

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

File No. SUB04-00005  
 EXAMINED AND APPROVED this 3rd day of March, 20 06.

[Signature]  
 CITY ADMINISTRATOR

EXAMINED AND APPROVED this 3rd day of March, 20 06.

[Signature]  
 CITY PUBLIC WORKS DIRECTOR

EXAMINED AND APPROVED this 31st day of JANUARY, 20 06.

[Signature]  
 JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED as required by ORS 92.100 as of March 15, 20 06.

[Signature]  
 ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of March 15th, 20 06.

[Signature]  
 TAX COLLECTOR

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

Know all men by these presents that JON TURRELL CONSTRUCTION, INC. is the owner in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and has subdivided the same into the Lots and Street 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 does hereby dedicate to the public, under the jurisdiction of the City of Rogue River, (1) the Street dedication as well as (2) the Public Sidewalk Easement (SWE) and (3) Public Utility Easement (PUE). JON TURRELL CONSTRUCTION, INC. does hereby make and establish the Private Irrigation Easements (IE). JON TURRELL CONSTRUCTION, INC. does hereby make and establish the Irrigation Easement (GPIDE) for the benefit of the Grants Pass Irrigation District for the maintenance of District Irrigation facilities. JON TURRELL CONSTRUCTION, INC does hereby designate said Subdivision as PONDEROSA HEIGHTS which shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this plat.

JON TURRELL CONSTRUCTION, INC., does hereby make and establish the Private Storm Drainage (PSDE) EASEMENT.

[Signature]  
 JONATHAN TURRELL, PRESIDENT  
 JON TURRELL CONSTRUCTION, INC.

STATE OF OREGON)  
 COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Jonathan Turrell and acknowledged the foregoing instrument to be his voluntary act and deed and that it was signed on behalf of Jon Turrell Construction, Inc.

Dated this 31st day of January, 20 06.

[Signature]  
[Signature] Notary Public - Oregon

Commission No. 354244  
 My Commission Expires March 20, 2006

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

From U.S. Bank N.A. recorded as Doc. # 06-013078, ORJCO.

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

[Signature]  
 SURVEYOR

PONDEROSA HEIGHTS

In Lots 6 & 7, Block 4 of CARNER & SABINS 2ND ADDITION TO WOODVILLE & located in the SW 1/4 of Sec. 15, T.36S., R.4W., W.M. City of Rogue River Jackson County, Oregon

SURVEY FOR:

JON TURRELL CONST., INC.  
 4686 FOOTHILL BLVD,  
 GRANTS PASS, OR 97526

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:

JANUARY 31, 2006

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

Filed for record this 15th day of March, 20 06 at 11:12 o'clock A.M., and recorded in Volume 32 of Plats at Page 27 of the records of Jackson County, Oregon and Document No. 06-013077, ORJCO.

[Signature] County Clerk  
[Signature] Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 06-013079, 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:

Beginning at the Northwest corner of Parcel No. III per Partition Plat No. P-100-1992, according to the official plat thereof, now of record, in Volume 3, Page 100 of "Record of Partition Plats of Jackson County, Oregon and filed as Survey No. 13169 in the Office of the Jackson County Surveyor and the INITIAL POINT OF BEGINNING; thence along the North line of said Parcel III and the North line of Woodville Heights, according to the official plat thereof, now of record, in Jackson County, Oregon, South 89°53'29" East, 474.09 feet to the center of the Wards Creek Lateral; thence along said center, North 12°06'13" East, 199.73 feet to an angle point; thence North 10°04'53" West, 7.75 feet to the Northeast corner of that tract described in Document No. 03-55215, Official Records of Jackson County, Oregon; thence along the North line thereof, North 89°53'29" West, 366.33 feet to the North-Northwest corner of said tract; thence along the West line thereof, South 00°29'16" East, 191.01 feet to the interior ell corner of said tract; thence along the North line of said tract, North 89°53'29" West, 150.01 feet to the East line of North Broadway; thence along said East line, South 00°29'16" East, 12.00 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

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

PURPOSE: To survey and monument the Lots & Street right of way of PONDEROSA HEIGHTS. See City File No. SUB04-00005.

PROCEDURE: Made ties to monuments and the centerline of the Wards Creek Lateral as shown on Sheet 2 to control this survey. The South line was held as being 127 feet South and parallel to the North line of Lot 6, Block 4, Carner & Sabins 2nd Addition to Woodville. The North line was held parallel and deed record North from the North line of said Lot 6. The West line was held deed record East from the East line of North Broadway Street. Broadway Street was held as monumented per FS8806. Computed the interior lot & street right of way corner positions per the approved Tentative Plat and set monuments as shown on Sheet 2.

APPROVED FOR RECORDING.

[Signature]  
 COUNTY COMMISSIONER/ADMINISTRATOR  
3/15/06  
 DATE

RECEIVED  
 DATE 3/15/06 BY [Signature]  
 This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR  
 SHEET 1 OF 2

# PONDEROSA HEIGHTS

In Lots 6 & 7, Block 4 of CARNER & SABINS 2ND ADDITION  
TO WOODVILLE & located in the SW 1/4 of Sec. 15,  
T.36S., R.4W., W.M. City of Rogue River  
Jackson County, Oregon

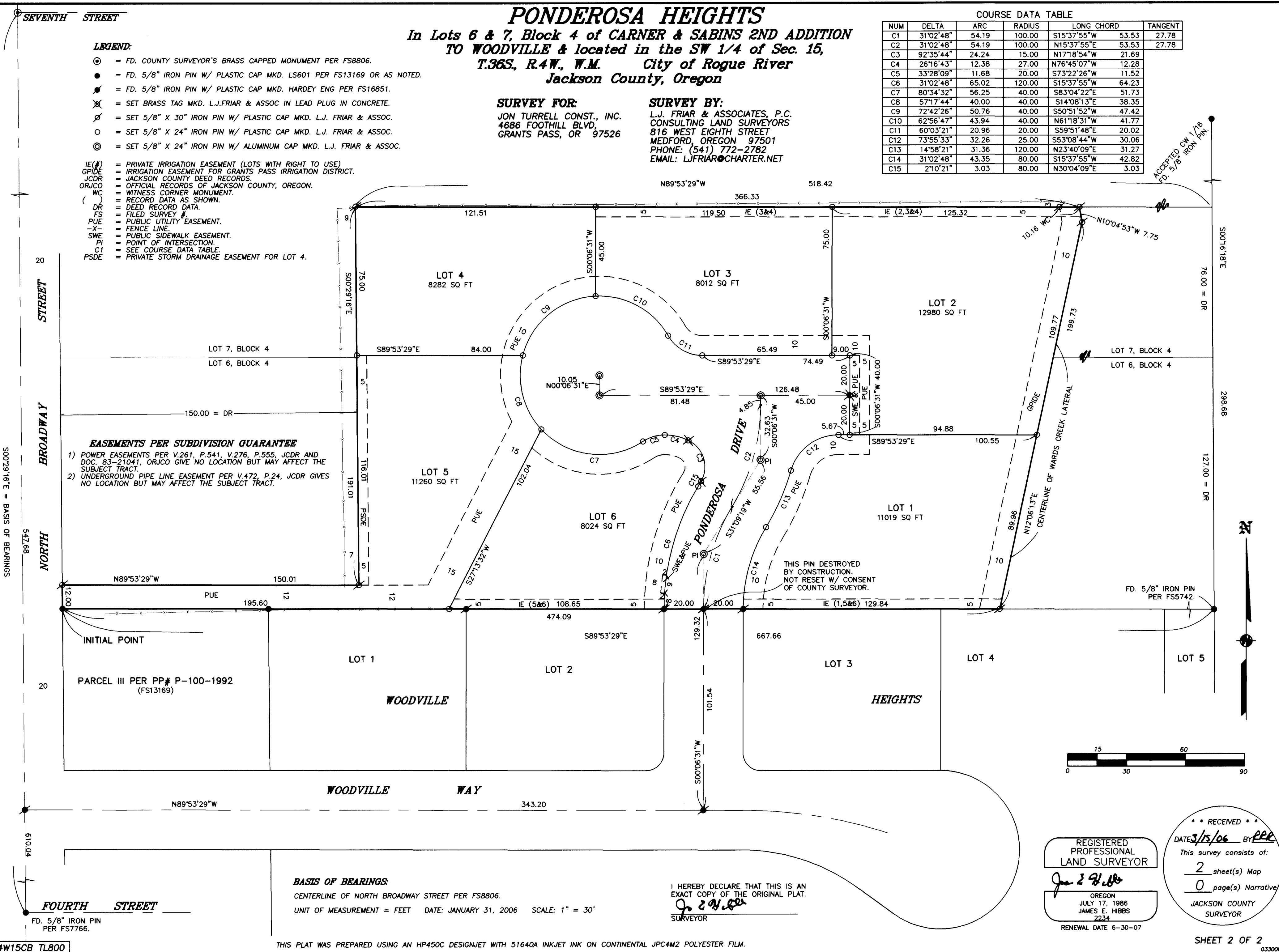
NUM	DELTA	ARC	RADIUS	LONG CHORD	TANGENT
C1	31°02'48"	54.19	100.00	S15°37'55"W 53.53	27.78
C2	31°02'48"	54.19	100.00	N15°37'55"E 53.53	27.78
C3	92°35'44"	24.24	15.00	N17°18'54"W 21.69	
C4	26°16'43"	12.38	27.00	N76°45'07"W 12.28	
C5	33°28'09"	11.68	20.00	S73°22'26"W 11.52	
C6	31°02'48"	54.19	100.00	S15°37'55"W 53.53	27.78
C7	80°34'32"	56.25	40.00	S83°04'22"E 51.73	
C8	57°17'44"	40.00	40.00	S14°08'13"E 38.35	
C9	72°42'26"	50.76	40.00	S50°51'52"W 47.42	
C10	62°56'47"	43.94	40.00	N61°18'31"W 41.77	
C11	60°03'21"	20.96	20.00	S59°51'48"E 20.02	
C12	73°55'33"	32.26	25.00	S53°08'44"W 30.06	
C13	14°58'21"	31.36	120.00	N23°40'09"E 31.27	
C14	31°02'48"	43.35	80.00	S15°37'55"W 42.82	
C15	21°02'21"	3.03	80.00	N30°04'09"E 3.03	

**LEGEND:**

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER FS8806.
- = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. LS601 PER FS13169 OR AS NOTED.
- ⊗ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. HARDEY ENG PER FS16851.
- ⊗ = SET BRASS TAG MKD. L.J.FRIAR & ASSOC IN LEAD PLUG IN CONCRETE.
- ⊗ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 5/8" X 24" IRON PIN W/ ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- IE(##) = PRIVATE IRRIGATION EASEMENT (LOTS WITH RIGHT TO USE)
- GPIDE = IRRIGATION EASEMENT FOR GRANTS PASS IRRIGATION DISTRICT.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER MONUMENT.
- ( ) = RECORD DATA AS SHOWN.
- DR = DEED RECORD DATA.
- FS = FILED SURVEY #
- PUE = PUBLIC UTILITY EASEMENT.
- X- = FENCE LINE.
- SWE = PUBLIC SIDEWALK EASEMENT.
- PI = POINT OF INTERSECTION.
- C1 = SEE COURSE DATA TABLE.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT FOR LOT 4.

**SURVEY FOR:**  
JON TURRELL CONST., INC.  
4686 FOOTHILL BLVD.  
GRANTS PASS, OR 97526

**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



**EASEMENTS PER SUBDIVISION GUARANTEE**

- POWER EASEMENTS PER V.261, P.541, V.276, P.555, JCDR AND DOC. 83-21041, ORJCO GIVE NO LOCATION BUT MAY AFFECT THE SUBJECT TRACT.
- UNDERGROUND PIPE LINE EASEMENT PER V.472, P.24, JCDR GIVES NO LOCATION BUT MAY AFFECT THE SUBJECT TRACT.

**BASIS OF BEARINGS:**  
CENTERLINE OF NORTH BROADWAY STREET PER FS8806.  
UNIT OF MEASUREMENT = FEET DATE: JANUARY 31, 2006 SCALE: 1" = 30'

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

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

\*\* RECEIVED \*\*  
DATE 3/15/06 BY PEE  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR