

BRADLEY COURT, PHASE 1
A PAD LOT DEVELOPMENT
Located in the N.W. 1/4 of Sec. 13,
T.37S., R.2W., W.M. In City of Medford
Jackson County, Oregon

***** APPROVALS *****

File No. LDS-05-90.

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

[Signature] Planning Director
Date April 6, 2006

EXAMINED AND APPROVED this 27th day of February, 2006.

[Signature] City Engineer
[Signature] City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of May 4th, 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 May 4th, 2006.

[Signature] Deputy
Tax Collector

SURVEY FOR:

ALTUS CONSTRUCTION
3220 SNOWY BUTTE LANE
CENTRAL POINT, OR 97502

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:

DECEMBER 14, 2005

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

Filed for record this 4th day of MAY, 2006 at

2:35 o'clock P.M., and recorded in Volume 32 of Plats at Page 38

and as Doc. #2006-23365, of the records of Jackson County, Oregon.

[Signature]
County Clerk

[Signature]
Deputy

***** 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 Northwest corner of SUNSET GLEN SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the South line of that tract described in Document No. 2004-058095, Official Records of Jackson County, Oregon, South 89°58'30" East, 398.07 feet to the West line of Howard Avenue and the INITIAL POINT OF BEGINNING; thence along said West line, North 00°01'30" West, 101.50 feet to the Northeast corner of said tract; thence along the North line thereof, North 89°58'30" West, 110.00 feet; thence South 00°01'30" East, 101.50 feet to the South line of said tract; thence along said South line, South 89°58'30" East, 110.00 feet to the INITIAL POINT OF BEGINNING.

***** DECLARATION *****

Know all men by these presents that we, MICHAEL MENEFFEE and MARSHA MENEFFEE, 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 Lot 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 we do hereby dedicate to the public for public use under the jurisdiction of the City of Medford the Right of Way (R/W) Dedication, together with those easements shown on Sheet 2 labeled as Public Utility Easement (PUE). We do hereby designate said Subdivision as BRADLEY COURT, PHASE 1.

[Signature]
MICHAEL MENEFFEE

[Signature]
MARSHA MENEFFEE

REGISTERED PROFESSIONAL LAND SURVEYOR

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

STATE OF OREGON) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named Michael Menefee and Marsha Menefee and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 15th day of February, 2006.

[Signature]
[Signature] Notary Public - Oregon

Commission No. 354244

My Commission Expires March 20, 2006

***** AFFIDAVITS OF CONSENT *****

- From Fred Wallace and Patricia Wallace recorded as Doc. # 2006-23366, ORJCO.
- From Carol G. Fiddler recorded as Doc. # 2006-23369, ORJCO.
- From Jerry L. Conner and Darlene J. Conner recorded as Doc. # 2006-23370, ORJCO.
- From Gary R. West and Deeann L. West recorded as Doc. # 2006-23373, ORJCO.
- From Duane H. Peterson and Phyllis Peterson recorded as Doc. # 2006-23371, ORJCO.
- ~~From John Foster recorded as Doc. # [scribble] ORJCO.~~
- ~~From Ron Miller and Vickie Miller recorded as Doc. # [scribble] ORJCO.~~
- From Bruce G. Griffin and Alma A. Griffin recorded as Doc. # 2006-23368, ORJCO.
- From First Trust Company of Onaga, Custodian FBO Michele J. Hillen recorded as Doc. # 2006-23367, ORJCO.

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.

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

[Signature]
SURVEYOR

APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

050406
DATE

*** RECEIVED ***
DATE 5-4-06 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR
SHEET 1 OF 2

SURVEY FOR:
ALTUS CONSTRUCTION
3220 SNOWY BUTTE LANE
MEDFORD, OR 97502

SURVEY BY:
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LEGEND:

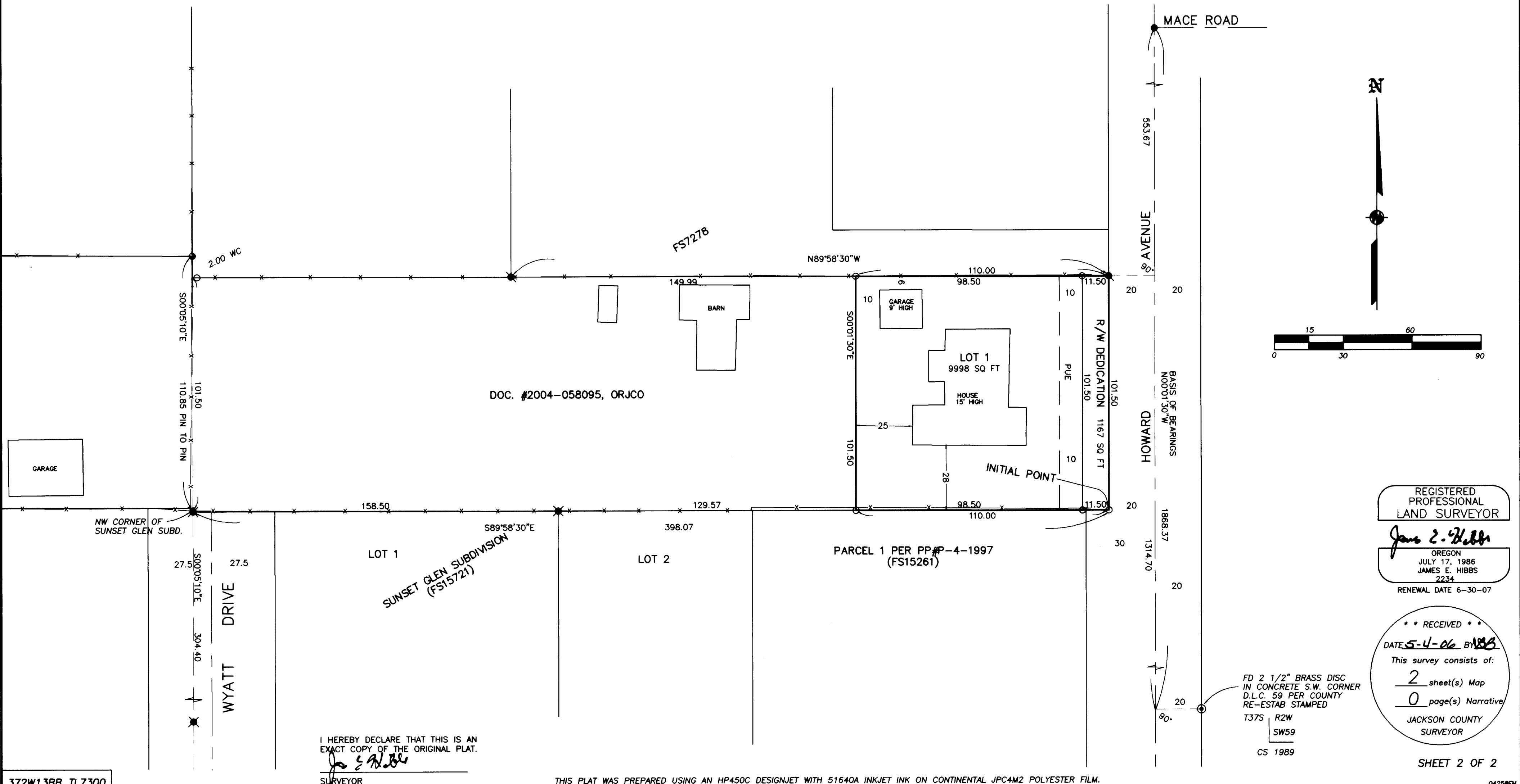
- ⊙ = FD. COUNTY SURVEYORS OFFICE BRASS CAPPED MONUMENT.
 - = FD. 3/4" IRON PIPE PER VCS.
 - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. FRIAR PLS961 PER FS7278.
 - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. D. MCMAHAN LS1913 PER FS15261 OR 15721.
 - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (SUBD. IN PROGRESS).
 - = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- PUE = PUBLIC UTILITY EASEMENT, INCLUDING ELECTRIC, WATER, SANITARY SEWER, GAS, STORM SEWER, TELEPHONE AND CABLE TV FOR THE CONSTRUCTION AND MAINTENANCE THEREOF.
 ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 FS = FILED SURVEY
 JCDR = JACKSON COUNTY DEED RECORDS.
 MKD. = MARKED.
 FD. = FOUND.
 SUBD. = SUBDIVISION.
 VCS = VALLEY CENTER SUBDIVISION.

BASIS OF BEARINGS: CENTERLINE OF HOWARD AVENUE PER FS15261 AS SHOWN HEREON.
DATE: DECEMBER 14, 2005 UNIT OF MEASUREMENT: FEET SCALE: 1"= 30'

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

PURPOSE: To survey and monument the exterior boundary and Lot of BRADLEY COURT, PHASE 1.
See File No. LDS-05-90.

PROCEDURE: Made ties to monuments as shown hereon to control the exterior of the subject tract.
Computed the exterior boundary of this Phase and of Lot 1 per the approved Tentative Plat and set pins at the locations as shown hereon.



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

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