

I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT  
S. D. K.  
SURVEYOR

### ATLANTIC VILLAGE (A PLANNED COMMUNITY SUBDIVISION)

Located in the NE1/4 of Section 21, T.36S.,R.1W., W.M.,  
Jackson County, Oregon  
September 14, 2004

**SURVEY FOR:** Paul Grout  
P.O. Box 8210  
Medford, OR. 97501  
**SURVEY BY:** Kaiser Surveying  
19440 Highway 62  
Eagle Point, OR. 97524



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

I, Gary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the tract of land shown on Sheet 2, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at a 3/4" iron pin found set in concrete for the Initial Point of AGATE SUBDIVISION EXTENSION NO. 5, a recorded subdivision located in Jackson County, Oregon; thence along the Westerly right-of-way line of Atlantic Avenue, North 0° 12' 00" East, 740.45 feet to a 5/8" rebar with plastic cap set at the intersection of the Westerly right-of-way line of said Atlantic Avenue and the Northerly right-of-way line of Avenue "C" for THE INITIAL POINT OF BEGINNING; thence continue along said Atlantic Avenue right-of-way line, North 0° 12' 00" East, 307.13 feet (record = 307.00 feet) to a 5/8" iron pin found set for the Northeast corner of tract described in Instrument No. 03-42679 of the Official Records of said county; thence leaving said avenue line, North 89° 47' 25" West, 210.42 feet (record = North 89° 48' 00" West, 210.40 feet) to a 5/8" iron pin found set for the Northwest corner of said tract; thence South 0° 12' 00" West, 307.166 feet (record = 307.00 feet) to a lead/tack/copper washer set in concrete for the Southwest corner of said tract; thence along the Northerly right-of-way line of said Avenue "C", South 89° 48' 00" East, 210.42 feet (record = 210.40 feet) to THE INITIAL POINT OF BEGINNING.

S. D. K.  
SURVEYOR

**\*\*\* APPROVALS \*\*\***

Examined and approved this 13<sup>th</sup> day of October, 20 04.

[Signature]  
JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Department of Planning and Development this 19<sup>th</sup> day of October, 20 04. JCDPD File Nos. 2002-27CUP/2002-3-S.

[Signature]  
JACKSON COUNTY PLANNING DIRECTOR

Approved this 19<sup>th</sup> day of October, 20 04.

[Signature]  
COUNTY ENGINEER

Examined and approved as required by O.R.S. 92.100 this 20<sup>th</sup> day of October, 20 04.

[Signature], Deputy  
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 20<sup>th</sup> day of October, 20 04.

[Signature], Deputy  
TAX COLLECTOR

**\*\*\* DECLARATION \*\*\***

KNOWN ALL MEN BY THESE PRESENTS, that DAVID GROUT, is the owner of the lands hereon described, and has caused the same to be subdivided into lots and streets as shown on Sheet 2, and the number and size of the lots and course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and I do hereby dedicate to the public for public use the street together with all public utility easements (PUE) as shown on Sheet 2. I also hereby grant to Jackson County that 15-foot wide public stormdrain easement shown on Sheet 2 across Lot 12, the detention pond easement shown on Sheet 2 across Lot 12 and the sidewalk easement shown on Sheet 2 across Lot 4. I also hereby grant to Jackson County that "temporary public fire truck turn-around easement" shown on Sheet 2 across Lots 6, 7 and 11. Upon the dedication of the extension of Fallbrook Lane to a dedicated cul-de-sac or other acceptable turn-a-round, this temporary easement will no longer be needed and will expire. I also hereby create the 5-foot wide private stormdrain easement shown on Sheet 2 across Lots 2, 5, 6 and 7 benefitting Lots 1-3 and Lots 5-9 and the 7-foot wide private pedestrian access easements shown on Sheet 2 across Lots 8 and 9 benefitting Lots 1-9. We hereby designate said subdivision as "ATLANTIC VILLAGE" (a planned community subdivision).

I, the undersigned, hereby grant to Jackson County in Fee Simple that area designated hereon as street plug. By approval of this Plat, said Jackson County declares that upon approved dedication of the extension of the affected streets, it will deed said street plugs for Public Street purposes.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 13<sup>TH</sup> DAY, OF OCTOBER, 20 04.

[Signature]  
DAVID GROUT

STATE OF OREGON)  
COUNTY OF JACKSON)

Personally appeared the above named DAVID GROUT, and acknowledged the foregoing instrument to be his voluntary act and deed.

Subscribed and sworn to before me this 13<sup>TH</sup> day of OCTOBER, 20 04.

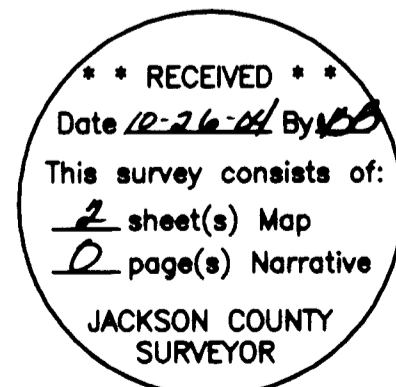
(SIGN) [Signature]  
STEPHANIE IRELAND NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 353446  
MY COMMISSION EXPIRES JAN. 10 2006

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

Filed for record, this 26<sup>th</sup> day of OCTOBER, 20 04, at 10:58 O'clock A m, and recorded in Volume 30 of Plats on page 67 of the Records of Jackson County, Oregon.

By: [Signature] COUNTY CLERK  
[Signature] DEPUTY

For order of the County Commissioners approving this plat see Volume 208, Page 560-562 of County Commissioners Journal of Proceedings.



**\*\* RECEIVED \*\***  
 Date 10-26-04 By RS  
 This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
**JACKSON COUNTY SURVEYOR**

**ATLANTIC VILLAGE  
 (A PLANNED COMMUNITY SUBDIVISION)**

Located in the NE1/4 of Section 21, T.36S.,R.1W., W.M.,  
 Jackson County, Oregon  
 September 14, 2004

I HEREBY CERTIFY THAT THIS IS A  
 PHOTOCOPIY OF THE ORIGINAL PLAT  
S.D.K.  
 SURVEYOR



SCALE: 1" = 30'

REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**

S.D.K.

OREGON  
 JULY 16, 1987  
 GARY D. KAISER  
 No. 803  
 EXP. 6-30-05

**SURVEY FOR:**  
 Paul Grout  
 P.O. Box 8210  
 Medford, OR. 97501

**SURVEY BY:**  
 Kaiser Surveying  
 19440 Highway 62  
 Eagle Point, OR. 97524

**CURVE DATA**

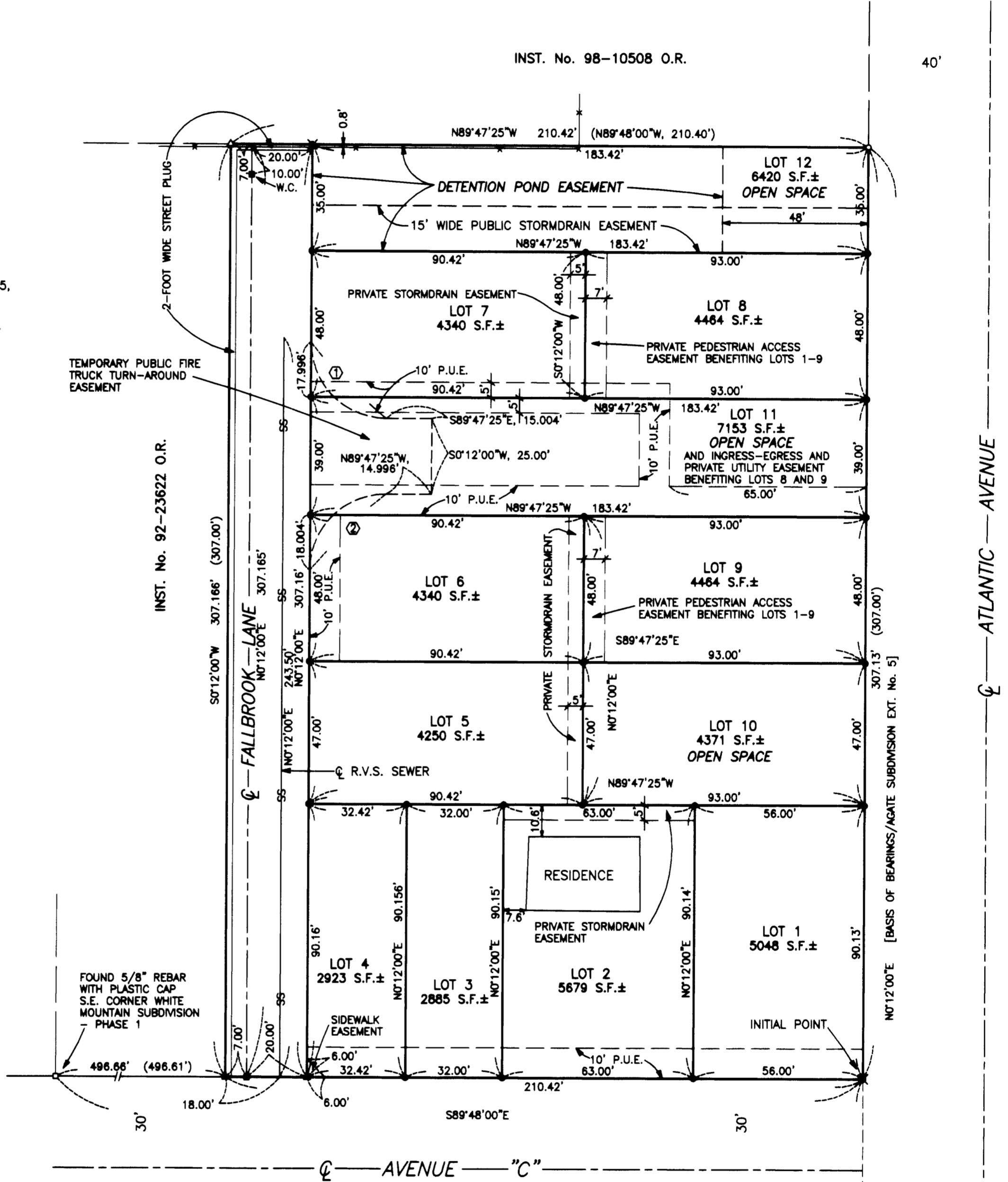
Δ	R	L	LC
① 89°59'25"	25.00'	39.266'	S44°47'43"E, 35.352'
② 90°00'35"	25.00'	39.274'	S45°12'17"W, 35.358'

**EASEMENTS SHOWN ON A CURRENT TITLE REPORT**

- Property is subject to Easements, Restrictions and Reservations retained by USA per Vol. 325, Page 83 D.R. (Easements are not locatable)
- Property could be subject to Restrictions and setbacks imposed by Vol. 581, Page 186 D.R.

**LEGEND**

- = Found 5/8" Iron Pin S.N. 1868
- △ = Found 5/8" Iron Pin S.N. 5805
- = Set 5/8" x 24" Rebar with Plastic Cap marked "KAISER RLS 803"
- ✕ = Set 5/8" x 30" Rebar with Plastic Cap marked "KAISER RLS 803"
- = Set 5/8" x 30" Rebar with Aluminum cap marked "KAISER RLS 803"
- ▲ = Set Lead/Tack/Washer marked "RLS 803" in Concrete
- S.N. = Filed Survey Number County Surveyors Office
- W.C. = Witness Corner
- R.V.S. = Rogue Valley Sewer
- P.U.E. = Public Utility Easement Utilities normally allowed in Public Utility Easements are Power Lines, Telephone Lines, Natural Gas Lines, Sewer Lines, Storm Drains, Water Lines & Cable T.V.
- ( ) = Record/Inst. No. 03-42679 O.R. and Filed Survey Nos. 1898 and 5805
- SS— = RVS Sewer Main
- \*—\*— = Fence



NOTE: Conditions of approval from Jackson County Planning Land use Case File Nos. 2002-27CUP/2002-7-S apply to all Lots within this Plat.

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

PURPOSE: Subdivision of property described in Inst. No. 03-42679 O.R.  
 PROCEDURE: Information on Filed Survey Nos. 1898 and 5805 and on the Plat of WHITE MOUNTAIN SUBDIVISION - PHASE 1 was used to locate the outside boundary. The Lots were located per the approved Tentative Map.

"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 Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the P.U.E. The utility may require the lot owner to remove all structures within the P.U.E. at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the P.U.E. or any other obstructions which interferes with the use of the P.U.E. without the prior written approval of the utilities with facilities in the P.U.E."