

YORKTOWN SQUARE

A SUBDIVISION AND PAD LOT DEVELOPMENT

located in LOT 1, BLOCK 3 OF THE ORCHARD HOME ASSOCIATION TRACT

located in the
NORTHWEST ONE QUARTER OF SECTION 36,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF MEDFORD
JACKSON COUNTY, OREGON

for JKJ DEVELOPMENTS LLC

2316 W HILLSIDE
CENTRAL POINT, OR 97502

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 the southeast corner of Parcel Number 2 of the Partition Plat recorded September 19, 1996, as Partition Plat No. P-80-1996 in the records of Jackson County, Oregon, Index Volume 7, Page 73, and filed as Survey No. 15117 in the Office of the Jackson County Surveyor, said point also being the southwest corner of tract "A" described in Instrument Number 04-070318 and the INITIAL POINT of this Subdivision; thence North 00°03'05" East, along the east line of said Partition and the northerly extension thereof 189.07 feet to the southerly right-of-way of Stewart Avenue; thence North 89°53'33" East along said southerly right-of-way of Stewart Avenue, 195.05 feet to the northeast corner of Tract B in said Instrument Number 04-070318; thence South 00°06'00" East, along the east line of said Tract "B" 110.96 feet; thence continuing along said east line South 89°54'00" West 10.00 feet; thence South 00°06'00" East 80.71 feet to the southeast corner of said Tract "B"; thence North 89°17'59" West along the line established in the boundary line agreement filed as Instrument Number 77-98974 in the official records of said County 185.56 feet to the POINT OF BEGINNING.

Herbert A. Farber, PLS 2189

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

PURPOSE:

TO SURVEY AND MONUMENT THE PAD LOT DEVELOPMENT APPROVED BY THE CITY OF MEDFORD IN FILE NUMBER LDS-04-92.

PROCEDURE:

USING THE LAST DEED OF RECORD, INST.NO. 04-069911, AND CONTROL ESTABLISHED IN PREVIOUS SURVEYS I LOCATED THE BOUNDARY OF THE SUBDIVISION AS SHOWN HEREON. THE SOUTH BOUNDARY OF THE SUBDIVISION IS THE NORTH LINE OF THE LEXINGTON VILLAGE SUBDIVISION UNIT NO. 1 WHICH WAS ESTABLISHED IN THE BOUNDARY LINE AGREEMENTS FILED AS INST.NO. 77-08974 AND 77-08975. I LOCATED SAID SOUTH BOUNDARY USING THE FOUND MONUMENTS AS SHOWN HEREON. THE WEST BOUNDARY OF THE PROJECT WAS ESTABLISHED ALONG THE EAST LINE OF PARTITION NUMBER P-80-1996 AND THE NORTHERLY PROJECTION THEREOF. I LOCATED THE EAST LINE OF SAID PARTITION USING THE FOUND MONUMENTS. THE NORTH LINE OF THE PROJECT IS THE SOUTH RIGHT-OF-WAY LINE OF STEWART AVENUE. I LOCATED THE CENTERLINE OF STEWART AVENUE USING PREVIOUSLY TIED MONUMENTS AT THE INTERSECTION OF STEWART AVENUE AND DIXIE LANE AND THE INTERSECTION OF STEWART AVENUE AND THE REALIGNED COLUMBUS AVENUE; THE SOUTH RIGHT-OF-WAY LINE IS PARALLEL TO AND 38.00 FEET SOUTH OF SAID CENTERLINE. THE EAST BOUNDARY OF THE SUBDIVISION WAS ESTABLISHED USING DEED RECORD ROTATED TO MY BASIS OF BEARING. THE RECORD EAST LINE WAS TRIMMED AND EXTENDED TO MEET SAID SOUTH RIGHT-OF-WAY LINE AND SAID NORTH LINE OF LEXINGTON VILLAGE SUBDIVISION UNIT NO.1 RESPECTIVELY.

PUBLIC UTILITY EASEMENT NOTE:

"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 (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."

Declaration:

KNOWN ALL MEN BY THESE PRESENTS, that we, JKJ DEVELOPMENTS LLC, are the owners of the lands hereon described, and we have subdivided the same into lots and a private drive as shown hereon and the number and size of the lots and the courses and lengths of the lines are plainly set forth, and that this plat is a correct representation of the subdivision, and does dedicate to the public for public use the 10 foot public utility easement and the public access easement within the private drive for vehicle traffic and the pedestrian ingress and egress easment for pedestrian traffic as shown hereon, and does hereby grant unto Rogue Valley Sewer Services the 15 foot sewer easement and does hereby create the Utility Service Easement for the benefit of Lots 1 through 10 as shown hereon. We hereby designate said Subdivision YORKTOWN SQUARE.

James K. Johnson, Registered Agent, JKJ Developments LLC

State of Oregon)
County of Jackson)

Personally appeared before me on Nov 11th 2005 the above named James K. Johnson and does acknowledge the foregoing instrument to be his voluntary act and deed.

(Signature) Susan Morgan

(Printed Name) SUSAN MORGAN

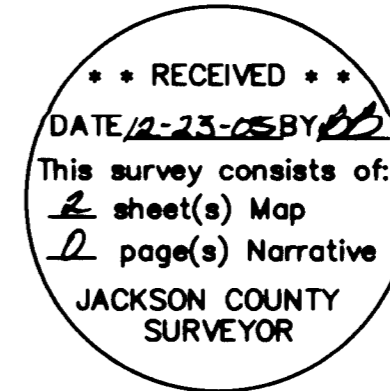
Notary Public - Oregon Commission No. 378055

My commission expires April 21, 2005
Month, Day, Year,

Release Affidavits:

People's Bank of Commerce, as beneficiary, recorded as
Instrument No. 05-077796
Official Records of Jackson County, Oregon.

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



Approvals:

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

This 22nd day of December, 2005

Planning Director

Examined and approved this 16th day of November, 2005.

Acting City Surveyor City Engineer

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of December 23, 2005

Deputy Tax Collector 12-23-05
Date

Examined and approved as required by O.R.S. 92.100 this 23rd day of December, 2005

Deputy Assessor 12-23-2005
Date

Recorder:

Filed for record this 23rd day of DECEMBER, 2005 at 2:32 o'clock P. M. and recorded in Volume 31, Page 77 of the Plat Records of Jackson County, Oregon.

County Clerk Deputy

Approved for Recording: Susan E. Shaw 12/23/05
Commissioner/Administrator Date

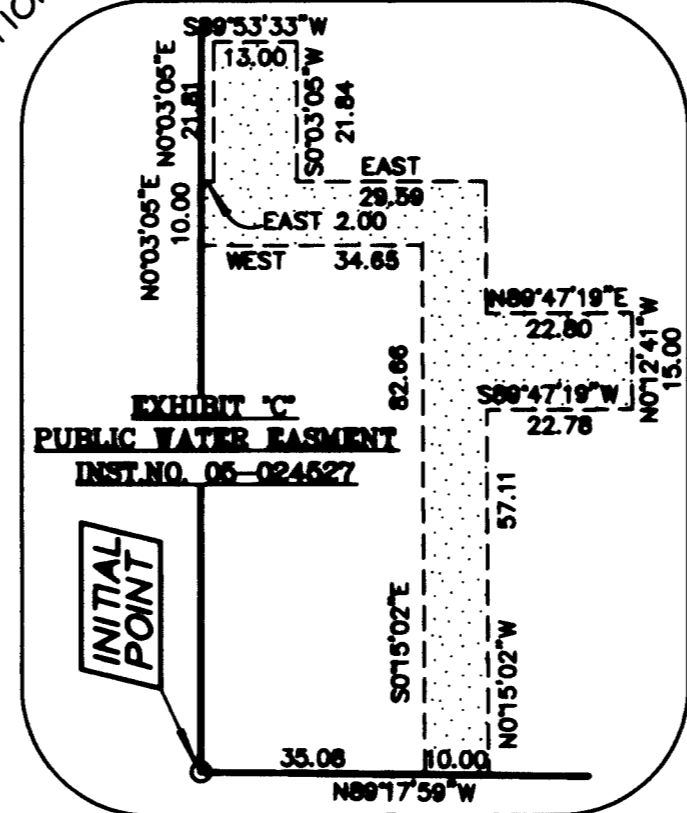
YORKTOWN SQUARE

A SUBDIVISION AND
PAD LOT DEVELOPMENT
located in
**LOT 1, BLOCK 3 OF THE ORCHARD
HOME ASSOCIATION TRACT**
located in the
NORTHWEST ONE QUARTER OF SECTION 36,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF MEDFORD
JACKSON COUNTY, OREGON
for
JKJ DEVELOPMENTS LLC
2316 W HILLSIDE
CENTRAL POINT, OREGON 97502

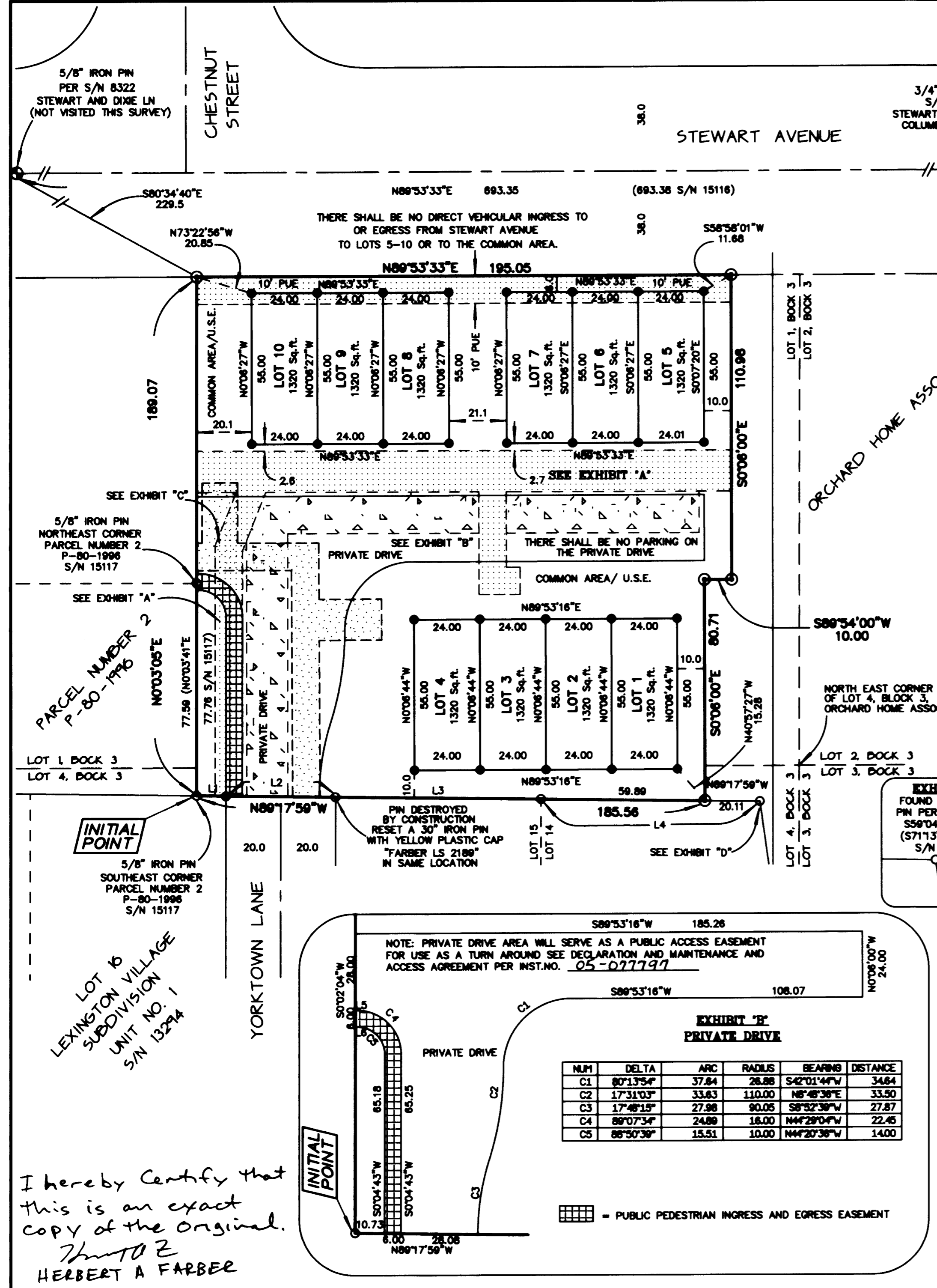
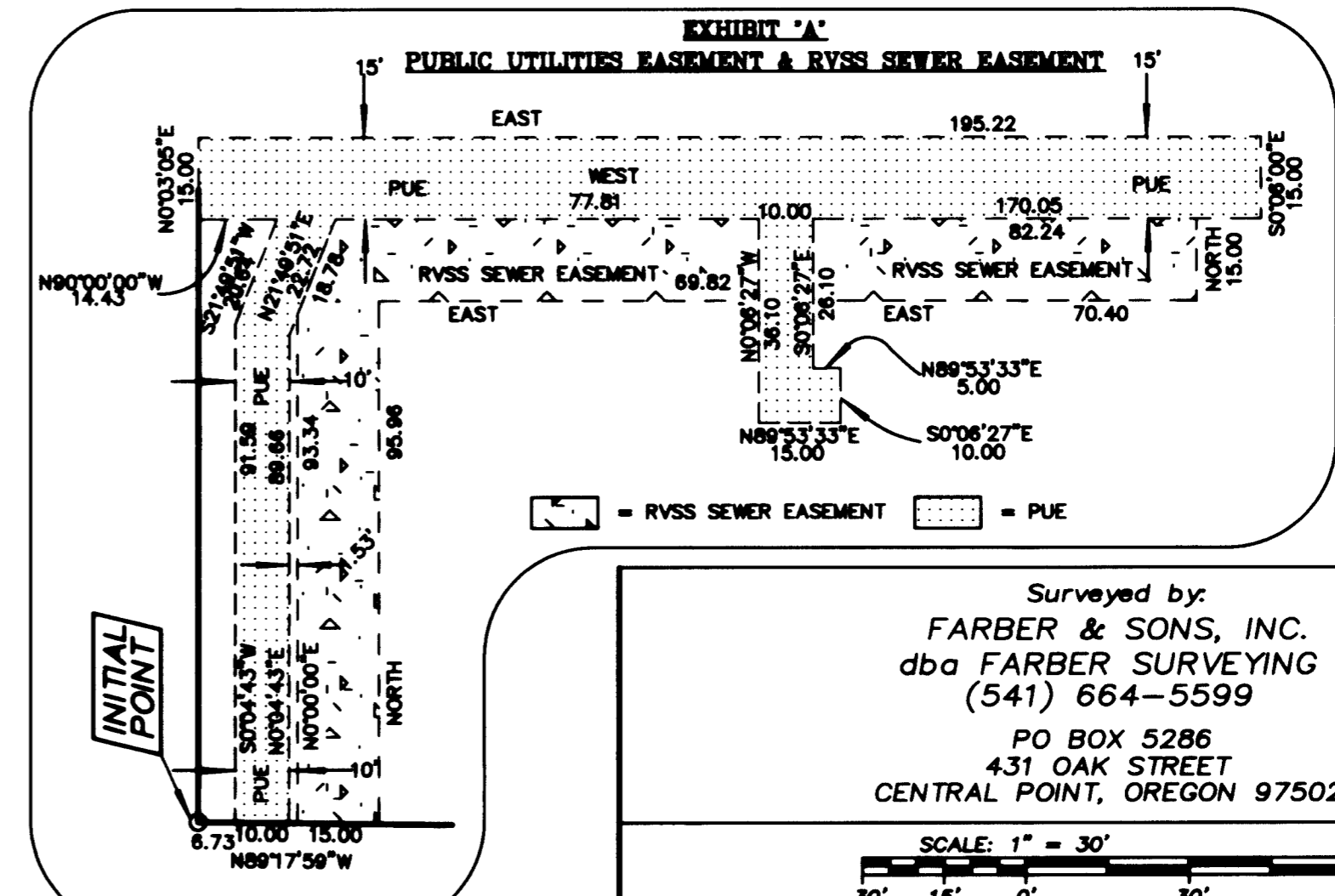
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Herbert A. Farber
OREGON
JULY 28, 1986
HERBERT A. FARBER
2189
RENEWAL DATE 12-31-05

LEGEND

- ⊙ = FOUND 2 1/2" BRASS CAP - D.L.C. CORNER
- ⊕ = STREET CENTERLINE - AS DESCRIBED
- = FOUND 5/8" IRON PIN, S/N 13294 OR AS DESCRIBED
- ⊙ = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- S/N = RECORD FILED SURVEY NUMBER
- W.C. = WITNESS CORNER
- RVSS = ROGUE VALLEY SEWER SERVICES
- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
- INST. NO. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT FOR WATER, SANITARY SEWER, STORM DRAIN, PHONE, GAS, AND CABLE TV.
- U.S.E. = INDICATES A UTILITY SERVICE EASEMENT FOR THE EXCLUSIVE USE OF THE LOTS SHOWN HEREON TO PROVIDE FOR ELECTRIC, GAS, WATER, SANITARY SEWER, TELEPHONE AND CABLE TELEVISION SERVICES; LESS AND EXCEPTING THE AREA OCCUPIED OR TO BE OCCUPIED BY DWELLINGS, PUE, SEWER EASEMENTS OR WATER EASEMENTS.
- LOT AND BLOCK NUMBER REFER TO THE PLAT OF THE ORCHARD HOME ASSOCIATION TRACT
- NOTE:
ALL AREA OUTSIDE THE LOTS SHALL BE COMMON AREA, INCLUDING THE PRIVATE DRIVE.



RECORD S/N 13294					
NUM	BEARING	DISTANCE	BEARING	DISTANCE	
L1	N89°17'59"W	10.73	S89°18'00"E	N/A	
L2	N89°17'59"W	39.98	S89°18'00"E	40.00	
L3	N89°17'59"W	74.98	S89°18'00"E	75.00	
L4	S89°17'59"E	80.00	S89°18'00"E	80.00	
L5	N89°53'16"E	1.01			
L6	N89°53'16"E	0.97			



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	80°13'54"	37.84	28.88	S42°01'44"W	34.84
C2	17°31'03"	33.63	110.00	N8°48'36"E	33.90
C3	17°48'15"	27.98	90.05	S8°32'39"W	27.87
C4	89°07'34"	24.89	18.00	N44°29'04"W	22.46
C5	88°50'39"	15.51	10.00	N44°20'38"W	14.00

▨ = PUBLIC PEDESTRIAN INGRESS AND EGRESS EASEMENT

I hereby Certify that
this is an exact
copy of the original.
Herbert A. Farber
HERBERT A. FARBER

Surveyed by:
FARBER & SONS, INC.
dba FARBER SURVEYING
(541) 664-5599
PO BOX 5286
431 OAK STREET
CENTRAL POINT, OREGON 97502

SCALE: 1" = 30'
DATE: DECEMBER 8, 2005
JOB NO.: 1195-03