

\*\*\*\*\* APPROVALS \*\*\*\*\*

# WHITNEY PLACE

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

File No. PUD-05-76

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

In the N.W. 1/4 of Sec. 34, T.37S., R.1W., W.M. & in the City of Medford, Jackson County, Oregon.

Filed for record this 15 day of August, 2006, at

2:59 o'clock P.M., and recorded in Volume 32 of Plats at

[Signature] Planning Director August 11, 2006 Date

### SURVEY FOR:

VERITAS CORP.  
360 EAST JACKSON STREET  
MEDFORD, OR 97504

Page 65 of the records of Jackson County, Oregon and as Document

EXAMINED AND APPROVED this 27<sup>th</sup> day of July, 2006.

No. 2006-041249 Official Records of Jackson County, Oregon.

[Signature] City Engineer

[Signature] City Surveyor

### 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

[Signature] County Clerk

[Signature] Deputy

EXAMINED AND APPROVED as required by ORS 92.100 as of August 15, 2006.

[Signature] Deputy Assessor, Department of Assessment

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

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of August 15, 2006.

[Signature] Deputy Tax Collector

### DATE OF SURVEY:

JULY 11, 2006

2006-041250, Official Records of Jackson County, Oregon.

\*\*\*\*\* DECLARATION \*\*\*\*\*

\*\*\*\*\* SURVEYOR'S CERTIFICATE \*\*\*\*\*

Know all men by these presents that, ADDERSON BUILDERS, INC. and MARK DEBOER CONSTRUCTION, INC. 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 Streets 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 do hereby dedicate to the public for public use under the jurisdiction of the City of Medford, the Streets, together with the Public Utility Easements (PUE), ~~Access Easement (AE)~~ and Access Easement (AE) as shown on Sheet 2. This property shall be subject to a Declaration of Covenants, Conditions & Restrictions to be recorded simultaneously with this Plat. ADDERSON BUILDERS, INC. and MARK DEBOER CONSTRUCTION, INC. do hereby make and establish the Minimum Access Easement (MAE) for the benefit of Lots 9, 10 & 14 and we do hereby designate said Subdivision as WHITNEY PLACE and do hereby deed to the City of Medford the 1 foot street plug on the condition that upon approval and acceptance of the extension of the affected street the street plug shall automatically be dedicated to the public for public use. We do hereby make and establish the Private Storm Drainage Easement (PSDE) for the benefit of the Lots as noted on Sheet 2.

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 DONATION LAND CLAIM NO. 57, TOWNSHIP 37 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE ALONG THE SOUTH LINE OF THAT TRACT DESCRIBED IN DOCUMENT NO. 80-02308, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, NORTH 89°43'44" EAST, 525.47 FEET TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 00-23674, SAID OFFICIAL RECORDS AND THE INITIAL POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID TRACT AND ITS NORTHERLY PROLONGATION, NORTH 00°15'49" EAST, 425.44 FEET TO THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2005-007730, SAID OFFICIAL RECORDS; THENCE ALONG THE NORTH LINE THEREOF, NORTH 89°38'15" WEST, 393.15 FEET TO THE EASTERLY LINE OF NORTH PHOENIX ROAD; THENCE ALONG SAID EASTERLY LINE, SOUTH 13°30'45" WEST, 228.58 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF THAT TRACT DESCRIBED IN DOCUMENT NO. 00-23674, SAID OFFICIAL RECORDS; THENCE ALONG THE SOUTHWESTERLY LINE THEREOF, THE FOLLOWING FIVE (5) COURSES: NORTH 80°36'00" EAST, 41.43 FEET TO AN ANGLE POINT; THENCE SOUTH 14°05'40" EAST, 10.28 FEET TO AN ANGLE POINT; THENCE SOUTH 33°56'25" EAST, 145.20 FEET TO AN ANGLE POINT; THENCE SOUTH 45°24'10" EAST, 108.03 FEET TO AN ANGLE POINT; THENCE SOUTH 55°39'00" EAST, 12.85 FEET TO THE SOUTH LINE OF THAT TRACT DESCRIBED IN DOCUMENT NO. 80-02308, SAID OFFICIAL RECORDS; THENCE ALONG SAID SOUTH LINE, NORTH 89°43'44" EAST, 232.61 FEET TO THE INITIAL POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DEDICATED AS PUBLIC RIGHT OF WAY PER DOCUMENT NO. 2006-036144, ORJCO.

[Signature]  
CHRIS ADDERSON, PRESIDENT/SECRETARY  
ADDERSON BUILDERS, INC.

[Signature]  
MARK DEBOER, PRESIDENT  
MARK DEBOER CONSTRUCTION, INC  
(NOW KNOWN AS VERITAS CORP.)

\*\*\* POST MONUMENTATION \*\*\*

STATE OF OREGON }  
COUNTY OF JACKSON } SS.

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY: DECEMBER 31, 2007.

PERSONALLY appeared the above named Chris Adderson and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Adderson Builders, Inc.

[Signature]  
SURVEYOR

Dated this 12<sup>th</sup> day of JULY, 2006.

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 07-37177.  
ORJCO, THIS 7<sup>th</sup> DAY OF August, 2007.  
(CS 19731)

[Signature]  
CAROLYN BUSENBERRY Notary Public - Oregon  
Commission No. 382598  
My Commission Expires 07-11-08

APPROVED: [Signature]  
JACKSON COUNTY SURVEYOR

STATE OF OREGON }  
COUNTY OF JACKSON } SS.

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

PERSONALLY appeared the above named Mark DeBoer and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Mark DeBoer Construction, Inc.

PURPOSE: To survey and monument the exterior corner position and graphically show the interior corner positions of the Lots & Streets of Whitney Place. See City of Medford Planning File No. PUD-05-76.

Dated this 12<sup>th</sup> day of JULY, 2006.

PROCEDURE: Made ties to monuments of record as shown. Harbrooke Road was held per Vol.473, Pg.114, JCDR and as monumented by FS8579. The South & East line were held as monumented. Deed record data per Doc. #00-23674, ORJCO was used to position the SWly line. Computed the interior lot & street corner positions and set pins as shown on Sheet 2. The deferred interior monuments will be set after construction activity has been completed.

[Signature]  
CAROLYN BUSENBERRY Notary Public - Oregon  
Commission No. 382598  
My Commission Expires 07-11-2008

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.

[Signature]  
SURVEYOR

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

APPROVED FOR RECORDING.

[Signature]  
COUNTY COMMISSIONER/ADMINISTRATOR

8-15-06  
DATE

\*\*\* RECEIVED \*\*\*  
DATE 8-15-06 BY [Signature]  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

SHEET 1 OF 2

# WHITNEY PLACE

In the N.W. 1/4 of Sec. 34, T.37S., R.1W., W.M. & in the City of Medford, Jackson County, Oregon.

**SURVEY FOR:**

VERITAS CORP.  
360 EAST JACKSON STREET  
MEDFORD, OR 97501

**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



**LEGEND:**

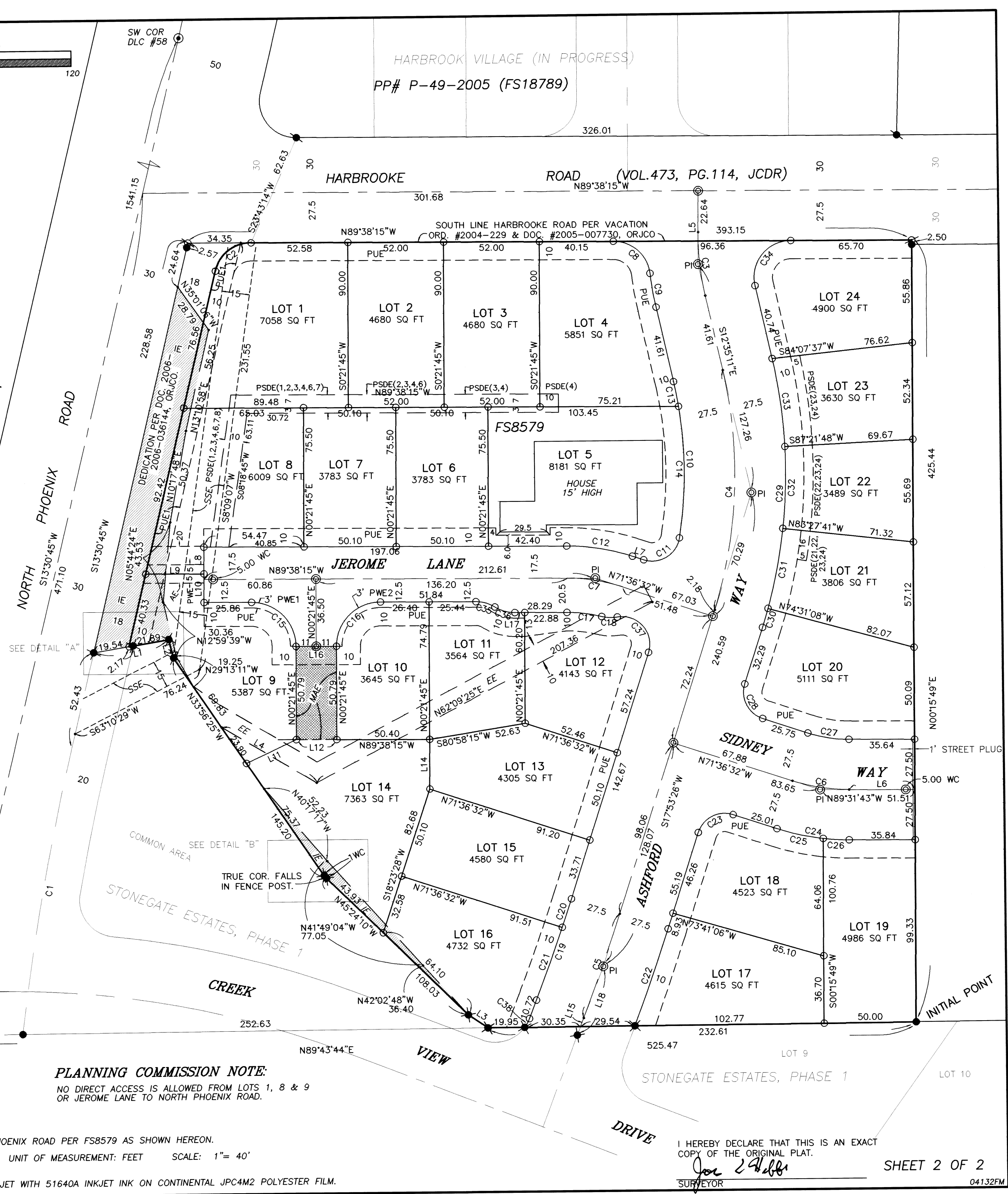
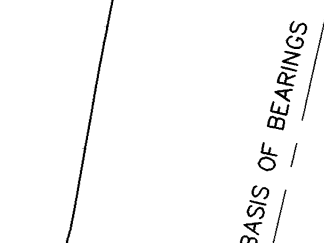
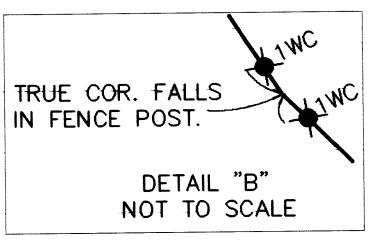
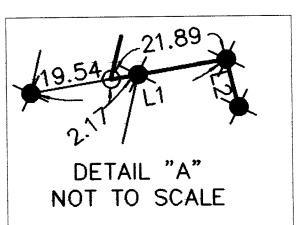
- ⊙ = FOUND COUNTY SURVEYOR BRASS CAP IN MONUMENT CASE.
- = FOUND 5/8" IRON PIN PER FS8579 OR AS NOTED.
- = FOUND 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS18789.
- = FOUND 5/8" IRON PIN & PLASTIC CAP MKD. MCMAHAN LS1913 PER FS18980.
- ⊙ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED) \*
- ⊙ = 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) \*
- ⊙ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED) \*
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- JCDR = JACKSON COUNTY DEED RECORDS
- (-X-) = RECORD DATA AS SHOWN.
- X- = FENCE LINE.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- C1 = SEE CURVE TABLE.
- DR = DEED RECORD DATA.
- EE = ELECTRICAL EASEMENT PER DOC.82-00745, ORJCO.
- SSE = SANITARY SEWER EASEMENT PER DOC. 03-30140, ORJCO.
- IE = IRRIGATION EASEMENT PER VOL.130 PG.124, JCDR. SEE AGREEMENT RECORDED AS DOC. 2006-036145, ORJCO..
- PI = POINT OF INTERSECTION.
- MKD = MARKED.
- PP# = PARTITION PLAT NO.
- L1 = SEE LINE TABLE.
- PUE1 = PUBLIC UTILITY EASEMENT PER DOC. 2005-011459, ORJCO.
- 1' = 1 FOOT WITNESS CORNER.
- MWC = MINIMUM ACCESS EASEMENT FOR LOTS 9, 10 & 14.
- PSDE(1) = PRIVATE STORM DRAINAGE EASEMENT (LOT WITH RIGHT TO USE).
- PWE = MWC WATER FACILITY EASEMENT PER DOC. 2006-040529, ORJCO.
- AE = PUBLIC ACCESS EASEMENT.
- PWE1 = COMPUTED POINT. NO MONUMENT SET.
- PWE2 = MWC WATER FACILITY EASEMENT PER DOC. 2006-040548, ORJCO.
- MWC = MWC WATER FACILITY EASEMENT PER DOC. 2006-040547, ORJCO.
- MWC = MEDFORD WATER COMMISSION.

**LINE TABLE**

NUM	BEARING	DISTANCE
L1	S80°36'00"W	41.43
L2	N1°40'54"W	10.28
L3	N55°39'00"W	12.85
L4	S59°00'00"E	59.88
L5	S00°45'39"W	40.19
L6	S89°31'43"E	35.74
L7	N71°36'32"W	6.41
L8	N00°21'45"E	14.50
L9	S89°38'15"E	31.59
L10	N00°21'45"E	15.50
L11	N64°55'22"E	30.06
L12	N89°38'15"W	22.00
L13	S44°38'15"E	5.66
L14	N00°21'45"E	27.20
L15	S21°13'40"W	4.99
L16	S89°38'15"E	22.00
L17	S89°38'15"E	5.41
L18	S21°13'40"W	40.12

**CURVE TABLE**

NUM	DELTA	ARC	RADIUS	LONG CHORD	TANGENT
C1	6°31'16"	159.61	1402.39	S10°15'07"W	159.53
C2	76°51'00"	26.83	20.00	S51°56'15"W	24.86
C3	13°20'50"	34.94	150.00	S05°54'46"E	34.86
C4	30°28'37"	132.98	250.00	N02°39'07"E	131.42
C5	3°20'14"	60.00	1030.00	N19°33'33"E	59.99
C6	17°55'11"	31.28	100.00	S80°34'08"E	31.15
C7	18°01'43"	30.84	98.00	N80°37'24"W	30.71
C8	83°04'25"	29.00	20.00	N48°06'02"W	26.52
C9	6°01'22"	18.66	177.50	S09°34'30"E	18.65
C10	21°57'59"	85.30	222.50	N01°36'12"W	84.78
C11	99°00'40"	25.92	15.00	N58°53'08"E	22.81
C12	18°01'43"	36.34	115.50	N80°37'24"W	36.19
C13	3°32'30"	13.75	222.50	N10°48'57"W	13.75
C14	18°25'29"	71.55	222.50	N00°10'03"E	71.24
C15	90°00'00"	37.70	24.00	N44°38'15"W	33.94
C16	90°00'00"	37.70	24.00	S45°21'45"W	33.94
C17	13°46'20"	19.11	79.50	N82°45'05"W	19.06
C18	23°43'42"	8.49	20.50	S87°43'46"E	8.43
C19	3°20'14"	58.39	1002.50	N19°33'33"E	58.39
C20	0°56'13"	16.39	1002.50	N18°21'32"E	16.39
C21	2°24'02"	42.00	1002.50	N20°01'40"E	42.00
C22	3°01'17"	55.77	1057.50	N19°24'04"E	55.76
C23	90°30'02"	23.69	15.00	S63°08'27"W	21.31
C24	17°55'11"	39.88	127.50	S80°34'08"E	39.71
C25	11°32'32"	25.68	127.50	S77°22'48"E	25.64
C26	6°22'39"	14.19	127.50	S86°20'24"E	14.18
C27	17°55'11"	22.67	72.50	S80°34'08"E	22.58
C28	89°29'58"	23.43	15.00	S28°51'33"E	21.12
C29	30°28'37"	147.61	277.50	N02°39'07"E	145.88
C30	2°13'25"	10.77	277.50	N16°46'43"E	10.77
C31	9°07'42"	44.21	277.50	N11°06'10"E	44.16
C32	9°10'31"	44.44	277.50	N01°57'04"E	44.39
C33	9°57'00"	48.19	277.50	N07°36'42"W	48.13
C34	102°56'56"	35.94	20.00	S38°53'17"W	31.29
C35	31°47'18"	10.82	19.50	N73°44'36"W	10.68
C36	31°47'18"	11.37	20.50	S73°44'36"E	11.23
C37	117°29'03"	30.76	15.00	N40°51'06"W	25.65
C38	15°39'09"	5.46	20.00	N29°03'15"E	5.45



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

RECEIVED  
DATE 8-15-06 BY *EB*  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

**PLANNING COMMISSION NOTE:**  
NO DIRECT ACCESS IS ALLOWED FROM LOTS 1, 8 & 9 OR JEROME LANE TO NORTH PHOENIX ROAD.

**BASIS OF BEARINGS:**  
CENTERLINE OF NORTH PHOENIX ROAD PER FS8579 AS SHOWN HEREON.  
DATE: JULY 11, 2006 UNIT OF MEASUREMENT: FEET SCALE: 1" = 40'

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