

# BERRYDALE COURT

A Pad Lot Development  
In the S.W. 1/4 of Sec. 13, T.37S., R.2W., W.M.  
& in the City of Medford  
Jackson County, Oregon

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

File No. LDP-04-174

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

[Signature] Planning Director  
September 19, 2005 Date

EXAMINED AND APPROVED this 29th day of August, 2005.

[Signature] City Engineer  
[Signature] City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of SEPTEMBER 22, 2005.

[Signature] Deputy  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of September 22, 2005.

[Signature] Deputy  
Tax Collector

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

Know all men by these presents that MICHELLE NISTLER is 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 the 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 and I do hereby dedicate to the public, under the jurisdiction of the City of Medford, the street right of way, together with those easements shown on Sheet 2 labeled as Public Utility Easement (PUE), with the condition that Charter Communications, its successors or assigns in interest shall have the right to use said PUE. I do hereby make and establish the Private Ingress-Egress Easement (IEE) and Private Utility Easement (UE) for the benefit of Lots 1-3, inclusive. This Subdivision shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat setting forth provisions for the maintenance of the Common Area. I do hereby designate said Subdivision as BERRYDALE COURT.

[Signature]  
MICHELLE NISTLER

STATE OF OREGON )  
                          ) ss.  
COUNTY OF JACKSON)

PERSONALLY appeared the above named Michelle Nistler, and acknowledged the foregoing instrument to be her voluntary act and deed.

Dated this 26th day of August, 2005.

[Signature]  
[Signature] Notary Public - Oregon

Commission No. 354244  
My Commission Expires March 20, 2006

### AFFIDAVITS OF CONSENT

- From the Gary R. Knoepfel and Joan C. Knoepfel Revocable Trust recorded as Doc. # 05-058807, ORJCO.
- From Michael C. Slavenski recorded as Doc. # 05-058810, ORJCO.
- From the Betty Leese Revocable Living Trust recorded as Doc. # 05-058809, ORJCO.
- From Rogue Investments, Inc. recorded as Doc. # 05-058808, ORJCO.

### SURVEY FOR:

JIM NISTLER  
832 EAST MAIN STREET, #9  
MEDFORD, OR 97504

### 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:

AUGUST 17, 2005

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

Filed for record this 27th day of September, 2005 at  
1:32 o'clock P.M., and recorded in Volume 31 of Plats  
at Page 51 of the records of Jackson County, Oregon and recorded as  
Document No. 05-058806, Official Records of Jackson County, Oregon.

[Signature] County Clerk  
[Signature] Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 05-058811, 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 Northwest corner of Donation Land Claim No. 60, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence South 00°01'50" West, 1231.98 feet; thence South 89°50'06" East, 238.59 feet to the Northwest corner of that tract described in Document No. 2004-025768, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence South 89°50'06" East, 79.53 feet to the Northeast corner thereof; thence South 00°01'50" West, 271.56 feet (record 273.9 feet) to the Southeast corner thereof; thence South 89°42'21" West, 79.53 feet to the Southwest corner thereof; thence North 00°01'50" East, 272.19 feet (record 273.9 feet) to the INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-07

### 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 AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREON, 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 PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
[Signature]  
SURVEYOR

\*\*\* RECEIVED \*\*\*  
DATE 9-27-05 BY [Signature]  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

For order of the County Court approving this plat see Volume 214, Page 1416-1418 of the County Commissioner's Journal of Proceedings.

# BERRYDALE COURT

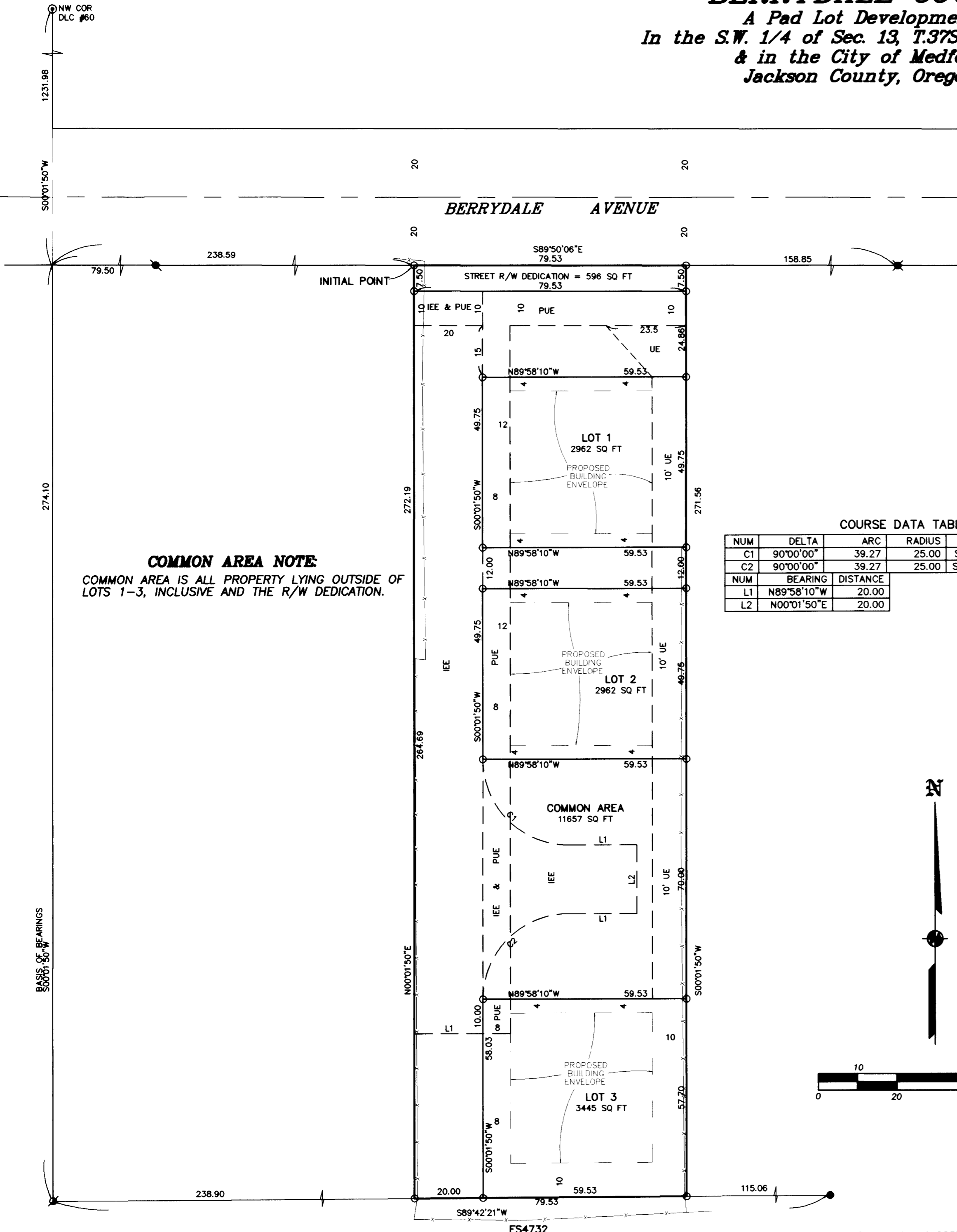
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In the S.W. 1/4 of Sec. 13, T.37S, R.2W., W.M.  
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Jackson County, Oregon

**SURVEY BY:**

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816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PHONE: (541) 772-2782  
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**SURVEY FOR:**

JIM NISTLER  
832 EAST MAIN STREET, #9  
MEDFORD, OR 97504



**LEGEND:**

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT.
- ⊗ = FD. COPPER NAIL IN CONCRETE. SEE FS2154.
- = FD. 5/8" IRON PIN PER FS4732.
- ⊗ = FD. 5/8" IRON PIN PER FS2154.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. TEMPLIN LS2359 PER FS12948.
- = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT.
- X- = FENCE LINE.
- DLC = DONATION LAND CLAIM.
- C1/L1 = SEE COURSE DATA TABLE.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- UE = PRIVATE UTILITY EASEMENT FOR LOTS 1-3, INCLUSIVE.
- IEE = PRIVATE INGRESS-EGRESS EASEMENT FOR LOTS 1-3, INCLUSIVE.
- NUM = COURSE NUMBER.
- FD. = FOUND.
- MKD. = MARKED.
- R/W = RIGHT OF WAY.
- COR. = CORNER.

**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	90°00'00"	39.27	25.00	S44°58'10"E 35.36
C2	90°00'00"	39.27	25.00	S45°01'50"W 35.36
NUM	BEARING	DISTANCE		
L1	N89°58'10"W	20.00		
L2	N00°01'50"E	20.00		

**BASIS OF BEARINGS:**

FS12948 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET      DATE: AUGUST 17, 2005      SCALE: 1" = 20'

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

**PURPOSE:** TO SURVEY AND MONUMENT THE CORNERS OF THREE PARCELS AND COMMON AREA CREATED THROUGH A LAND DIVISION. SEE CITY OF MEDFORD PLANNING FILE NO. LDP-04-26.

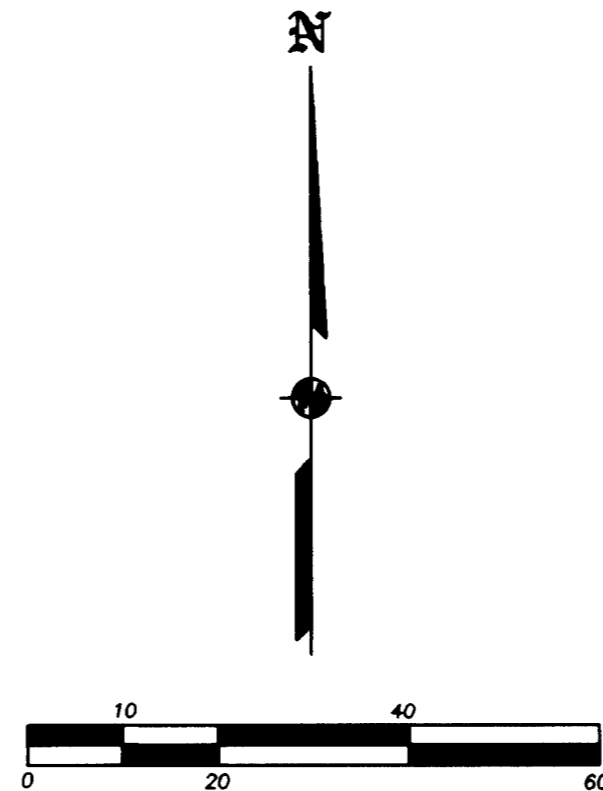
**PROCEDURE:** MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE R/W AND THE SUBJECT TRACT. HELD THE EAST AND WEST LINES PARALLEL TO THE WEST LINE OF DLC #60 PER DEED (DOC. #2004-025768, ORJCO). COMPUTED THE POSITION OF THE INTERIOR LOT CORNERS PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AS SHOWN ON SHEET 2.

**PLANNING NOTES:**

NO PARKING IS ALLOWED IN IEE.

**EASEMENTS PER SUBDIVISION GUARANTEE**

EASEMENT OVER THAT PORTION LYING WITHIN BERRYDALE AVENUE CANNOT BE DEFINITELY LOCATED AND APPEARS TO LIE OUTSIDE OF SUBJECT PROPERTY.



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*James E. Hibbs*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-07

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