

TENNESSEE ACRES

A Subdivision
Located in the N.W. 1/4 of Section 13,
T.37S, R.2W, W.M. City of Medford
Jackson County, Oregon
(LDS-03-160)

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

Filed for record this 10th day of March, 2006 at
3:56 o'clock P.M., and recorded in Volume 32 of Plats at Page 22
of the records of Jackson County, Oregon as Doc.# 2006-012324, ORJCO.

***** APPROVALS *****

File No. LDS-03-160

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

[Signature] March 9, 2006
Planning Director Date

EXAMINED AND APPROVED this 21st day of February, 2006.

[Signature] [Signature]
City Engineer City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of March 10, 2006.

[Signature] Deputy
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of
March 10, 2006.

[Signature] Deputy
Tax Collector

***** DECLARATION *****

Know all men by these presents that MICHELLE M. NISTLER, is the owner in fee of the land shown on this Plat, more particularly described in the Surveyor's Certificate, and has subdivided the same into the Lots and Streets 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 for public use 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) and I do hereby make and establish the Private Storm Drainage Easement (PSDE) across Lot 3 for the benefit of Lot 4, and I do hereby make and establish the Minimum Access Easement (MAE) and Vehicular Turn Around Easement (VTE) over Lots 1 and 2 for the benefit of Lots 1, 2 & 3. This Subdivision shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded with this Plat setting forth provisions for the maintenance of the MAE. I do hereby make and establish the Private Utility Easement (UE) for the benefit of Lots 1, 2 & 3 and I do hereby designate said Subdivision as TENNESSEE ACRES.

[Signature]
MICHELLE M. NISTLER

STATE OF OREGON)
COUNTY OF JACKSON) ss.

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

Dated this 14th day of February, 2006.

[Signature]
[Signature] Notary Public - Oregon

Commission No. 354244
My Commission Expires March 20, 2006

***** AFFIDAVIT OF CONSENT *****

- From Charles T. Kaimie and Suzanne E. Kaimie recorded as Doc. # 2006-012326, ORJCO.
- From James W. Christopherson and Helen M. Christopherson recorded as Doc. # 2006-012327, ORJCO.
- From John K. Mainwaring and Susie E. Mainwaring recorded as Doc. # 2006-012325, ORJCO.

SURVEY FOR:

JIM NISTLER
832 E. MAIN STREET, SUITE #9
MEDFORD, OR 97501

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

DATE:

FEBRUARY 14, 2006

***** 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 Southwest corner of Donation Land Claim No. 59, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence North 00°01'31" East (record North 00°01'30" West), along the West line of said Claim, 991.98 feet (record 992.62 feet); thence South 89°54'45" East, 601.26 feet to the Southwest corner of that tract described in Volume 448, Page 158, Jackson County Deed Records; thence along the South line of said tract, South 89°54'45" East, 239.75 feet (record 240.00 feet) to the Southwest corner of that tract described in Document No. 77-18752, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence continue along said South line, South 89°54'45" East, 378.00 feet; thence North 00°01'30" West, 131.72 feet to the South line of that tract described in Document No. 01-48016, said Official Records; thence along said South line, South 88°09'28" West, 228.56 feet to the Southwest corner thereof; thence along the West line thereof, North 00°06'13" East, 7.10 feet to the North-east corner of that tract described in Document No. 2004-028891, said Official Records; thence along the North line thereof, North 89°59'51" West, 149.57 feet to the Northerly prolongation of the West line of that tract described in Document No. 77-18752, said Official Records; thence along said West line and Northerly prolongation, South 00°01'30" East, 130.90 feet to the INITIAL POINT OF BEGINNING.

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 OWNERS 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.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

- PURPOSE: To survey and monument the exterior boundary and depict the Lots & Street of TENNESSEE ACRES. See File No. LDS-03-160.
- PROCEDURE: The South boundary was held as monumented per FS2358. The East line was held per Doc. # 2004-037629, ORJCO. The North line of was held as monumented as shown. The West line was held per Doc. 77-18752, ORJCO. Computed the interior Lots & Street right of way corner positions per the Tentative Plat and set pins at the locations as shown on Sheet 2.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

[Signature]
SURVEYOR

APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

Mar. 10, 2006
DATE

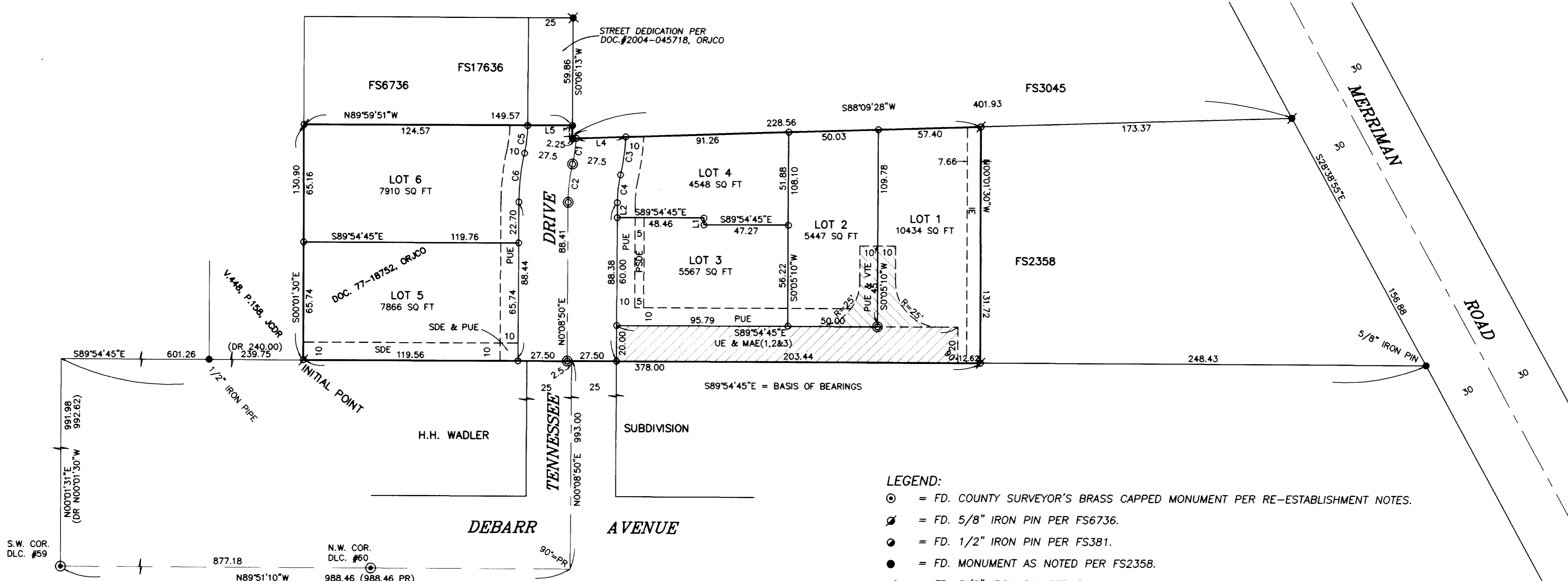
RECEIVED
DATE 3-10-06 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR
SHEET 1 OF 2
031817M

SURVEY FOR:
 JIM NISTLER
 832 E. MAIN STREET, SUITE #9
 MEDFORD, OR 97501

SURVEY BY:
 L.J. FRIAR & ASSOCIATES, P.C.
 CONSULTING LAND SURVEYORS
 816 WEST EIGHTH STREET
 MEDFORD, OREGON 97501
 PHONE: (541) 772-2782

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 Jackson County, Oregon
 (LDS-03-160)

EASEMENTS PER SUBDIVISION GUARANTEE
 EASEMENTS FOR CITY OF MEDFORD SANITARY SEWER PER V.477, P.37-40,
 JCDR LIES WITHIN THE TENNESSEE DRIVE STREET DEDICATION.



- LEGEND:**
- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER RE-ESTABLISHMENT NOTES.
 - ⊘ = FD. 5/8" IRON PIN PER FS6736.
 - = FD. 1/2" IRON PIN PER FS381.
 - = FD. MONUMENT AS NOTED PER FS2358.
 - = FD. 5/8" IRON PIN PER FS3045.
 - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MARKED D. HUCK LS2023 PER FS17636.
 - ∅ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MARKED L.J. FRIAR & ASSOC.
 - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MARKED L.J. FRIAR & ASSOC.
 - ⊙ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MARKED L.J. FRIAR & ASSOC. SEE CITY SURVEYOR FOR REFERENCES.
- VTE = VEHICULAR TURN AROUND EASEMENT.
 MAE = MINIMUM ACCESS EASEMENT FOR LOTS 1, 2 & 3.
 PSDE = PRIVATE STORM DRAINAGE EASEMENT FOR LOT 4.
 DLC = DONATION LAND CLAIM.
 JCDR = JACKSON COUNTY DEED RECORDS.
 ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 C1/L1 = SEE COURSE DATA TABLE.
 PR = PLAT RECORD DATA PER H.H. WADLER SUBDIVISION.
 FS = FILED SURVEY #.
 PUE = PUBLIC UTILITY EASEMENT.
 -X- = FENCE LINE.
 IE = IRRIGATION EASEMENT PER DOC. 2004-072376, ORJCO.
 SDE = PUBLIC STORM DRAINAGE EASEMENT PER DOC. 71-01758, ORJCO.
 UE = PRIVATE UTILITY EASEMENT FOR LOTS 1, 2 & 3.
 FD. = FOUND.
 DR = DEED RECORD DATA.
 NUM = NUMBER.

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	08°18'15"	14.49	100.00	N8°19'37"E 14.48
C2	12°19'54"	21.52	100.00	S6°18'47"W 21.48
C3	09°36'19"	21.37	127.50	N7°40'35"E 21.35
C4	12°19'54"	15.60	72.50	S6°18'47"W 15.57
C5	12°16'48"	15.54	72.50	N6°20'20"E 15.51
C6	12°19'54"	27.44	127.50	S6°18'47"W 27.39

NUM	BEARING	DISTANCE
L1	S00°05'15"W	3.78
L2	N00°08'50"E	8.38
L3	N00°06'13"E	7.10
L4	N88°09'28"E	27.62
L5	S89°59'51"E	25.00

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
 L.J. Friar
 SURVEYOR

BASIS OF BEARINGS:
 SURVEY NO. 2358 AS SHOWN.
 UNIT OF MEASUREMENT = FEET DATE: FEBRUARY 14, 2006 SCALE: 1" = 40'

REGISTERED PROFESSIONAL LAND SURVEYOR
 Jim L. Friar
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-07

RECEIVED
 DATE 3-0-06 BY [Signature]
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR