

*** APPROVALS ***

File No. LDS-05-220

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

[Signature] Planning Director April 20, 2006 Date

EXAMINED AND APPROVED this 24th day of March, 2006.

[Signature] City Engineer [Signature] City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of April 25, 2006.

[Signature] Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have

been paid as of April 25, 2006.

[Signature] Deputy Tax Collector

*** DECLARATION ***

Know all men by these presents that we, GORDON R. CARRIGAN, ROBERT E. BLACKFORD and CY CARRIGAN, are the owners in fee of the land shown on this Plat, more particularly described in the Surveyor's Certificate, and have subdivided the same into the Lots and Phase 1B 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. We do hereby dedicate to the public for public use under the jurisdiction of the City of Medford the easements shown on Sheet 2 labeled as Public Utility Easement (PUE). We do hereby make and establish the Irrigation Easement (IE) for the benefit of Medford Irrigation District for the maintenance of their facilities. We do hereby make and establish the Minimum Access Easement (MAE) for Lots 1 & 2 providing access to Vick Lane. We do hereby make and establish the Private Storm Drainage Easement (PSDE) and Private Sanitary Sewer Easement (PSSE) as shown on Sheet 2 for the benefit of Lot 2. We do hereby designate said Subdivision as LOZIER COURT, PHASE 1A which shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat.

[Signatures]
GORDON R. CARRIGAN ROBERT E. BLACKFORD CY CARRIGAN

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Gordon R. Carrigan, Robert E. Blackford and Cy Carrigan and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 22nd day of March, 2010.

[Signature]
[Signature] Notary Public - Oregon
Commission No. 402261
My Commission Expires March 20, 2010

*** AFFIDAVIT OF CONSENT ***

FROM EVERGREEN FEDERAL SAVINGS AND LOAN ASSOCIATION RECORDED AS DOC. # 2006-021745 ORJCO.

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

[Signature]
SURVEYOR

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

LOZIER COURT, PHASE 1A
A Subdivision located in the S.E. 1/4 of Section 26, T.37S., R.1W., W.M. in the City of Medford Jackson County, Oregon (File LDS-05-220)

SURVEY FOR: SURVEY BY:

ROBERT BLACKFORD 3091 HEARTWOOD COURT MEDFORD, OR 97504
L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET MEDFORD, OREGON 97501 PHONE: (541) 772-2782

DATE:
MARCH 21, 2006

*** RECORDER'S CERTIFICATE ***

Filed for record this 25th day of April, 2006, at 1:43 o'clock P.M., and recorded in Volume 32 of Plats at Page 36

of the records of Jackson County, Oregon and Document No. 2006-021747, ORJCO.

[Signature] County Clerk [Signature] Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2006-021746, 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 Southeast corner of Donation Land Claim No. 76, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the South line of Lot 2 of O. HARBAUGH'S SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon, North 89°59'30" West, 121.00 feet to the Northeast corner of Donation Land Claim No. 77, said Township and Range; thence continue along said South line, North 89°57'30" West, 35.82 feet; thence leaving said South line, NORTH, 65.00 feet; thence North 89°57'30" West, 43.68 feet; thence NORTH, 136.93 feet to the North line of that tract described in Document No. 00-15159, Official Records of Jackson County, Oregon; thence along said North line, South 89°57'50" East, 200.50 feet to the West line of TWO OAKS SUBDIVISION, UNIT NO. 2, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along said West line, SOUTH, 201.875 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 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.

APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

4/25/06
DATE

*** RECEIVED ***
DATE 4-25-06 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR
SHEET 1 OF 2
00167M

SURVEY FOR:

ROBERT BLACKFORD
3091 HEARTWOOD COURT
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

LOZIER COURT, PHASE 1A
A Subdivision located in the S.E. 1/4 of
Section 26, T.37S., R.1W., W.M. in the
City of Medford Jackson County, Oregon
(File LDS-05-220)

LEGEND:

- ⊙ = FOUND COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER RE-ESTAB'S.
- = FOUND 5/8" IRON PIN PER FS4637.
- ⦿ = FOUND 5/8" IRON PIN & PLASTIC CAP MKD. MINNECI LS2349 PER TOS.
- = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

- SUBD. = SUBDIVISION.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER.
- () = RECORD DATA AS SHOWN.
- DR = DEED RECORD DATA.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT.
- X- = FENCE LINE.
- TOS = TWO OAKS SUBDIVISION, UNIT NO. 2 (FS15074).
- IE = IRRIGATION EASEMENT GRANTED TO MEDFORD IRRIGATION DISTRICT.
- PSDE[#] = PRIVATE STORM DRAINAGE EASEMENT [LOT BENEFITTING].
- MAE = MINIMUM ACCESS EASEMENT FOR LOTS 1 & 2.
- L1 = SEE COURSE DATA TABLE.
- PSSE[#] = PRIVATE SANITARY SEWER EASEMENT [LOT BENEFITTING].
- WC = WITNESS CORNER MONUMENT.

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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS OF LOZIER COURT, PHASE 1A. SEE FILE LDS-05-220.

PROCEDURE: MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE SUBJECT TRACT. THE SOUTH LINE AND LOZIER LANE WAS HELD USING MAP RECORD DATA PER FS594. LOZIER WAS HELD PER MAP RECORD DATA AND MONUMENTS PER FS4637. THE EAST LINE WAS HELD AS MONUMENTED PER TWO OAKS SUBDIVISION, UNIT NO. 2. THE WEST LINE WAS HELD PER DOC. 2004-028498, ORJCO. THE SUBJECT TRACT WAS PART OF AN PROPERTY LINE ADJUSTMENT APPROVED BY THE CITY OF MEDFORD PLANNING IN 2004.

NOTE REGARDING MINIMUM ACCESS EASEMENT

THERE SHALL BE NO PARKING ALLOWED WITHIN THE MINIMUM ACCESS EASEMENT.

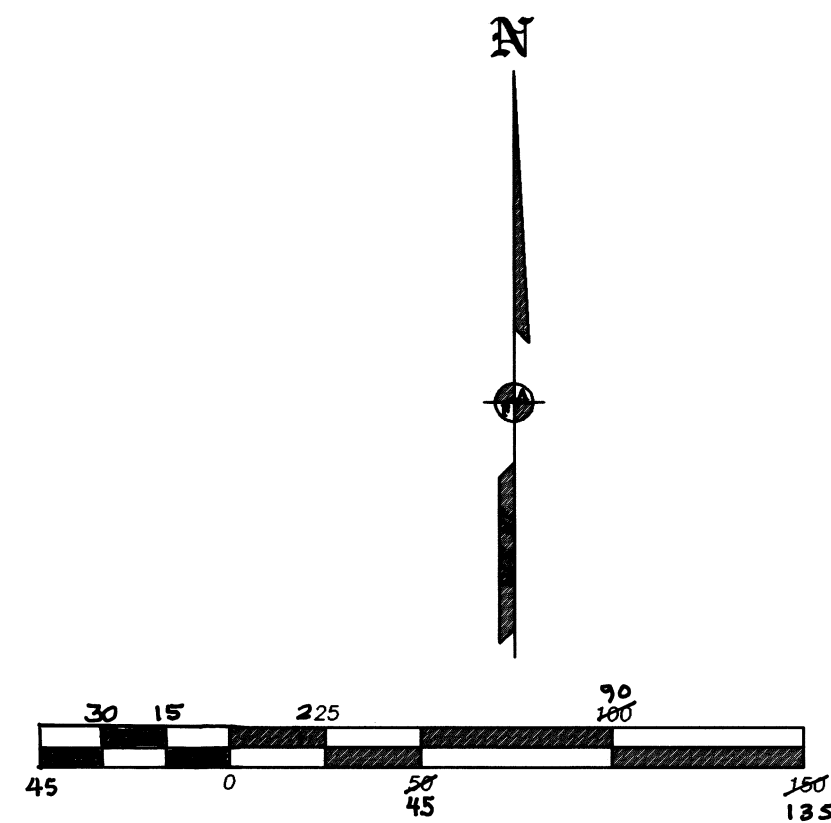
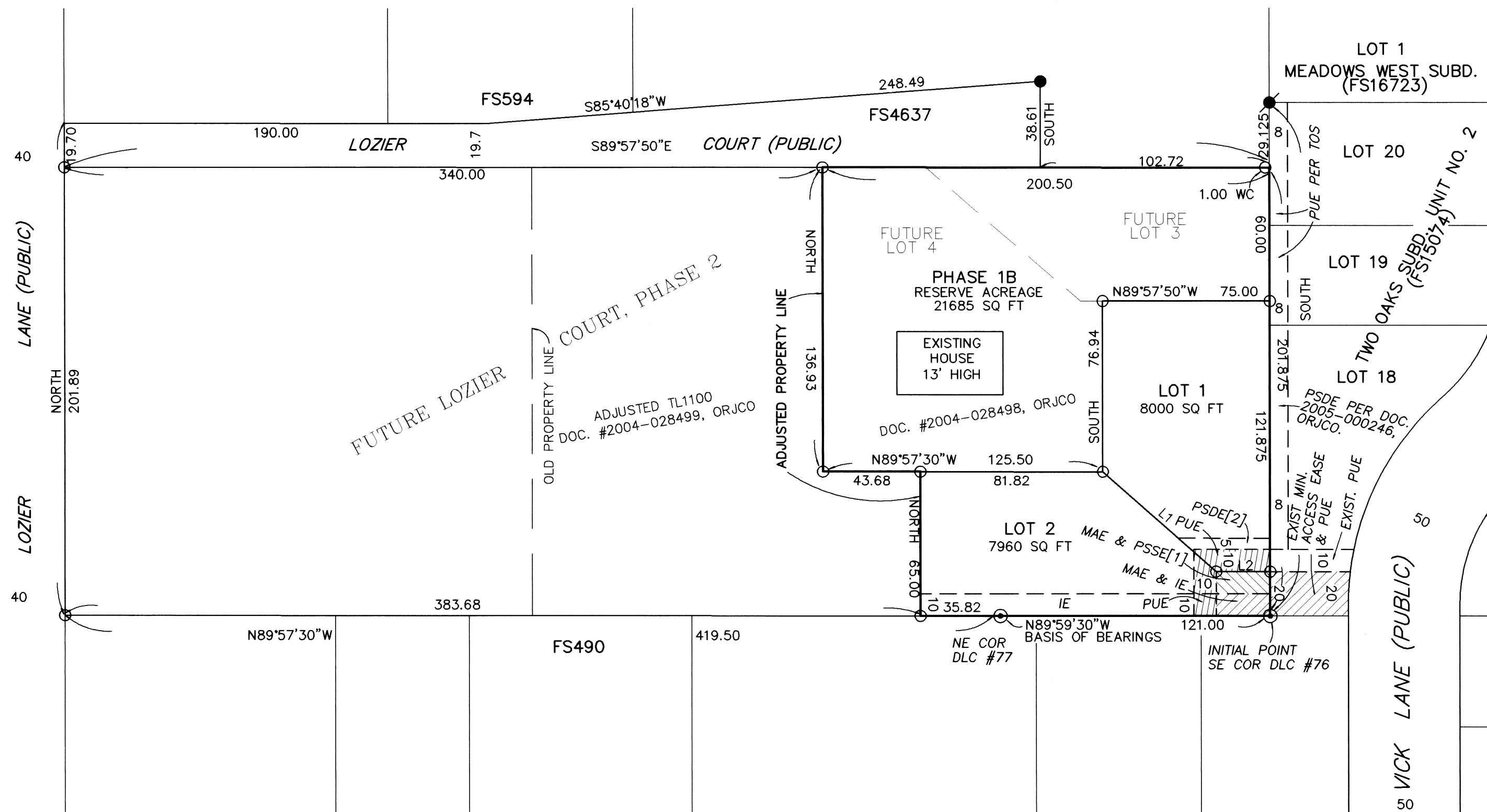
COURSE DATA TABLE

| NUM | BEARING | DISTANCE |
|-----|-------------|----------|
| L1 | S48°28'29"E | 67.85 |
| L2 | S89°59'24"E | 24.20 |

BASIS OF BEARINGS:

SURVEY NO. 594 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET DATE: MARCH 21, 2006 SCALE: 1" = 45'



(SEE AFFIDAVIT OF CORRECTION Doc. No. 2006-035563 (C5 19159) Roger Roberts C.S. Aug. 4, 2006

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

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

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This survey consists of:
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