

APPROVALS:

SONNY WAY SUBDIVISION PHASE II

EXAMINED AND APPROVED THIS 23RD OF November, 2005.
Roger Roberts
JACKSON COUNTY SURVEYOR

Nov 23 2005
DATE

EXAMINED AND APPROVED BY THE JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT THIS 23RD OF November, 2005.

Thomas Brian
FOR JACKSON COUNTY PLANNING DIRECTOR
FILE# SUB2004-00194

11/23/05
DATE

EXAMINED AND APPROVED BY THE JACKSON COUNTY DEPARTMENT OF ROADS AND PARKS.

John Peterson
JACKSON COUNTY ENGINEER

November 22, 2005
DATE

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 42.100 THIS 28 DAY OF November, 2005.

Kim Jorgensen, Deputy
ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 42.043 HAVE BEEN PAID AS OF November 28 2005

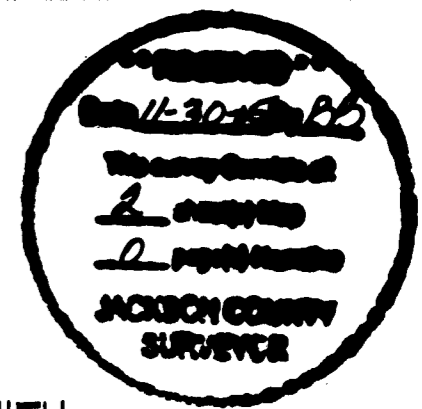
Latty Bouding Deputy
TAX COLLECTOR

11-28-05
DATE

A REPLAT of Lot 4 of DRAWE SUBDIVISION
and in Lot 11 of Sonny Way Subdivision
situated in the NW 1/4 of Section 21, T. 36 S., R. 1 W., W.M.,
in White City, Jackson County, Oregon

for
Clarence Hicks
130 Rosewood Lane
Central Point, Oregon 97502

September 14, 2005



SURVEY NARRATIVE TO COMPLY WITH
CHAPTER 209, PARAGRAPH 250,
OREGON REVISED STATUTES

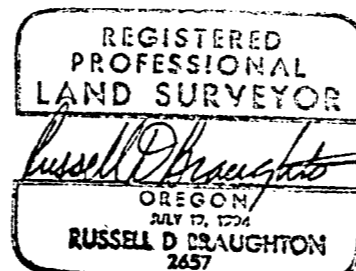
PURPOSE:
SONNY WAY SUBDIVISION PHASE II; JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT LAND USE CASE FILE # SUB 2004-00194; TO LOCATE AND MONUMENT THE NEW LOT LINES AS SHOWN AND TO PREPARE AND RECORD A PLAT FOR THE PURPOSES OF CREATING LOTS, EASEMENTS AND THE PUBLIC STREET AS SHOWN.

PROCEDURE:
UTILIZING EXISTING CONTROL PER CSFN 18409 AND THE FOUND MONUMENTS SHOWN, PER THE OFFICIAL PLAT OF 'DRAWE SUBDIVISION', NOW OF RECORD IN JACKSON COUNTY, OREGON (CSFN 7317) THE BOUNDARIES OF LOT 4 OF SAID SUBDIVISION WERE COMPUTED. THE NEW LOT LINES WERE THEN MONUMENTED AS SHOWN. MONUMENTS SET ON THIS SURVEY CONSIST OF 5/8" X 80" STEEL PINS WITH RED PLASTIC CAPS MARKED 'R. BRAUGHTON - LS 2657', UNLESS OTHERWISE NOTED.

EQUIPMENT:
NIKON DTM-A20 ELECTRONIC TOTAL STATION &
LEICA TCA 1100 ELECTRONIC TOTAL STATION



P.O. Box 4397
Medford, OR 97501
(541) 512-1520



I certify this plat to be an
exact photocopy of the original.
Russell D. Braughton
SURVEYOR

SURVEYOR'S CERTIFICATE

I, RUSSELL D BRAUGHTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY STATE STATUTE, THE TRACT OF LAND SHOWN HEREON AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID LANDS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

LOT FOUR (4) OF 'DRAWE SUBDIVISION' IN JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED FOR RECORD ON THE 5TH DAY OF JULY, 1978 AND INDEXED IN VOLUME 13 OF PLATS AT PAGE 41 OF THE RECORDS OF JACKSON COUNTY, OREGON (CSFN 7317).

TOGETHERWITH THE FOLLOWING:

BEGINNING AT THE NORTHEAST CORNER OF LOT 11 OF 'SONNY WAY SUBDIVISION' IN JACKSON COUNTY, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED FOR RECORD ON THE 9TH DAY OF SEPTEMBER, 2004; THENCE N. 89° 47' 07" W., ALONG THE NORTH LINE OF SAID LOT A DISTANCE OF 9.01 FEET TO A STEEL PIN; THENCE S. 0° 12' 00" W., A DISTANCE OF 77.07 FEET TO STEEL PIN ON THE NORTHERLY RIGHT OF WAY THAT STREET DESIGNATED AS 'SONNY WAY'; THENCE S. 89° 48' 00" E., ALONG SAID RIGHT OF WAY, A DISTANCE OF 9.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE N. 0° 12' 30" E., ALONG THE EASTERLY BOUNDARY OF LAST SAID SUBDIVISION, A DISTANCE OF 77.07 FEET TO THE POINT OF BEGINNING.

DECLARATION

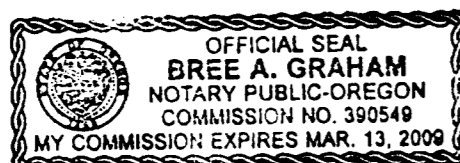
KNOW ALL MEN BY THESE PRESENTS, THAT I, CLARENCE E. HICKS, AM THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON IN "SURVEYOR'S CERTIFICATE". THIS SUBDIVISION IS A REPLAT OF LOT 4 OF 'DRAWE SUBDIVISION' AND I, THE DECLARANT, HAVE CAUSED ALL THE EASEMENTS PER SAID SUBDIVISION ON SAID LOT 4 TO BE VACATED HERewith AND I HAVE ALSO CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, A PUBLIC STREET, A COMMON AREA AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON. THE NUMBER OF EACH LOT, THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH AND THIS PLAT IS A CORRECT REPRESENTATION OF SONNY WAY SUBDIVISION PHASE II. I DO HEREBY DEDICATE TO PUBLIC THE 'PUBLIC UTILITY EASEMENTS' AS SHOWN HEREON WITH THE CONDITION THAT CHARTER CABLEVISION OR ITS SUCCESSORS IN INTEREST IS HEREBY GRANTED THE RIGHT TO USE SAID 'PUBLIC UTILITY EASEMENTS' FOR THE PLACEMENT AND MAINTENANCE OF UNDERGROUND CABLE TELEVISION LINES. I DO ALSO DEDICATE TO THE PUBLIC THE 40 FEET WIDE STREET 'SONNY WAY', AS SHOWN HEREON, FOR STREET PURPOSES. I DO HEREBY DESIGNATE THIS DEVELOPMENT AS SONNY WAY SUBDIVISION PHASE II AND I DO ALSO DECLARE THAT ALL LOTS IN SAID SUBDIVISION ARE SUBJECT TO THE CONDITIONS OF APPROVAL OF JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT LAND USE CASE FILE #SUB 2004-00139. BE IT ALSO KNOWN, THAT SONNY WAY SUBDIVISION PHASE II IS A TOWNHOUSE DEVELOPMENT WITH ZERO SETBACKS AND COMMON WALLS ON THE INTERIOR LOT LINES. THE OWNERS OF THE LOTS HEREIN SHALL BE MEMBERS OF THE SONNY WAY SUBDIVISION PHASE II HOMEOWNERS ASSOCIATION AND BE SUBJECT TO ITS BYLAWS AND THE COVENANTS, CONDITIONS & RESTRICTIONS OF SAID SUBDIVISION TO BE FILED AS A SEPARATE DOCUMENT. ANY OTHER RESTRICTIONS, CONDITIONS AND/OR AGREEMENTS, FELT NECESSARY BY THE DECLARANT, SHALL BE SET FORTH IN SEPARATE DOCUMENTS CONVEYING TITLE OF SAID LOTS TO THE NEW LOT OWNERS, THEIR HEIRS AND ASSIGNS.

Clarence E. Hicks
CLARENCE E. HICKS

STATE OF Oregon
County of Jackson ss November 16th, 2005

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED CLARENCE E. HICKS, WHOM DID FREELY AND VOLUNTARILY ACKNOWLEDGE THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN SET FORTH.

BEFORE ME:



Bree A. Graham
NOTARY PUBLIC - Oregon

NOTE:

EASEMENT PER VOLUME 325, PAGE 83
DOES NOT APPEAR TO EFFECT THIS PROPERTY

COVENANTS, CONDITIONS & RESTRICTIONS

DOC. NO. 05-072615

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 30th DAY OF November, 2005
AT 11:04 O'CLOCK A.M. AND RECORDED IN VOLUME 31 OF PLATS
AT PAGE 73 OF OF THE RECORDS OF JACKSON COUNTY, OREGON

Kathleen S. Beckett Soyad S. Morgan
COUNTY CLERK DEPUTY

APPROVED FOR RECORDING BY A MAJORITY

Paul Walsh
COUNTY COMMISSIONER

11-30-05
DATE

LEGEND

- INDICATES A 5/8" DIAM I. PIN FD. PER OFFICIAL PLAT OF 'DRAWE SUBDIVISION'.
- INDICATES A FOUND MONUMENT PER OFFICIAL PLAT OF 'SONNY WAY SUBDIVISION', CSFN 18409.
- INDICATES A SET 5/8" X 90" STEEL PIN W/ RED PLASTIC CAP MKD. 'R. DRAUGHTON-LS 269T' EXPOSED 4" TO 6".
- △ INDICATES A LEAD PLUG WITH A STAINLESS STEEL WASHER MARKED 'LS 269T' SET AS A REFERENCE MONUMENT IN CONCRETE CURB.
- ⊙ INDICATES A BRASS CAP & 1" DIAM. GALVANIZED IRON PIPE MKD. 'LS 269T' SET FLUSH.
- () DENOTES RECORD DATA PER OFFICIAL PLAT OF 'DRAWE SUBDIVISION' (CSFN 18409).

CSFN= COUNTY SURVEYOR FILING NUMBER

P.U.E. = EASEMENT FOR PUBLIC UTILITIES, STORM DRAIN, NATURAL GAS, WATER, ELECTRICITY, TELEPHONE, CABLE T.V., SANITARY SEWER CONSTRUCTION & MAINTENANCE

BASIS OF BEARINGS: EXISTING CONTROL PER CSFN 18409.

SONNY WAY SUBDIVISION PHASE II

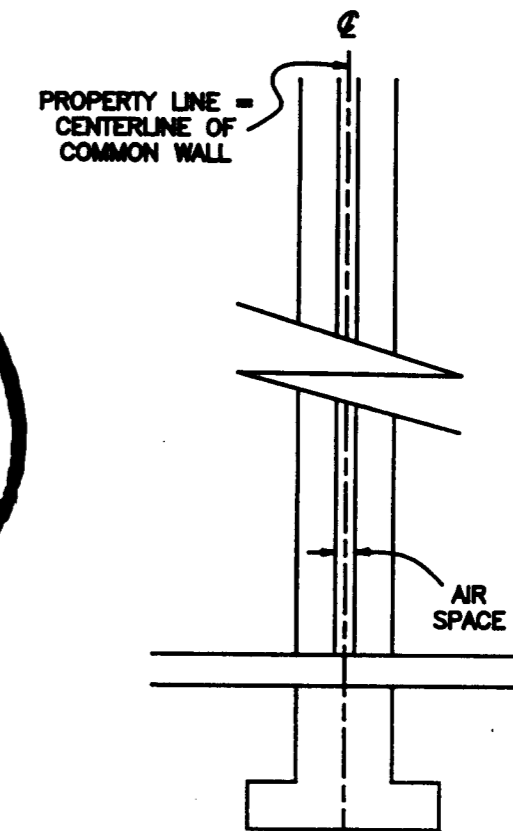
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in White City, Jackson County, Oregon

for

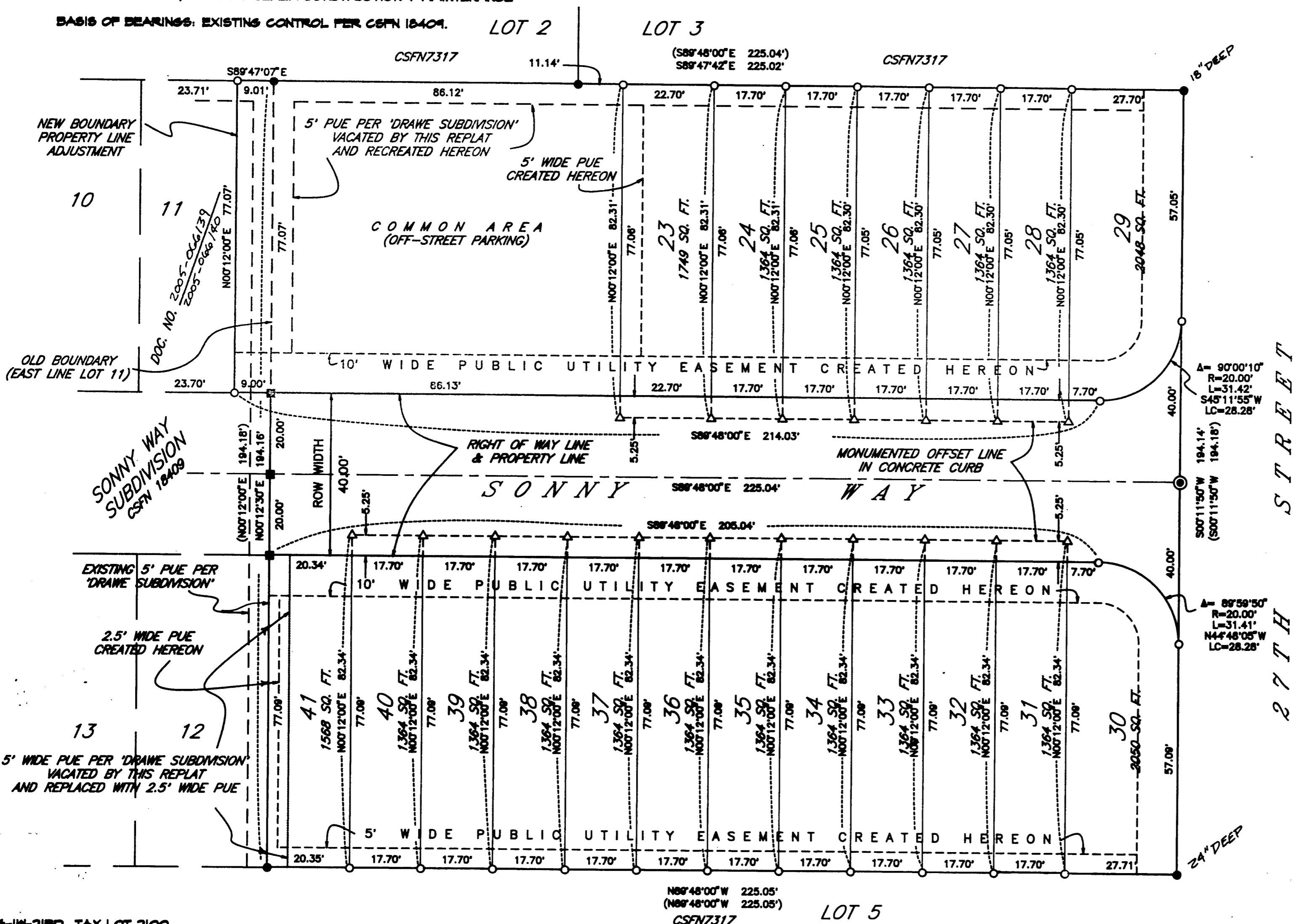
Clarence Hicks
130 Rosewood Lane
Central Point, Oregon 97502

September 14, 2005



NOTE:

IF THE LOT LINES ALONG COMMON WALLS, AS MONUMENTED, ARE IN CONFLICT WITH THE LOCATION OF THE COMMON WALLS, THEN THE LOCATION OF THE LOT LINE SHALL BE IN REFERENCE TO THE COMMON WALL AS SHOWN HEREON AND THE LOT LINE OUTSIDE THE WALL SHALL BE DETERMINED BY THE MONUMENTATION SHOWN HEREON.

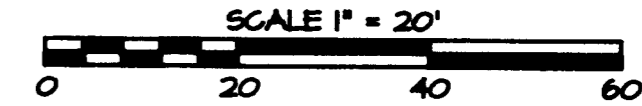


P.O. Box 4397
Medford, OR 97501
(541) 512-1520

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Russell D. Draughton
OREGON
MAY 10, 1994
RUSSELL D. DRAUGHTON
1637

EXPIRES 12/31/05



I certify this plat to be an
exact photograph of the original.
Russell D. Draughton
SURVEYOR