

*** APPROVALS ***

File No. PUD-04-190

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

Robert O. Lestib
Planning Director

August 2, 2006
Date

EXAMINED AND APPROVED this 17th day of July, 2006.

Lanema Buskirk
City Engineer

Paul D. ...
City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of _____, 20 _____.

S. Hensold, deputy
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of August 8, 20 06.

Patty Bryson, Deputy
Tax Collector

*** DECLARATION ***

Know all men by these presents that, KOKANEE INVESTMENTS, LLC., is the owner 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 Common Area 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 for public use under the jurisdiction of the City of Medford, the R/W Dedication, the Public Sanitary Sewer Easement (SSE) and Public Utility Easements (PUE) as shown on Sheet 2. and does hereby make and establish the Water Facilities Easement (WFE) for the benefit of the Medford Water Commission for the maintenance of their facilities. This property shall be subject to a Declaration of Covenants, Conditions & Restrictions to be recorded simultaneously with this Plat setting forth provisions for the operation and maintenance of the Common Area. Kokanee Investments, LLC. does hereby designate said Subdivision as HARBROOKE COURT.

Gregg Adams
GREGG ADAMS, MEMBER OF
ADAMS GROUP, LLC
MEMBER OF KOKANEE INVESTMENTS, LLC.

C.A. Galpin
C.A. GALPIN, MEMBER
KOKANEE INVESTMENTS, LLC.

STATE OF OREGON }
COUNTY OF JACKSON } SS.

PERSONALLY appeared the above named Gregg Adams, and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Adams Group, LLC member of Kokanee Investments, LLC.

Dated this 12th day of July, 20 06.

Erica R. Merrill
Erica R. Merrill Notary Public - Oregon
Commission No. 397741
My Commission Expires Sept. 27, 2009

STATE OF OREGON }
COUNTY OF JACKSON } SS.

PERSONALLY appeared the above named C.A. Galpin, and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Kokanee Investments, LLC.

Dated this 12th day of July, 20 06.

Erica R. Merrill
Erica R. Merrill Notary Public - Oregon
Commission No. 397741
My Commission Expires Sept 27, 2009

*** AFFIDVAIT OF CONSENT ***

FROM SOUTH VALLEY BANK & TRUST RECORDED AS DOC. # 2006-40191, ORJCO

HARBROOKE COURT

A PLANNED COMMUNITY

In the N.W. 1/4 of Section 34, T.37S., R.1W., W.M.
In the City of Medford, Jackson County, Oregon.
(File No. PUD-04-190)

SURVEY FOR:

KOKANEE INVESTMENTS, LLC.
P.O. BOX 8271
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

DATE OF SURVEY:

JULY 5, 2006

*** RECORDER'S CERTIFICATE ***

Filed for record this 8th day of AUGUST, 20 06, at

2:00 o'clock P.M., and recorded in Volume 32 of Plats at

Page 61 of the records of Jackson County, Oregon and as Document

No. 2006-40193 Official Records of Jackson County, Oregon.

Kathleen S Beckett
County Clerk

Barbara J Shaw
Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No.

2006-40192, 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:

Parcel No. 2 per Partition Plat No. P-40-2005, according to the official plat thereof, now of record, in Volume 16 Page 40 of "Record of Partition Plats of Jackson County, Oregon and filed as Survey No. 18789 in the Office of the Jackson County Surveyor. TOGETHER WITH that portion of Harbrooke Road vacated by Ordinance No. 2005-192 and recorded as Document No. 2005-056549, Official Records of Jackson County, Oregon.

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

*** POST MONUMENTATION ***

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY DECEMBER 31, 20 07.

James E. Hibbs
SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 2007-29757.

ORJCO, THIS 25th DAY OF June, 20 07 (See CS 19682)

APPROVED: Robert Beckett
JACKSON COUNTY SURVEYOR

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

PURPOSE: To survey and monument the corners of the Lots and Common Areas of HARBROOKE COURT. See City of Medford Planning File No. PUD-04-190

PROCEDURE: The exterior of this property was monumented by this office during FS18789. Recovered monuments and control from that Survey and computed the Lot and Common Area corner positions per the approved Tentative Plat. Set pins at the locations shown on Sheet 2. With the approval of the City Surveyor no pins were set at the S.W. corner of the property since this property was inadvertently vacated and is being dedicated hereon.

NOTE PLACED AT THE REQUEST OF PACIFICORP:

PACIFICORP SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE ITS ELECTRIC UTILITIES AND ALL OTHER RELATED FACILITIES WITHIN THE PUE IDENTIFIED ON THIS PLAT AS MAY BE NECESSARY OR DESIRABLE IN SERVING PLAT AS MAY BE NECESSARY OR DESIRABLE IN SERVING THE LOTS IDENTIFIED HEREON, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS, INCLUDING TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE, AT THE LOT OWNER'S 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 PACIFICORP.

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

James E. Hibbs
SURVEYOR

APPROVED FOR RECORDING.

Robert Beckett
COUNTY COMMISSIONER/ADMINISTRATOR

August 8, 2006
DATE

*** RECEIVED ***
DATE 8-8-06 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 1 OF 2

HARBROOKE COURT

A PLANNED COMMUNITY

In the N.W. 1/4 of Section 34, T.37S., R.1W., W.M.
In the City of Medford, Jackson County, Oregon.
(File No. PUD-04-190)

SURVEY FOR:

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SURVEY BY:

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816 WEST EIGHTH STREET
MEDFORD, OREGON 97501
PHONE: (541) 772-2782

LEGEND:

- ⊙ = FD. BRASS CAP IN MONUMENT CASE SEE FS8579.
 - ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS18789.
 - ⊙ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - ⊙ = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED) (See CS 19682) R.R. C.S. 6/23/07
 - ⊗ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
FS = FILED SURVEY #.
JCDR = JACKSON COUNTY DEED RECORDS
() = RECORD DATA AS SHOWN.
-X- = FENCE LINE.
PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
PUE1 = PUBLIC UTILITY EASEMENT PER PARTITION PLAT # P-40-2005.
C1/L1 = SEE COURSE DATA TABLE.
DR = DEED RECORD DATA.
SSE = PUBLIC SANITARY SEWER EASEMENT PER THIS PLAT.
WFE = WATER FACILITIES EASEMENT FOR MEDFORD WATER COMMISSION PER THIS PLAT.

BASIS OF BEARINGS:

CENTERLINE OF NORTH PHOENIX ROAD PER FS8579 AS SHOWN HEREON.
DATE: JULY 5, 2006 UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'

COURSE DATA TABLE

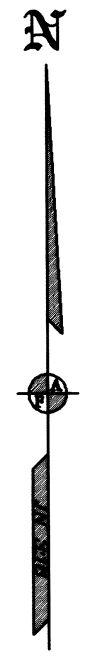
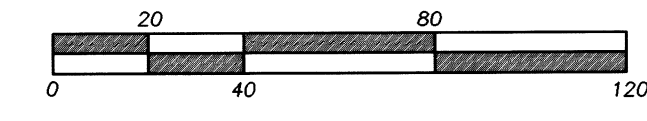
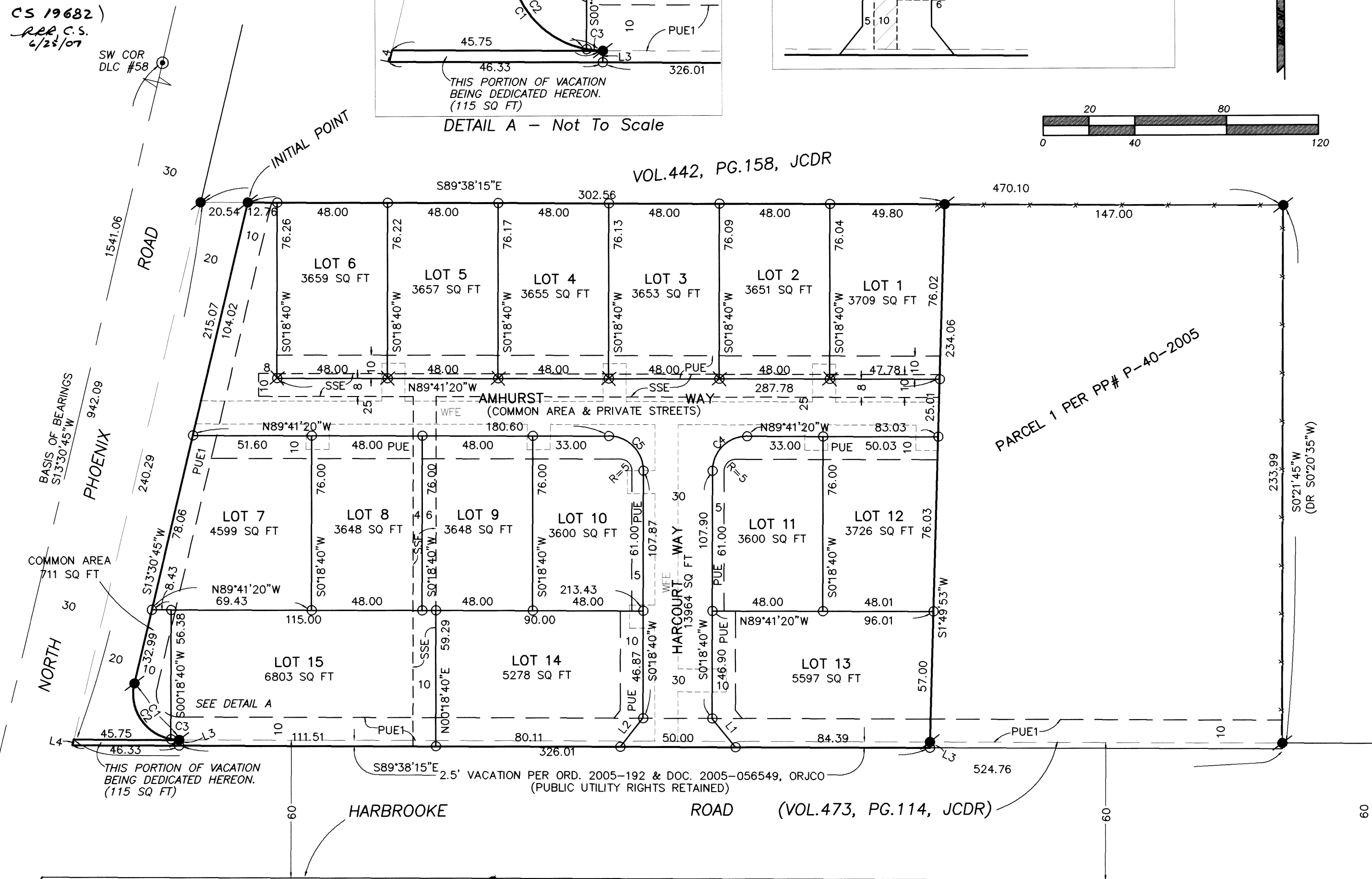
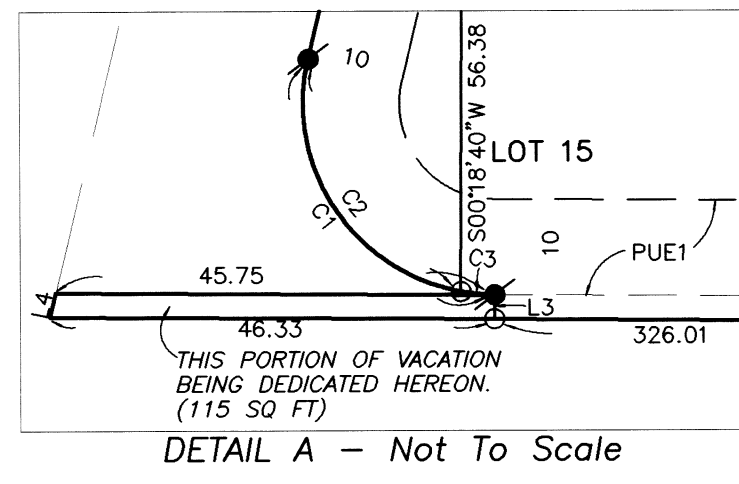
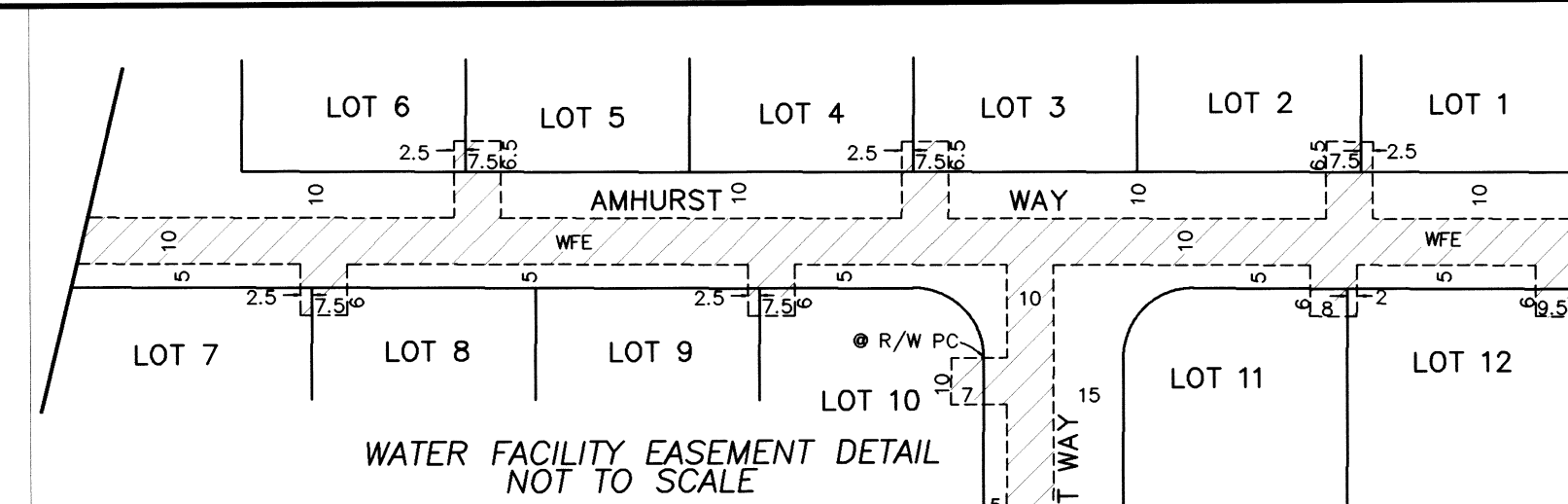
NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	103°09'00"	36.01	20.00	S38°03'45"E 31.34
C2	93°05'59"	32.50	20.00	S33°02'14"E 29.04
C3	10°03'01"	3.51	20.00	S84°36'44"E 3.50
C4	90°00'00"	23.56	15.00	S45°18'40"W 21.21
C5	90°00'00"	23.56	15.00	N44°41'20"W 21.21
NUM	BEARING	DISTANCE		
L1	N38°37'36"W	16.08		
L2	N38°41'24"E	15.93		
L3	S00°21'45"W	2.50		
L4	S13°30'45"W	2.57		

EASEMENTS PER SUBDIVISION GUARANTEE

1) RIGHT OF WAY FOR ELECTRICITY PER V.477, P.171, JCDR CANNOT BE DEPICTED HEREON MAY AFFECT THE SUBJECT PROPERTY.

NOTES REQUIRED BY PLANNING COMMISSION:

LOT 6, 7, 15 & COMMON AREAS SHALL HAVE NO DIRECT ACCESS TO NORTH PHOENIX ROAD.
LOT 13 & 14 SHALL HAVE NO DIRECT ACCESS TO HARBROOKE ROAD.



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

RECEIVED
DATE 8-8-06 BY *[Signature]*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

NW COR DLC #57

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

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

14264