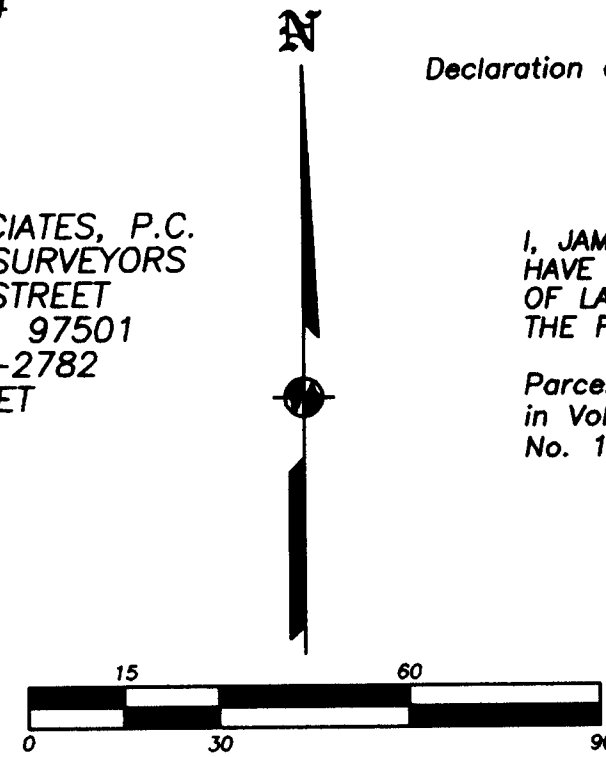
WEST OAKS SUBDIVISION A Planned Community Located in the S.E. 1/4 of Section 24, T.37S., R.2W., W.M. City of Medford Jackson County, Oregon

SURVEY FOR: GORDON CARRIGAN 1540 RIDGE WAY MEDFORD, OR 97504

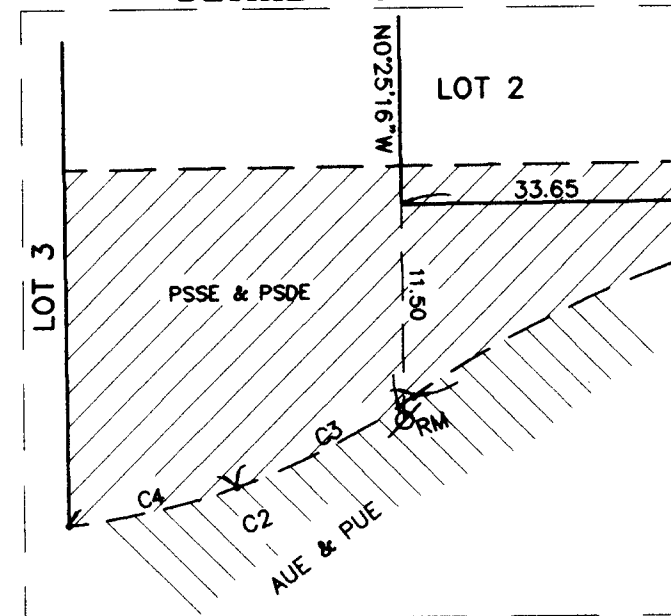
DATE: JULY 30, 2003

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET MEDFORD, OREGON 97501



DETAIL - NO SCALE



LEGEND

- FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. KAISER RLS803 PER FS13752. DESTROYED BY CONSTRUCTION. REPLACED W/ MON. AS SHOWN. SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CURB FOR RM.

- WC = WITNESS CORNER. RM = REFERENCE MONUMENT. () = RECORD DATA AS SHOWN. FS = FILED SURVEY #. JCDR = JACKSON COUNTY DEED RECORDS. CI = SEE COURSE DATA TABLE. ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. PUE = PUBLIC UTILITY EASEMENT, INCLUDING ELECTRIC, WATER, SANITARY SEWER, GAS, STORM SEWER, TELEPHONE AND CABLE TV FOR THE CONSTRUCTION AND MAINTENANCE THEREOF.

CC&R'S = DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS.

BASIS OF BEARINGS: SURVEY NO. 13752 AS SHOWN HEREON.

DATE: AUGUST 18, 2003 UNIT OF MEASUREMENT: FEET SCALE: 1" = 30'

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

RECORDER'S CERTIFICATE

Filed for record this 03 day of October, 2003, at 10:19 o'clock A.M., and recorded in Volume 29 of Plats at Page 40 of the records of Jackson County, Oregon.

Signatures of Kathleen Beckett County Clerk and Geraldine Cutting Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 03-68086, ORJCO.

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...

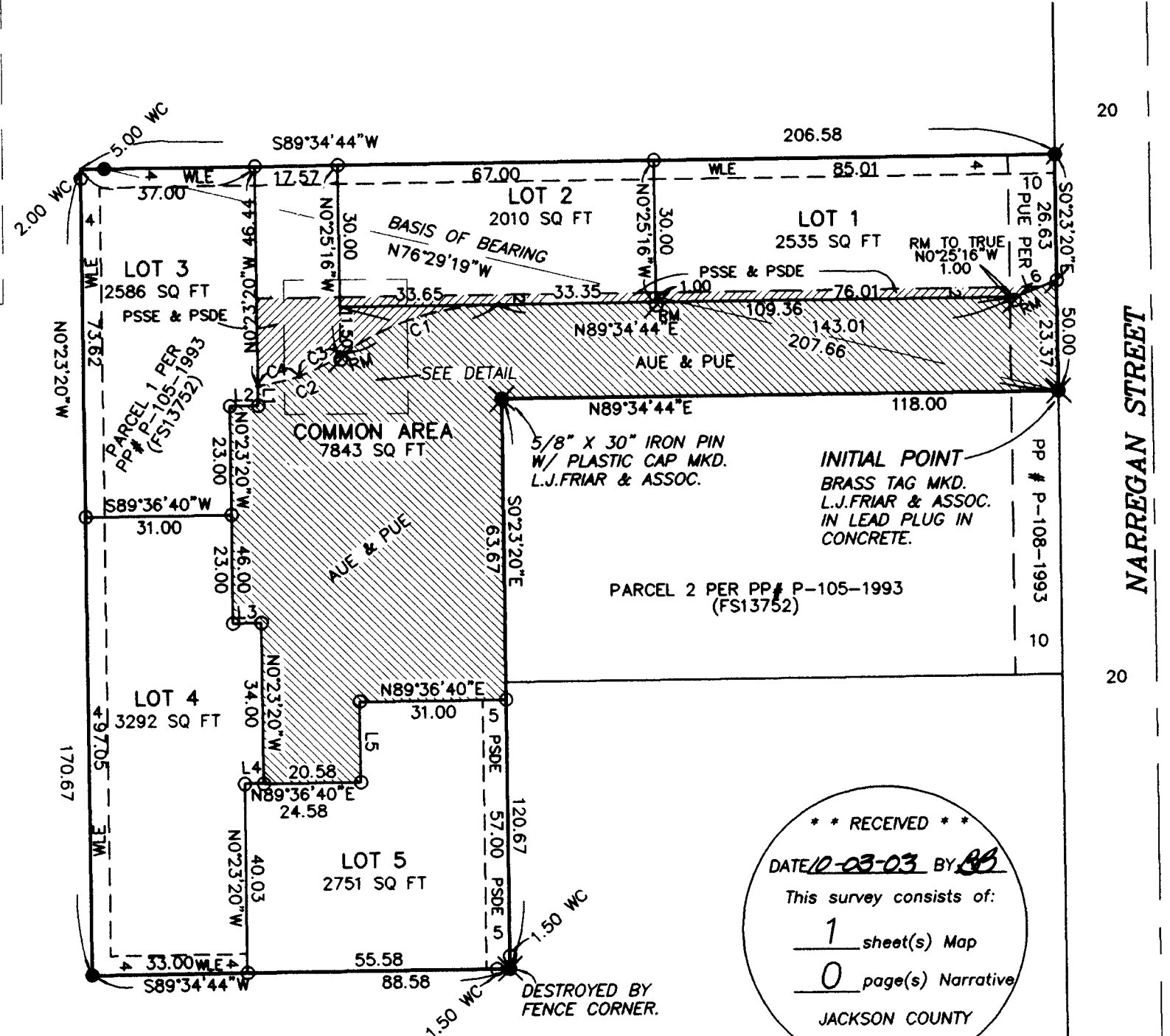
Parcel No. 1 per Partition Plat No. P-105-1993, according to the official plat thereof, now of record, in Volume 4, Page 105 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 13752 in the Office of the Jackson County Surveyor.

REGISTERED PROFESSIONAL LAND SURVEYOR

Signature of James E. Hibbs, OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-05

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF THE LOTS AND COMMON AREA OF WEST OAKS SUBDIVISION. SEE MEDFORD FILE NO. LDS-02-168. PROCEDURE: THE SUBJECT TRACT WAS MONUMENTED BY FS13752. RECOVERED AND TIED ALL MONUMENTS FROM SAID SURVEY AS SHOWN HEREON...



RECEIVED stamp: DATE 10-03-03 BY [Signature] This survey consists of: 1 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR

For order of the County Court approving this plat see Volume 205, Page 2061-2063 SHEET 1 OF 1 of the County Commissioner's Journal of Proceedings.