

EMERALD FLATS

A SUBDIVISION

located in the

NORTHWEST ONE-QUARTER OF SECTION 1,
TOWNSHIP 38 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF MEDFORD,
JACKSON COUNTY, OREGON

for

DAN MAHAR CONSTRUCTION, LLC

1014 NORTH RIVERSIDE
MEDFORD, OREGON 97501

Surveyor's Certificate:

I, Herbert A. Farber, 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 hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

BEGINNING at a point that bears South 33°47'27" East 1487.18 feet from the southeast corner of Donation Land Claim number 39 in Township 38 South, Range 2 West of the Willamette Meridian, said point of beginning being the INITIAL POINT of this Subdivision; thence North 0°20'37" East, along the east line of the tract described in Instrument Number 04-053970 of the Official Records of Jackson County, 360.22 feet to the southeast corner of the tract of land described in Volume 363, Page 103 of the Deed Records of Jackson County and a 5/8 inch iron pin; thence South 89°53'37" West along the north line of said tract described in Instrument Number 04-053970 a distance of 228.32 feet, to the northwest corner of said tract described in Instrument Number 04-053970; thence South 0°05'37" West along the west boundary of said tract described in Instrument Number 04-053970 a distance of 358.50 feet to the southeast corner of the tract described in Volume 311, Page 57 of said Deed Records; thence South 89°40'23" East 226.75 feet to the POINT OF BEGINNING.

Herbert A. Farber

Herbert A. Farber, PLS 2189

Declaration:

KNOW ALL MEN BY THESE PRESENTS that R&S 1, LLC is the owner of the lands hereon described, and has subdivided the same into lots, as shown hereon, and the size of the lots and the courses and lengths of all lines are plainly set forth, and that this plat is a correct representation of the Subdivision, and does hereby dedicate to the public for public use, as shown hereon, the public utility easements and the 1.50 foot street right-of-way dedication, and does hereby create the 20-foot-wide minimum access drive for the benefit of Lots 2 through 4, and does hereby create the storm drain easements, for the benefit of Lots 1 through 5, as shown hereon. We hereby designate said Subdivision as EMERALD FLATS.

Robert A. Coffan

Robert A. Coffan, Manager, R&S 1, LLC

State of Oregon)
County of Jackson)

This instrument was acknowledged before me on Dec 23, 2004
by Robert A. Coffan as Manager of R&S 1, LLC.

(Signature) *Susan Morgan Farber*
(Printed Name) SUSAN MORGAN FARBER

Notary Public - Oregon Commission No. 378055

My commission expires April 21, 2008
Month, Day, Year,

Release Affidavits:

From Washington Mutual Bank, a Washington corporation, as beneficiary, recorded as Instrument No. 05-005760, Official Records of Jackson County, Oregon.

Approvals:

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

This 26 day of January, 2005.

Paul O. Lott
Planning Director

Examined and approved this 20th day of February, 2004.

John B. ...
Acting City Surveyor

[Signature]
Acting City Engineer

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of January 27, 2005

Janece Clark, Deputy
Tax Collector

1/27/05
Date

Examined and approved as required by O.R.S. 92.100 this 27th day of JANUARY, 2005.

[Signature]
Assessor

1/27/05
Date

Recorder:

Filed for record this 01 day of February, 2005 at 1:49 O'clock P. M. and recorded in Volume 31, Page 6 of the Plat Records of Jackson County, Oregon.

Kathleen S. Beckett
County Clerk

Sheraldine Cutting
Deputy Date

For the order of the County Court approving this plat see Volume 212, Page 212-214, of the Commissioner's Journal of Proceedings.

Utility Note:

"Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all their related facilities within the Public Utility Easements (PUE) 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 PUE. The utility may require the lot owner to remove all structures within the PUE 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 PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber
OREGON
JULY 28, 1985
HERBERT A. FARBER
2189
RENEWAL DATE 12-31-05

** RECEIVED **
DATE 2-1-05 BY AB
This survey consists of:
2 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

