

***** APPROVALS *****

File No. LDS-05-109

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

[Signature] August 3, 2006
Planning Director Date

EXAMINED AND APPROVED this 20th day of July, 2006.

[Signature] [Signature]
City Engineer City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of Aug 10, 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 8/10, 2006.

[Signature] Deputy
Tax Collector

***** DECLARATION *****

Know all men by these presents that COTA HOMES, LLC, is the owner in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate, and has subdivided the same into the Lots as shown on Sheet 2 and does hereby dedicate to the public for public use under the jurisdiction of the City of Medford, the Streets and right of way dedications together with the Public Utility Easements (PUE) and Storm Drainage Easement (SDE) and does hereby make and establish the Private Sanitary Sewer Easement (PSSE) across Lot 2 for the benefit of that tract described in Document No. 2005-026920, Official Records of Jackson County, Oregon. Cota Homes, LLC does hereby designate said Subdivision as CHRISTY ESTATES. This Subdivision shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat.

[Signature]
GEORGE G. COTA, Member
COTA HOMES, LLC

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named George Cota and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Cota Homes, LLC.

Dated this 5th day of July, 2006.

[Signature]
[Signature] Notary Public - Oregon

Commission No. 402251

My Commission Expires March 20, 2010

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

From BRODEUR & BRODEUR INC., recorded as Document No. 2006-040576, ORJCO.

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

[Signature]
SURVEYOR

CHRISTY ESTATES

A Subdivision

Located in the N.E. 1/4 of Sec. 36,
T.37S., R.2W., W.M. in the City of Medford,
Jackson County, Oregon

SURVEY FOR:

COTA HOMES, LLC
P.O. BOX 548
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:

JUNE 30, 2006

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

Filed for record this 10th day of August, 2006, at 1:41 o'clock P.M., and recorded in Volume 32 of Plats at Page 62

of the records of Jackson County, Oregon and recorded as Document No. _____, Official Records of Jackson County, Oregon.

[Signature] [Signature]
County Clerk Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2006-040576, ORJCO.

***** 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 Southwest corner of Lot 10 of KINGS HIGHWAY ESTATES SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon, also being the Northerly Northwest corner of that tract described in Document No. 97-40540, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the South line of said SUBDIVISION, also being the North line of said tract, South 89°52'43" East, 278.00 feet to a point being 60 feet Westerly from the Northeast corner of said tract; thence parallel to the East line of said tract, South 00°08'31" West, 336.67 feet to the South line of said tract; thence along said South line, North 89°55'00" West, 278.00 feet to the Southerly Southwest corner of said tract; thence North 00°08'31" East, 171.63 feet to the Southerly interior ell corner of said tract; thence North 89°54'00" West, 154.10 to the Westerly Southwest corner of said tract; thence North 00°08'10" East, 75.00 feet to the Westerly Northwest corner of said tract; thence South 89°54'00" East, 154.10 feet to the Northerly interior ell corner of said tract; thence North 00°08'31" East, 90.22 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.

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

PURPOSE: To survey and monument the corners of the Lots and Street Right of Way of CHRISTY ESTATES. See Medford File No. LDS-05-109.

PROCEDURE: From control and monuments established by this office during FS10774, 16189 & 16753, made ties to additional monuments of record as shown on Sheet 2. Used deed record data from Doc. 2005-056906, ORJCO to position the East and West lines of the subject tract. The East line is the adjusted property line created by a property line adjustment administratively approved by City Planning in 2005. Beekman Avenue was held at map record position per FS10774 by this office. Computed the position of the Lot and street right of way corners and set monuments as shown on Sheet 2. Witness corner monuments were set along the East and West boundaries due to new fence being built on the property line.

APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

[Signature] Aug 10, 2006
DATE

*** RECEIVED ***
DATE 8-10-06 BY [Signature]
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR
SHEET 1 OF 2
05141FM

SURVEY FOR:

COTA HOMES, LLC
P.O. BOX 548
ASHLAND, OR 97520

SURVEY BY:

L.J. Friar & Associates, P.C.
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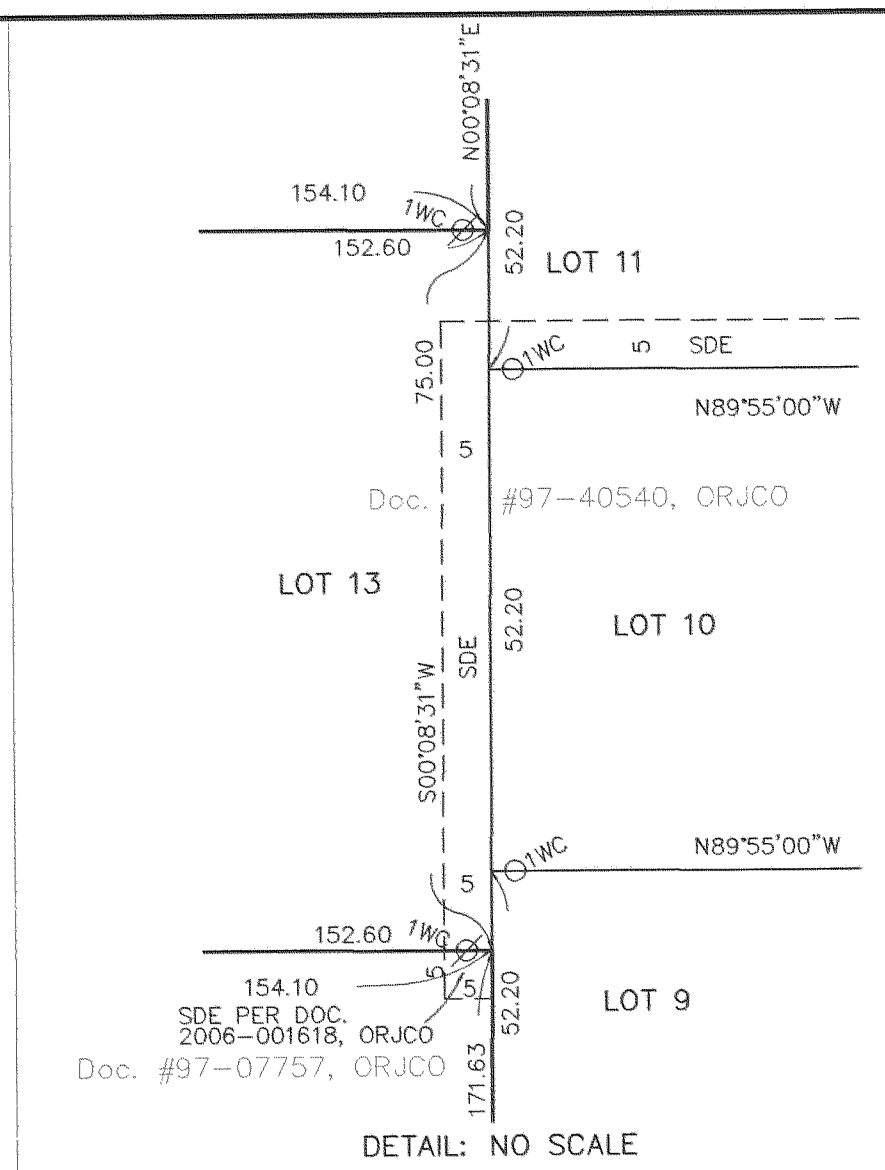
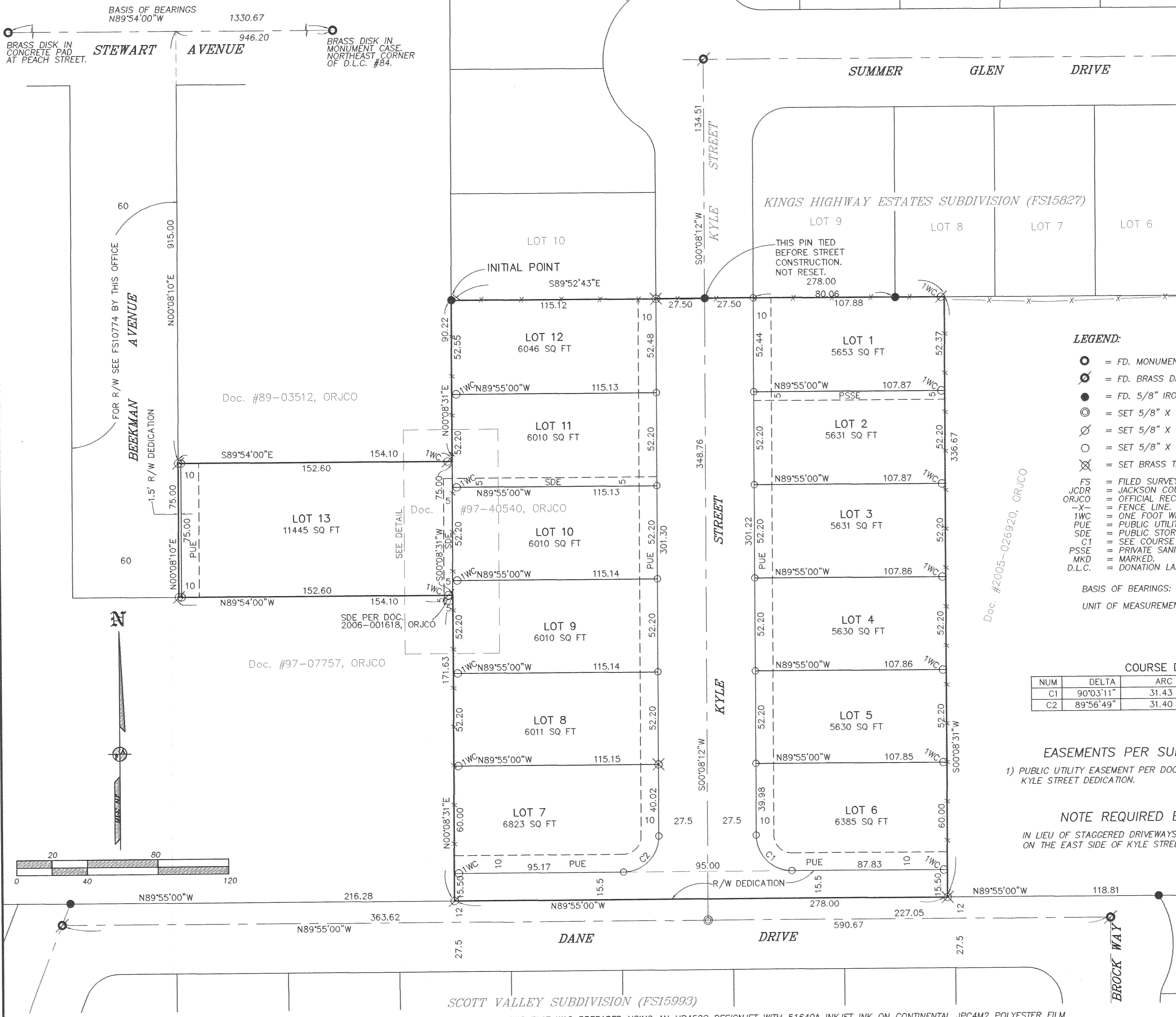
DATE:

JUNE 30, 2006

CHRISTY ESTATES

A Subdivision

Located in the N.E. 1/4 of Sec. 36,
T.37S., R.2W., W.M. in the City of Medford,
Jackson County, Oregon



LEGEND:

- = FD. MONUMENT AS NOTED HEREON. SEE FS15116.
- ⊗ = FD. BRASS DISK MKD. "D.MCMAHAN LS1913" IN MONUMENT CASE PER FS15827 OR 15993.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. "D.MCMAHAN LS1913" PER FS15827 OR 15993.
- ⊙ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- ⊘ = 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.
- ⊗ = SET BRASS TAG MKD L.J. FRIAR & ASSOC IN LEAD PLUG IN CONCRETE.
- FS = FILED SURVEY NO.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- X- = FENCE LINE.
- 1WC = ONE FOOT WITNESS CORNER MONUMENT SET DUE TO FENCE LINE ON PROPERTY LINE.
- PUE = PUBLIC UTILITY EASEMENT.
- SDE = PUBLIC STORM DRAINAGE EASEMENT.
- C1 = SEE COURSE DATA TABLE THIS SHEET.
- PSSE = PRIVATE SANITARY SEWER EASEMENT BENEFITTING TRACT IN DOC. 2005-026920, ORJCO.
- MKD = MARKED.
- D.L.C. = DONATION LAND CLAIM.

BASIS OF BEARINGS: SURVEY NO. 16753 AS SHOWN HEREON.
UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	90°03'11"	31.43	20.00	S44°53'24"E 28.30
C2	89°56'49"	31.40	20.00	N45°06'36"E 28.27

EASEMENTS PER SUBDIVISION GUARANTEE

1) PUBLIC UTILITY EASEMENT PER DOC. 98-10483, ORJCO LIES WITHIN THE KYLE STREET DEDICATION.

NOTE REQUIRED BY FIRE DEPARTMENT:

IN LIEU OF STAGGERED DRIVEWAYS THERE WILL BE NO PARKING ALLOWED ON THE EAST SIDE OF KYLE STREET WITHIN THIS SUBDIVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

** RECEIVED **
DATE 8-10-06 BY [Signature]
This survey consists of:
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[Signature]
SURVEYOR

SHEET 2 OF 2