

*** APPROVALS ***

MORIAN PARK HOMES PHASES 1 & 2

*** RECORDER'S CERTIFICATE ***

File No. PUD-03-04

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

A PLANNED COMMUNITY
A re-plat of a portion of Lots 4, 5 & 6, Block 7
of VALLEY CENTER SUBDIVISION & located in the
N.E. 1/4 of Sec. 14 & N.W. 1/4 of Sec. 13,
T.37S., R.2W., W.M. in the City of Medford
Jackson County, Oregon

Filed for record this 9th day of May, 2006 at

3:19 o'clock P.M., and recorded in Volume 32 of Plats

at Page 39 of the records of Jackson County, Oregon.

Kathleen S. Beckett County Clerk
Souza S. Morgan Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No.
2006-024215, Official Records of Jackson County, Oregon.

Planning Director May 2, 2006 Date

EXAMINED AND APPROVED this 18th day of April, 2006

City Engineer City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of MAY 9th, 2006

Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have
been paid as of May 9, 2006

Tax Collector, Deputy

SURVEY FOR:
CIRCLE T CONST., INC.
897 OAK KNOLL DRIVE
ASHLAND, OR. 97520

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:
MARCH 28, 2006

*** DECLARATION ***

Know all men by these presents that CIRCLE T CONSTRUCTION, INC., DENNIS L. MELLECKER, PAULETTE M. MELLECKER, JEREMY P. MUSSON and MARGARET S. MUSSON are the owners in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and have subdivided the same into the Lots, Common Space and Streets as shown on Sheets 2 & 3, 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, under the jurisdiction of the City of Medford, the Street dedications, the Public Pedestrian Access Way (PAW), together with those easements shown on Sheets 2 & 3 labeled as Public Utility Easement (PUE) and Combined Public Sanitary and Storm Sewer Easement (SSE) and we do hereby make and establish the Private Storm Drainage Easement (PSDE) and Shared Driveway Easement (SDE) for the benefit of the Lots as noted. This Subdivision shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this plat. We do hereby designate said Subdivision as MORIAN PARK HOMES, PHASES 1 & 2.

DANIEL J. THOMAS, President CIRCLE T CONSTRUCTION, INC.
DENNIS L. MELLECKER
PAULETTE M. MELLECKER

STATE OF OREGON)
COUNTY OF JACKSON) SS.
PERSONALLY APPEARED THE ABOVE NAMED DANIEL J. THOMAS AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THAT IT WAS SIGNED ON BEHALF OF CIRCLE T. CONSTRUCTION, INC.

DATED THIS 7th DAY OF April, 2006

Karen L. Lafitte NOTARY PUBLIC - OREGON
COMMISSION NO. 402251
MY COMMISSION EXPIRES March 20, 2010

STATE OF OREGON)
COUNTY OF JACKSON) SS.
PERSONALLY APPEARED THE ABOVE NAMED DENNIS L. MELLECKER AND PAULETTE M. MELLECKER AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 7th DAY OF April, 2006

Karen L. Lafitte NOTARY PUBLIC - OREGON
COMMISSION NO. 402251
MY COMMISSION EXPIRES March 20, 2010

STATE OF OREGON)
COUNTY OF JACKSON) SS.
PERSONALLY APPEARED THE ABOVE NAMED JEREMY P. MUSSON AND MARGARET S. MUSSON AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

DATED THIS 14th DAY OF April, 2006

Karen L. Lafitte NOTARY PUBLIC - OREGON
COMMISSION NO. 402251
MY COMMISSION EXPIRES March 20, 2010

*** AFFIDAVIT OF CONSENT ***
FROM UMPQUA BANK RECORDED AS DOC. #2006-024213, ORJCO.
FROM GMAC MORTGAGE CORPORATION RECORDED AS DOC. #2006-024212, ORJCO.

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

APPROVED FOR RECORDING.

David Kanner COUNTY COMMISSIONER/ADMINISTRATOR

5/9/06 DATE

*** 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 Lot 4, Block 7 of VALLEY CENTER SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the West line thereof, South 00°03'11" West, 80.00 feet to the most Westerly Northwest corner of that tract described in Document No. 2004-061358, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the North line of said tract, South 89°57'57" East, 250.00 feet to the interior ell corner of said tract; thence North 00°03'11" East, 80.00 feet to the North line of said Lot 4; thence along said North line, South 89°57'57" East, 135.65 feet to the Northeast corner thereof; thence along the East line of Block 7, North 00°05'10" West, 156.10 feet to the Northwest corner of that tract described in Document No. 83-15872, said Official Records; thence along the North line thereof, South 89°58'30" East, 253.62 feet to the most Northerly Northeast corner of said tract, thence along the East line thereof, South 00°01'30" East, 138.00 feet to the Northwest corner of Tract II described in Document No. 83-15869, said Official Records; thence along the North line thereof, South 89°58'30" East, 145.00 feet to the West line of Howard Avenue; thence along said West line, South 00°01'30" East, 64.93 feet to the Southeast corner of that tract described in Document No. 83-15872, said Official Records; thence along the South line thereof, North 89°58'30" West, 398.40 feet to the East line of said Block 7; thence along said East line, South 00°05'10" East, 193.65 feet to the Southeast corner of that tract described in Document No. 2004-061358, said Official Records; thence along the South line thereof, North 89°44'07" West, 386.24 feet to the West line of said Block 7; thence along said West line, North 00°03'11" East, 158.92 feet to the INITIAL POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR

JAMES E. HIBBS
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, Common Area & Street right of way of MORIAN PARK HOMES PHASES 1 & 2, A Planned Community. See File No. PUD-03-04.
PROCEDURE: Made ties to monuments as shown on Sheets 2 & 3 to control the exterior of this Subdivision. Computed the interior lot and street R/W corners per the approved tentative plat and set pins at the locations as shown on Sheets 2 & 3.

*** RECEIVED ***
DATE 5-9-06 BY [Signature]
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SURVEY FOR:
CIRCLE T CONST., INC.
897 OAK KNOLL DRIVE
ASHLAND, OR. 97520

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

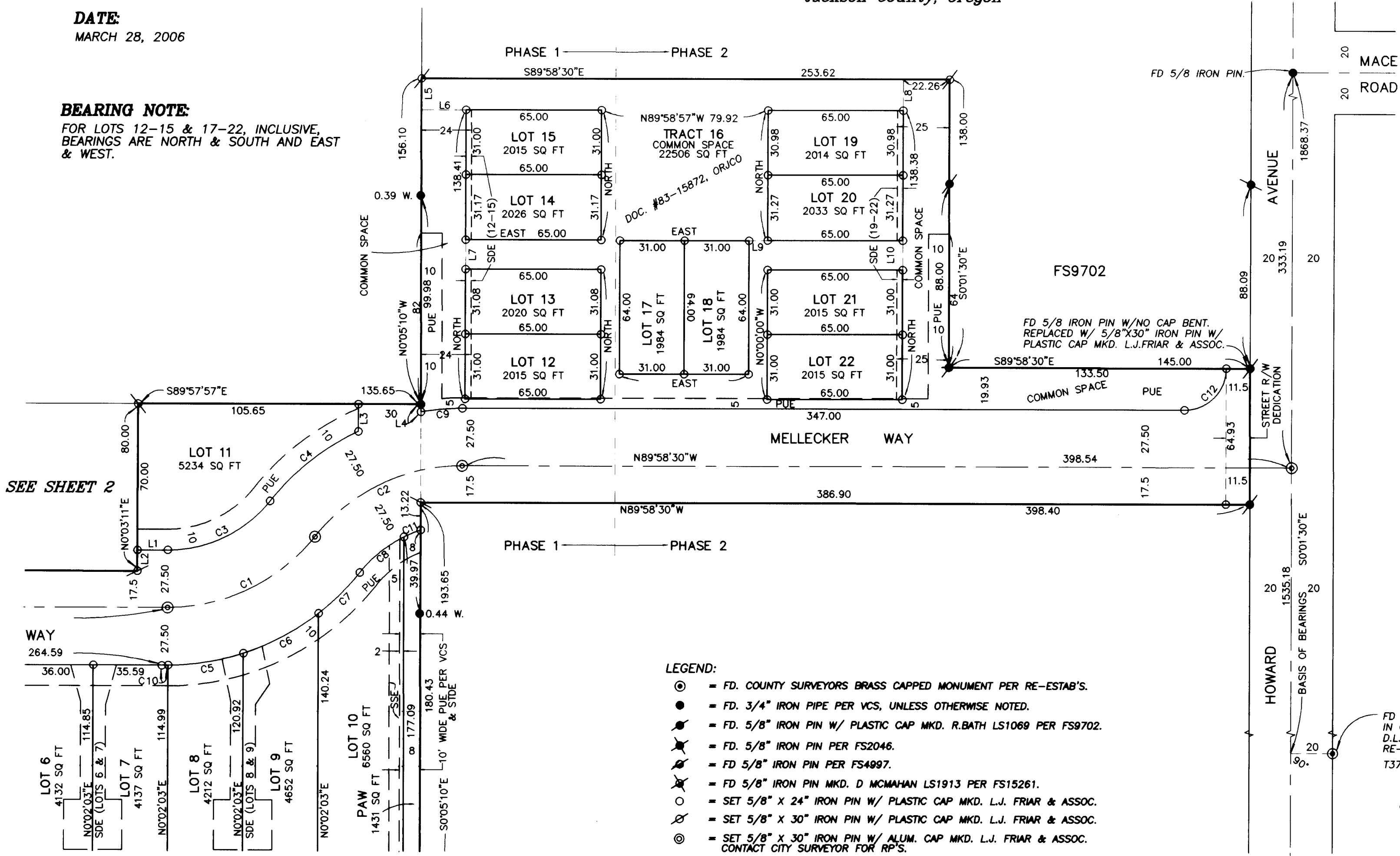
MORIAN PARK HOMES PHASES 1 & 2

A PLANNED COMMUNITY
A re-plat of a portion of Lots 4, 5 & 6, Block 7
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T.37S., R.2W., W.M. in the City of Medford
Jackson County, Oregon

DATE:
MARCH 28, 2006

BEARING NOTE:
FOR LOTS 12-15 & 17-22, INCLUSIVE,
BEARINGS ARE NORTH & SOUTH AND EAST
& WEST.

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.



SEE SHEET 2

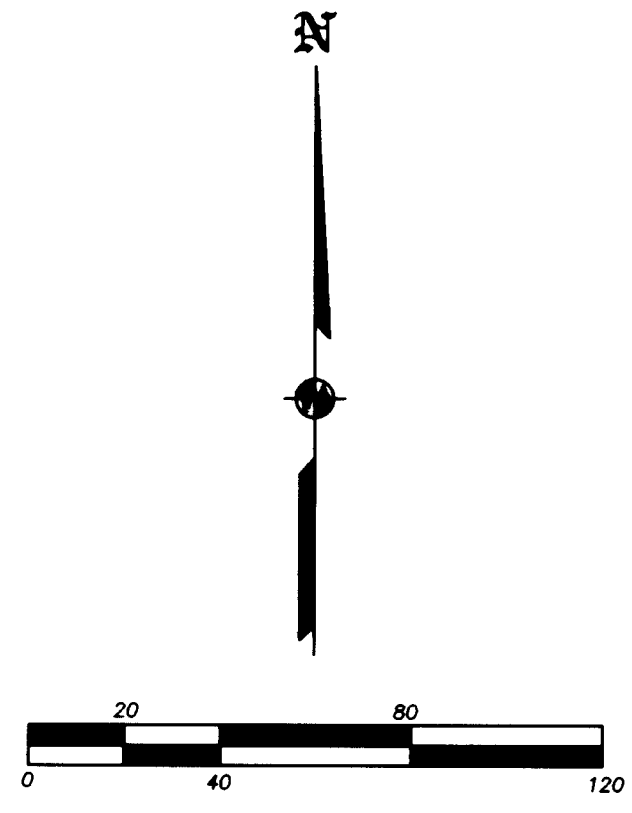
SEE SHEET 2

- LEGEND:**
- ⊙ = FD. COUNTY SURVEYORS BRASS CAPPED MONUMENT PER RE-ESTAB'S.
 - = FD. 3/4" IRON PIPE PER VCS, UNLESS OTHERWISE NOTED.
 - ⊙ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. R.BATH LS1069 PER FS9702.
 - ⊙ = FD. 5/8" IRON PIN PER FS2046.
 - ⊙ = FD. 5/8" IRON PIN PER FS4997.
 - ⊙ = FD. 5/8" IRON PIN MKD. D. MCMAHAN LS1913 PER FS15261.
 - ⊙ = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - ⊙ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - ⊙ = SET 5/8" X 30" IRON PIN W/ ALUM. CAP MKD. L.J. FRIAR & ASSOC. CONTACT CITY SURVEYOR FOR RP'S.
 - PUE = PUBLIC UTILITY EASEMENT.
 - X- = FENCE LINE.
 - ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 - FS = FILED SURVEY #.
 - JCDR = JACKSON COUNTY DEED RECORDS.
 - EC1 EL1 = SEE EASEMENT COURSE DATA TABLE.
 - C1 L1 = SEE COURSE DATA TABLE.
 - () = RECORD DATA AS SHOWN.
 - DR = DEED RECORD DATA.
 - PSDE(#)= PRIVATE STORM DRAINAGE EASEMENT. (LOT # BEING BENEFITTED BY THIS EASEMENT)
 - VCS = VALLEY CENTER SUBDIVISION.
 - SDE = SHARED DRIVEWAY EASEMENT (LOT# BEING BENEFITTED BY THIS EASEMENT)
 - STDE = PUBLIC STORM DRAINAGE & SANITARY SEWER EASEMENT PER DOC. 97-35684, ORJCO.
 - PAW = PUBLIC PEDESTRIAN ACCESS WAY.
 - MKD. = MARKED.
 - W/ = WITH.
 - FD. = FOUND.
 - ALUM. = ALUMINUM.
 - R/W = RIGHT OF WAY.
 - SSE = COMBINED PUBLIC SANITARY AND STORM SEWER EASEMENT.

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD	NUM	DISTANCE	BEARING	
C1	51°35'28"	81.04	90.00	N64°14'18"E	78.33	L1	14.57	N89°57'57"W
C2	51°34'56"	81.03	90.00	S64°14'02"W	78.32	L2	10.00	S0°03'11"W
C3	51°35'28"	56.28	62.50	N64°14'18"E	54.40	L3	12.96	S0°05'10"E
C4	26°26'54"	54.24	117.50	S51°40'01"W	53.76	L4	3.53	S0°05'10"E
C5	17°51'05"	36.61	117.50	N80°54'35"E	36.46	L5	15.09	S0°05'10"E
C6	19°59'29"	41.00	117.50	N61°59'17"E	40.79	L6	21.40	S89°54'50"W
C7	13°32'58"	27.79	117.50	N45°13'03"E	27.72	L7	14.16	S0°00'00"W
C8	25°09'47"	27.45	62.50	S51°01'28"W	27.23	L8	14.98	N0°01'30"E
C9	09°45'45"	20.02	117.50	S85°08'37"W	20.00	L9	8.96	S89°09'00"W
C10	00°11'55"	0.41	117.50	N89°56'05"E	0.41	L10	14.13	S0°00'00"W
C11	07°56'07"	8.66	62.50	S67°34'25"W	8.65			
C12	89°48'17"	31.35	20.00	N45°07'21"E	28.24			

BASIS OF BEARINGS: CENTERLINE OF HOWARD AVENUE PER FS15261 AS SHOWN HEREON.
UNIT OF MEASUREMENT: FEET SCALE: 1"= 40'



FD 2 1/2" BRASS DISC
IN CONCRETE S.W. CORNER
D.L.C. 59 PER COUNTY
RE-ESTAB STAMPED
T37S R2W
SW59
CS 1989

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR
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OREGON
JULY 17, 1986
JAMES E. HIBBS
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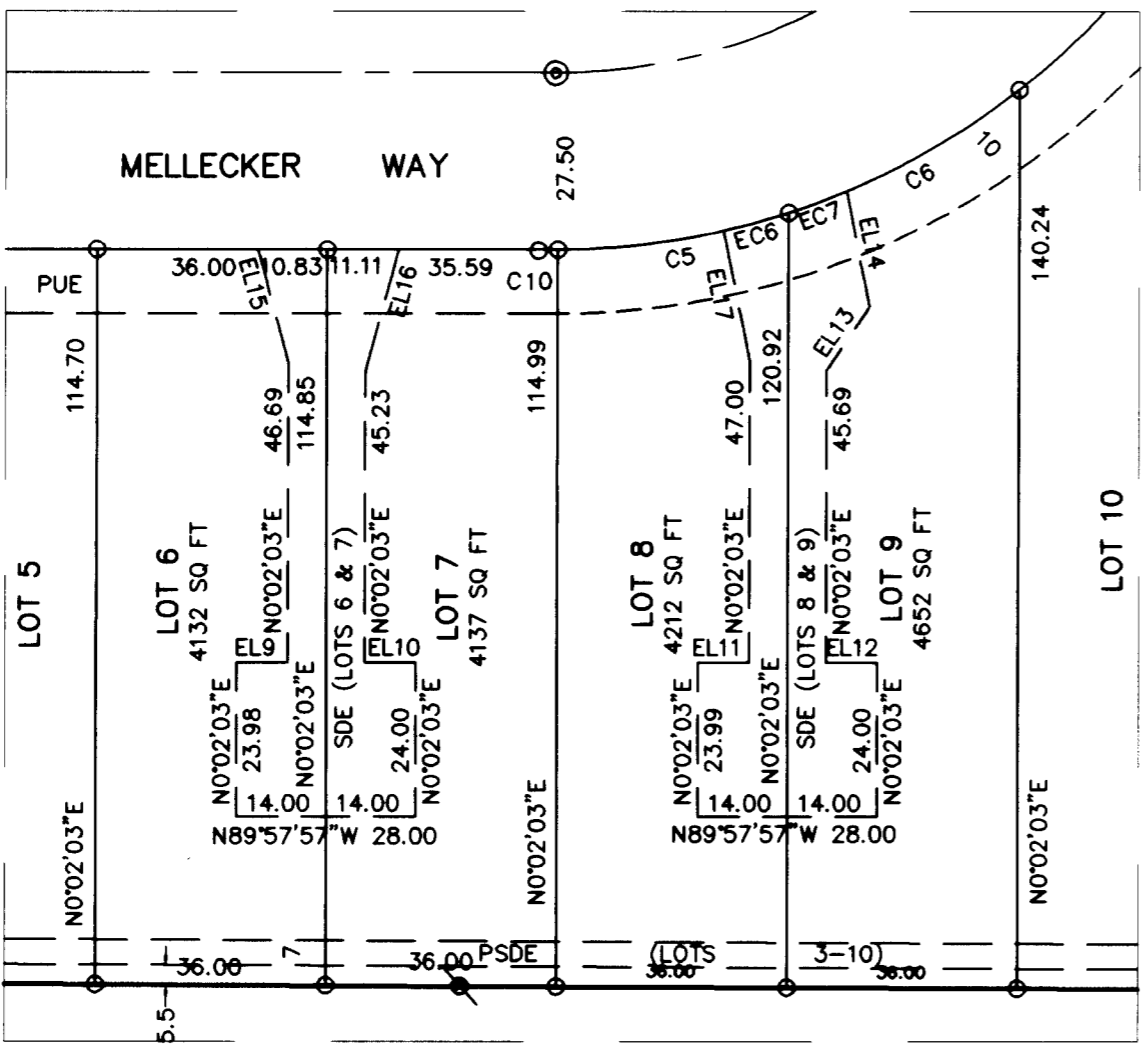
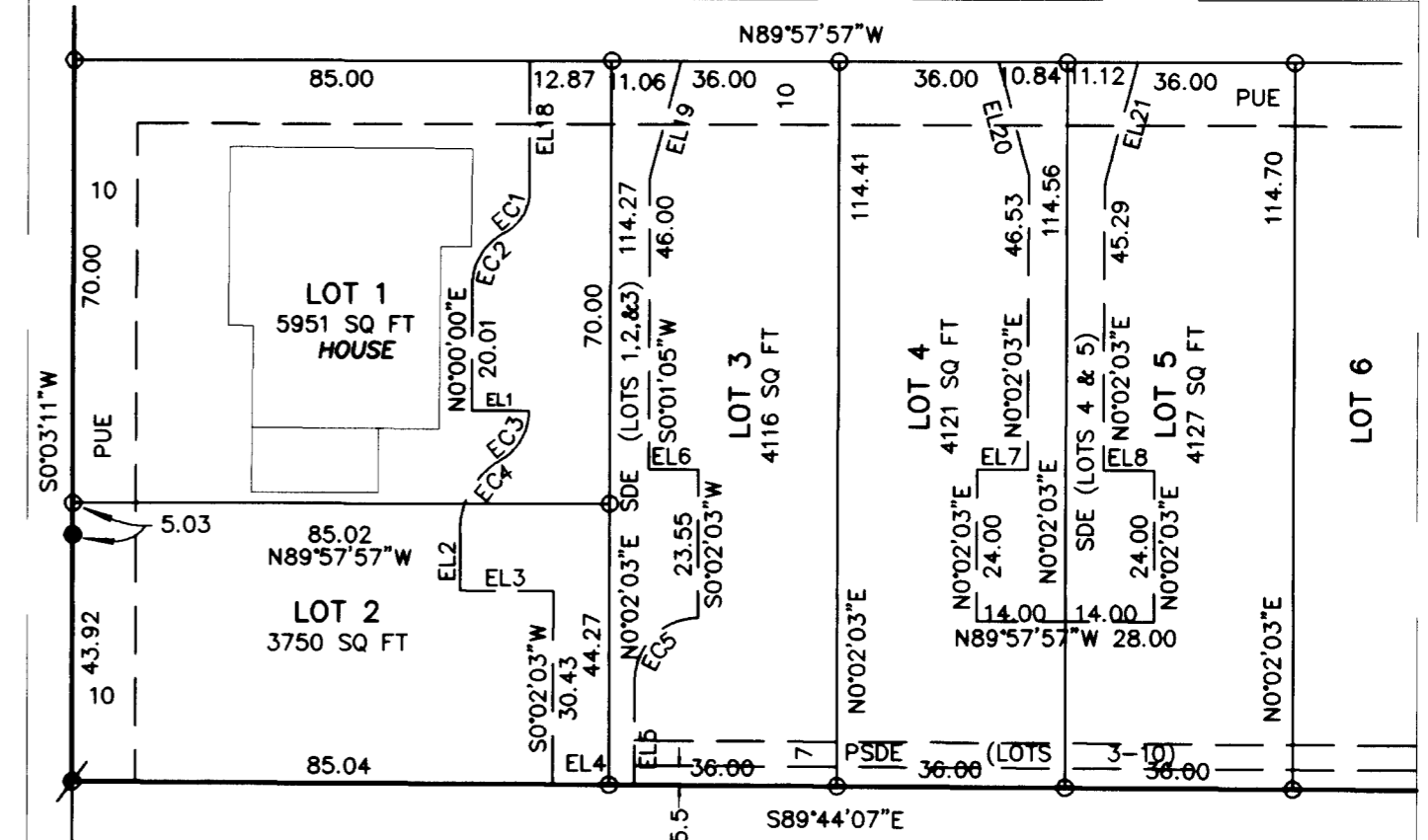
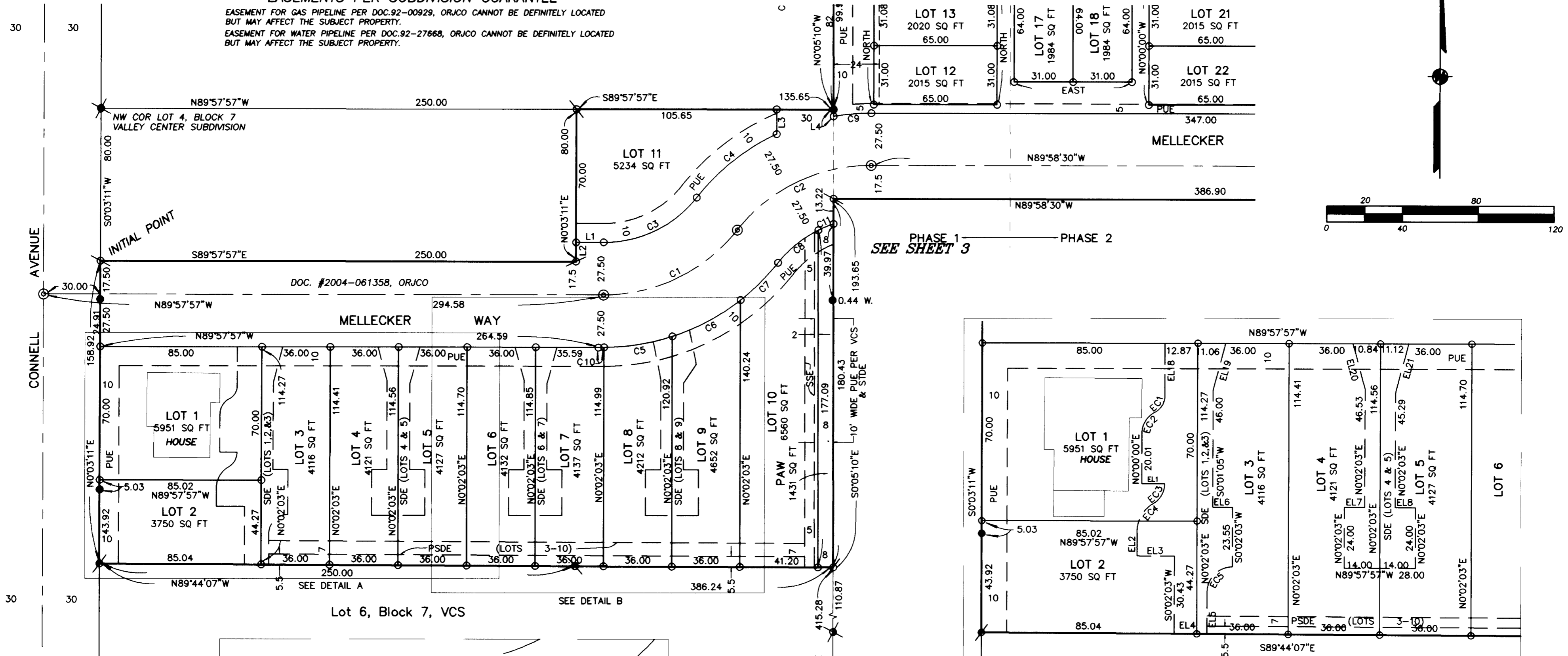
SURVEY BY:
 L.J. FRIAR & ASSOCIATES, P.C.
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 816 WEST EIGHTH STREET
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 Jackson County, Oregon

EASEMENTS PER SUBDIVISION GUARANTEE
 EASEMENT FOR GAS PIPELINE PER DOC.92-00929, ORJCO CANNOT BE DEFINITELY LOCATED
 BUT MAY AFFECT THE SUBJECT PROPERTY.
 EASEMENT FOR WATER PIPELINE PER DOC.92-27668, ORJCO CANNOT BE DEFINITELY LOCATED
 BUT MAY AFFECT THE SUBJECT PROPERTY.

SEE SHEET 3



EASEMENT COURSE DATA TABLE

NUM	DISTANCE	BEARING	NUM	DELTA	ARC	RADIUS	LONG CHORD
EL1	9.00	N90°00'00"E	EC1	62°57'06"	8.24	7.50	N31°29'18"E 7.83
EL2	9.80	N0°05'06"E	EC2	62°57'51"	9.89	9.00	S31°28'56"W 9.40
EL3	14.76	N89°55'39"W	EC3	60°07'31"	9.44	9.00	N30°03'46"E 9.02
EL4	12.87	N89°44'07"W	EC4	60°02'25"	13.10	12.50	S30°06'19"W 12.51
EL5	16.26	S0°02'03"W	EC5	90°00'00"	15.71	10.00	S45°02'03"W 14.14
EL6	7.84	N90°00'00"E	EC6	5°08'24"	10.54	117.50	N74°33'14"E 10.54
EL7	8.00	N89°57'57"W	EC7	4°41'07"	9.61	117.50	N69°38'28"E 9.61
EL8	8.00	N89°57'57"W					
EL9	8.00	N90°00'00"E					
EL10	8.00	N89°57'57"W					
EL11	8.00	N89°57'57"W					
EL12	8.00	N89°57'57"W					
EL13	11.83	N34°09'45"E					
EL14	18.35	N11°23'10"W					
EL15	18.36	N15°13'44"W					
EL16	19.83	S14°58'09"W					
EL17	20.75	S11°31'14"E					
EL18	20.65	S0°00'45"W					
EL19	19.11	S14°55'04"W					
EL20	11.83	N15°05'01"W					
EL21	19.81	S15°00'07"W					

SEE LEGEND ON SHEET 3

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

RECEIVED
 DATE 5-9-06 BY JES
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 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

DATE:
 MARCH 28, 2006

DETAIL B
 SCALE 1" = 30'