

*** APPROVALS ***

File No. LDS-03-171 (PAD LOT DEVELOPMENT).

I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

Paul O. Scott
Planning Director

May 18, 2004
Date

EXAMINED AND APPROVED this 30th day of April, 2004.

Lanuan Burken
City Engineer

Paul D. Lewis
City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of MAY 25, 2004.

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 May 25th, 2004.

Patty Budson, Deputy
Tax Collector

*** DECLARATION ***

Know all men by these presents that I, MICHAEL WAYNE BREIHOLZ, am the owner in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and have Subdivided the same into Lots and Common Area 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. I do hereby dedicate to the public for public use the Street Dedication and those easements shown on Sheet 2 labeled as Public Utility Easement (PUE) and Storm Drainage Easement (SDE), with the condition that Charter Communications, its successors or assigns in interest shall have the right to use said PUE. SAVANNA KAILEY SUBDIVISION shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat. I do hereby make and establish the Emergency & Vehicle Access Easement (EVA) for the purpose of providing access to and from Corona Avenue for Lots 1-7, inclusive and for emergency vehicles with the condition that there will be no parking allowed within the EVA. I do hereby dedicate to the City of Medford the Storm Drainage Easement (SDE) as shown on Sheet 2. I do hereby make and establish the Private Storm Drainage Easement (PSDE) as shown on Sheet 2 for the benefit of the the Homeowner's Association. I do hereby designate said Subdivision as SAVANNA KAILEY SUBDIVISION.

Michael Wayne Breiholz
MICHAEL WAYNE BREIHOLZ

STATE OF OREGON) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named Michael Wayne Breiholz and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 26th day of April, 2004.

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

*** AFFIDAVIT OF CONSENT ***

From PREMIERWEST BANK recorded as Document No. 2004-30418, ORJCO.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

SAVANNA KAILEY SUBDIVISION

A Re-Plat of a portion of Lot 14,
Block 1 of ROGUE VALLEY HEIGHTS
in the S.E. 1/4 of Section 18, T.37S, R.1W, W.M.
in the City of Medford, Jackson County, Oregon

SURVEY FOR:

MICHAEL BREIHOLZ
15644 HIGHWAY 62
EAGLE POINT, OR 97524

SURVEY BY:

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

DATE: FEBRUARY 26, 2004

*** POST MONUMENTATION ***

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY October 31, 2004.

James E. Hibbs
SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 03-37603
ORJCO, THIS 20th DAY OF OCTOBER, 2003
(SEE CS 20192)

APPROVED: Robert Robert
JACKSON COUNTY SURVEYOR

*** RECORDER'S CERTIFICATE ***

Filed for record this 1st day of June, 2004, at 11:50 o'clock A.M., and recorded in Volume 30 of Plats

Page 32 of the records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

CHERYL ANGERIS
Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2004-30419, Official Records of Jackson County, Oregon.

*** 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:

Commencing at the Southwest corner of Lot 14, Block 1, ROGUE VALLEY HEIGHTS to the City of Medford, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the West line of said Lot 14, North 00°02'20" East, 132.25 feet to the Southwest corner of that tract described in Document No. 99-08324, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence continue along said West line, North 00°02'20" East (record North 00°05 East), 100.00 feet to the Northwest corner of said tract; thence along the North line thereof, South 89°53'07" East (record South 89°52 East), 400.00 feet to the Northeast corner thereof; thence along the East line thereof, South 00°02'20" West (record South 00°05 West), 100.00 feet to the Southeast corner thereof; thence along the South line thereof, North 89°53'07" West (record North 89°52 West), 400.00 feet to the INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR

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 exterior corners and depict the interior Lots of SAVANNA KAILEY SUBDIVISION. (Medford Planning File No. LDS-03-171 (PAD LOT DEVELOPMENT))

PROCEDURE: Made ties to monuments per FS6886 & 9055 as shown. Computed the exterior of Doc.99-08324, ORJCO per deed record data. Held the East line parallel to the West line and the North line parallel to the South line per deed. Computed the position of the Lot corners per the approved Tentative Plat. Set exterior monuments as shown on Sheet 2 with the interior corners being deferred until building and utility construction is complete.

For order of the County Court approving this plat see Volume 207

Page 395-397 of the County Commissioner's Journal of Proceedings.

*** RECEIVED ***
DATE 6-1-04 BY AS
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 1 OF 2

SURVEY FOR:

MICHAEL BREIHOLZ
15644 HIGHWAY 62
EAGLE POINT, OR 97524

SURVEY BY:

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

SAVANNA KAILEY SUBDIVISION

*A Re-Plat of a portion of Lot 14,
Block 1 of ROGUE VALLEY HEIGHTS
in the S.E. 1/4 of Section 18, T.37S, R.1W., W.M.
in the City of Medford, Jackson County, Oregon*

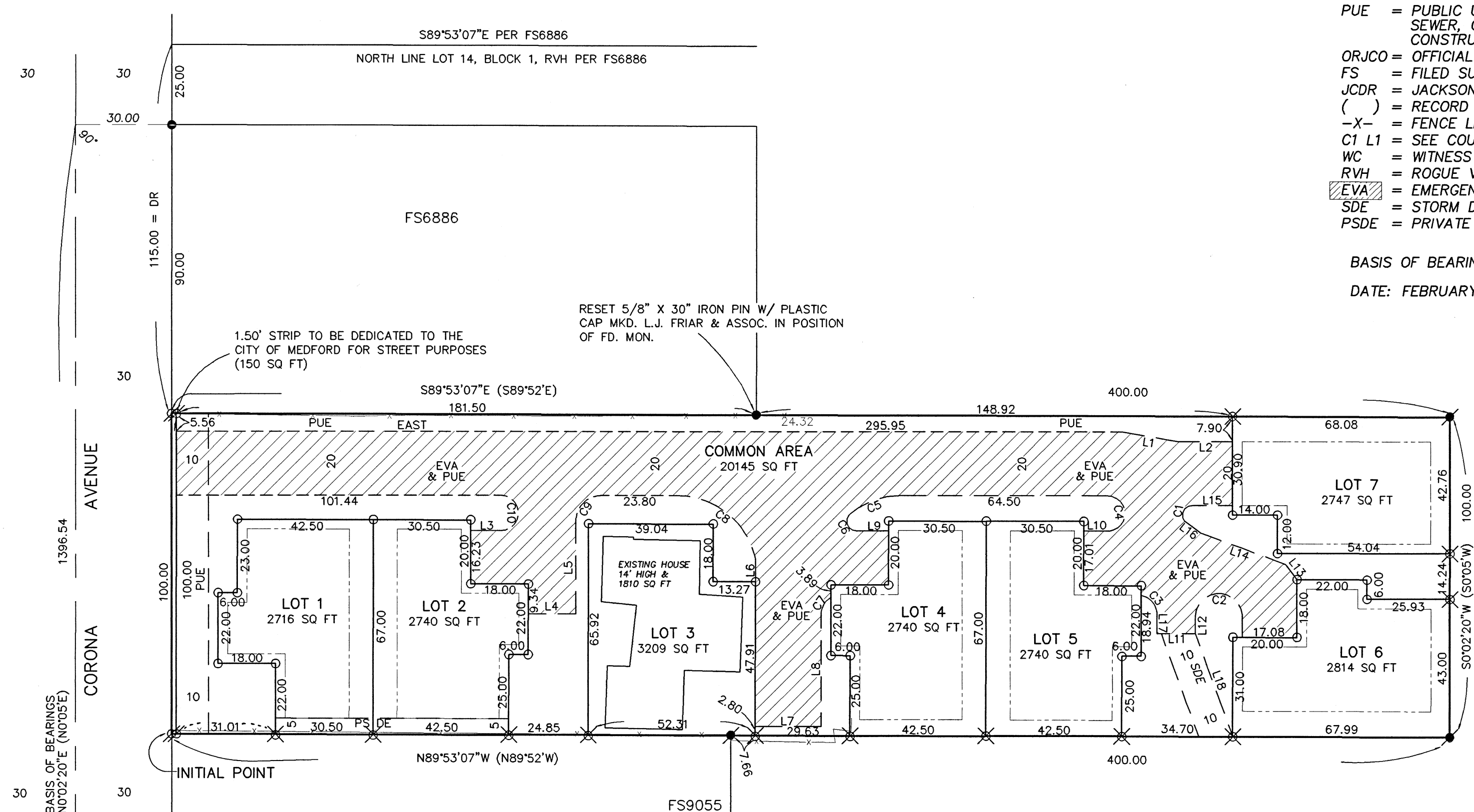
LEGEND

- ⊙ = FD. 2" BRASS CAP CENTERLINE MONUMENT OR AS NOTED.
- = FD. 5/8" IRON PIN PER FS6886.
- ⊘ = FD. 1" IRON PIPE W/ PLASTIC CAP MKD. "JACKSON COUNTY" PER FS9055.
- ⊗ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- * ⊙ = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
- PUE = PUBLIC UTILITY EASEMENT, INCLUDING ELECTRIC, WATER, SANITARY SEWER, GAS, STORM SEWER, TELEPHONE AND CABLE TV FOR THE CONSTRUCTION AND MAINTENANCE THEREOF.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- JCDR = JACKSON COUNTY DEED RECORDS.
- () = RECORD DATA PER DOC. # 99-08324, ORJCO.
- X- = FENCE LINE.
- C1 L1 = SEE COURSE DATA TABLE.
- WC = WITNESS CORNER MONUMENT.
- RVH = ROGUE VALLEY HEIGHTS.
- EVA = EMERGENCY & VEHICLE ACCESS EASEMENT. (NO PARKING ALLOWED)
- SDE = STORM DRAINAGE EASEMENT.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT.

BASIS OF BEARINGS: SURVEY NO. 6886 AS SHOWN.

DATE: FEBRUARY 26, 2004 UNIT OF MEASUREMENT: FEET SCALE: 1" = 30'

* SEE AFFIDAVIT FOR DEFERRED MONUMENTATION
Doc No 03-37603 (CS 20192)
RRP, C.S.
OCT 21, 08



COURSE DATA TABLE

NUM	DISTANCE	BEARING
L1	17.73	S80°16'08"E
L2	17.00	N90°00'00"W
L3	9.35	N89°59'20"W
L4	14.90	N90°00'00"E
L5	29.00	S0°00'00"W
L6	6.86	S0°06'53"W
L7	20.60	N90°00'00"E
L8	35.00	N0°00'00"E
L9	10.12	N90°00'00"W
L10	7.35	S89°58'24"W
L11	12.00	N90°00'00"W
L12	5.17	S0°00'00"W
L13	5.95	S36°55'21"E
L14	28.42	N69°43'30"W
L15	12.70	N90°00'00"W
L16	6.15	N53°21'29"W
L17	6.00	S0°00'00"W
L18	34.18	N20°03'35"W

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	128°31'02"	6.73	3.00	S25°44'29"W	5.40
C2	180°00'00"	23.09	7.35	N90°00'00"W	14.70
C3	79°20'22"	8.31	6.00	N39°40'11"W	7.66
C4	180°00'00"	17.28	5.50	N0°00'00"E	11.00
C5	39°24'02"	17.19	25.00	S70°17'59"W	16.85
C6	140°35'57"	7.36	3.00	S19°42'01"E	5.65
C7	61°11'19"	6.41	6.00	S30°35'40"W	6.11
C8	78°31'24"	34.26	25.00	N50°44'18"W	31.64
C9	90°00'00"	12.57	8.00	S45°00'00"W	11.31
C10	180°00'00"	17.28	5.50	N0°00'00"E	11.00

NOTES

LOTS 1-6, INTERIOR LINES:
N-S BEARINGS: N00°06'53"E
E-W BEARINGS: S89°53'07"E

LOT 7 INTERIOR LINES:
N-S BEARINGS: NORTH
E-W BEARINGS: EAST

REGISTERED PROFESSIONAL LAND SURVEYOR

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

EASEMENTS PER SUBDIVISION GUARANTEE

PROPERTY SUBJECT TO CCR'S PER VOL. 318, PGS. 175-181, JCDR.
5' WIDE UTILITY EASEMENT PER VOL. 318, PG. 179, JCDR DOES NOT AFFECT THIS PROPERTY.
20' WIDE ELECTRIC UTILITY EASEMENT PER VOL. 358, PG. 18, JCDR, GIVES NO SPECIFIC LOCATION.
PROPERTY SUBJECT TO AVIGATION, NOISE AND HAZARD EASEMENT PER DOC. NO. 00-04138 & 04-000866, ORJCO.

*** RECEIVED ***
DATE *12-04-08*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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James E. Hibbs
SURVEYOR