		·
* * * * * * APPROVALS * * * * * *	NEW CITY ESTATE	S **** RECORDER'S CERTIFICATE ****
SUB2005-00014.  EXAMINED AND APPROVED by the Jackson County Department of Planning and Development  In the	A Subdivision e N.E. 1/4 of Section 21, T.36S., R	2.1W. W.M. Filed for record this 2nd day of Novembel, 20 06, at 2:48 o'clock
	ite City Jackson Count	<b>V. Óregon</b> P M and recorded in Volume 32 of Plats at Page 9/ of the Records
	(JČDPD File No. SUB2005–000)	of Jackson County, Oregon and Document No. <u>2006 - 55578</u> , ORJCO.
Attest: Dynas Dynas		
EXAMINED AND APPROVED this 3151 day of	SURVEY FOR: SURVEY BY:	KATHLEEN S. BECKETT KAREN ACONZO  County Clerk  Deputy
EXAMINED AND APPROVED this addy of	- DONNY BIGGS & L.J. FRIAR & ASSOC CONSULTING LAND S	TATES, P.C. SURVEYORS
Bru Paluta	406 SOUTH RIVERSIDE MEDFORD, OREGON	97501 Covenants Conditions and Restrictions recorded as Document No. 2006 - 53381 ORICO
County Surveyor	PHONE: (541) 772— EMAIL: LJFRIAR@CHAI	2/02
EXAMINED AND APPROVED this day of	_· DATE:	* * * * * * SURVEYOR'S CERTIFICATE * * * * * *
$()_{0}$ $\mathcal{A}_{0}$	JANUARY 18, 2006	I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE
County Engineer	DANGANT 18, 2000	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
EXAMINED AND APPROVED as required by ORS 92.100 as of November 2, 2006.	STATE OF OREGON) ) ss.	IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:
, 20 to	COUNTY OF JACKSON)	Beginning at the Southeast corner of A.K.A. ESTATES, according to the official plat thereof, now of record, in Jackson County, Oregon and the <u>INITIAL POINT OF BEGINNING</u> ; thence along the East line of those tracts
Welle Dans Desite	PERSONALLY appeared the above named James C. Nistler and acknowledged the	described in Document Nos. 2005–012176 and 2005–003366, Official Records of Jackson County, Oregon, South 00~11'40" West, 361.53 feet to the Southeast corner of the that tract described in Document No.
Assessbr, Department of Assesment	foregoing instrument to be his voluntary act and deed.	2005-003366, said Official Records; thence along the South line thereof, North 89°48'00" West, 11.50 feet
ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid	Dated this 2nd day of November, 2006.	to the Northeast corner of that tract described in Document No. 2004-070541, said Official Records; thence along the East line thereof, South 00'11'40" West, 287.73 feet to the Southeast corner thereof; thence along
as of	Van Destito	the South line thereof, North 89°48'00" West, 227.05 feet to the East line of Wilson Way; thence along said East line, North 00°14'30" West, 609.12 feet to the Southwest corner of that street dedication recorded as
M/lux Depty	Prun Grand	Document No. 2005–062210, Official Records of Jackson County, Oregon; thence along the Southerly line thereof, along the arc of a 20.00 foot radius curve to the right having a central angle of 90°26'30", a
Tax Collector /	Karen L. Lafitte — Notary Public — Oregon Commission No. 402251.	distance of 31.57 feet (the long chord of which bears North 44°58'45" East, 28.39 feet); thence South 89°48'00" East, 51.595 feet; thence along the arc of a 30.00 foot radius curve to the right having a central
* * * * * DECLARATION * * * * *	My Commission Expires: March 20, 2010	angle of 89°59'40", a distance of 47.12 feet (the long chord of which bears South 44°48'10" East, 42.42 feet);
Know all men by these presents that DONNY BIGGS, aka DONALD C. BIGGS, ADAM HERRMANN and GARY GI are the owners of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, subdivided the same into the Lots and Street as shown on Sheets 2 & 3 and that the size of the Lots	UNDERSON, and have	thence South 89°48'20" East, 40.00 feet to the Southeast corner thereof; thence along the East line thereof, North 00°11'40" East, 49.99 feet to the North line of said A.K.A. Estates; thence along said North line, South
course and length of all lines are plainly set forth, and that this Plat is a correct representation of the	Subdivision,	89°48'00" East, 101.59 feet to the INITIAL POINT OF BEGINNING.  REGISTERED
and we do hereby dedicate to the public for public use the Street and Public Pedestrian Access and Stor tracts, together with those easements shown on Sheets 2 & 3 labeled as Public Utility Easement (PUE) of	and Public	EXCEPTING THEREFROM that portion described in Document  No. 2005-062210, Official Records of Jackson County, Oregon.  PROFESSIONAL  LAND SURVEYOR
Storm Drainage Easement (SDE). We do hereby make and establish the Private Storm Drainage Easement Shared Access Easement as shown on Sheets 2 & 3. We do hereby designate said Subdivision as NEW C	(PSSE) and CITY ESTATES.	Jan & Hall
This Subdivision shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorde simultaneously with this Plat.	ed .	OREGON
		JULY 17, 1986 JAMES E. HIBBS 2234
		* * * AFFIDAVIT OF CONSENT * * *  RENEWAL DATE 6-30-07
GARY GUNDERSON ADAM HERRMANN DOWNY BIGGS		MARY WESTERFIELD, DAVID SIDMAN, PHYLLIS WETZEL, JAMES E. ALSTON, SHIRLEY A. ALSTON, ALLEN WILKES, EDWIN F THE BOOTHROYD FAMILY TRUST, LEIGH SPEARS, BETH M. SPEARS, CURTIS G. THOMPSON AND PAULA R. THOMPSON
aka DONALD C. BIGGS	RECORDED AS DOC. #200	
STATE OF OREGON)	OF THE FRED J. YOUNGBLO TRUSTEE OF THE BURRILL L	, ROBERTA C. WRIGHT, EARL J. HOWLAND, GERALDINE S. HOWLAND, ERIC JOHNSON, FRED J. YOUNGBLOOD, TRUSTEE OD TRUST, JOHN HALLETT, BETH HALLETT, TOM MERRIMAN, JOHN F. BENESCH, PAMELA K. BENESCH, NEIL BURRILL, LOVING TRUST, JOHN CARSON AND JANE CARSON, TRUSTEES OF THE CARSON LIVING TRUST DATED JANUARY 15, 2001,
COUNTY OF JACKSON) SS.	RECORDED AS DOC. #200	
PERSONALLY appeared the above named Gary Gunderon and acknowledged the foregoing instrument to be	his FROM W. DALE KEMMERER A DATED 7/22/97, FRED WAL	AND KAREN A. KEMMERER, TRUSTEES OF THE W. DALE KIMMERER AND KAREN A. KIMMERER REVOCABLE LIVING TRUST LACE, PATRICIA WALLACE, RAYMOND J. ARKIE, ROXANNE J. ARKIE, JERRY L. CONNER, DARLENE J. CONNER, EARL W. DWLAND, FRED J. YOUNGBLOOD, TRUSTEE OF THE FRED J. YOUNGBLOOD TRUST, RON MILLER AND JACKIE MILLER, FAMILY TRUST, NANCY DAVIDSON, CURTIS G. THOMPSON, PAULA R. THOMPSON, JAMES F. KUNTZ, TRUSTEE OF THE PAUL GERALD M. COOK, ZELDA COOK AND HELEN L. SMITH, TRUSTEE OF THE SMITH LIVING TRUST A, RECORDED AS DOC.
voluntary act and deed.	HOWLAND, GERALDINE S. HO TRUSTEES OF THE MILLER F KUNTZ IRREVOCABLE TRUST.	JWLAND, FRED J. YOUNGBLOOD, TRUSTEE OF THE FRED J. YOUNGBLOOD TRUST, RON MILLER AND JACKIE MILLER, FAMILY TRUST, NANCY DAVIDSON, CURTIS G. THOMPSON, PAULA R. THOMPSON, JAMES F. KUNTZ, TRUSTEE OF THE PAUL GERALD M. COOK. ZELDA COOK AND HELEN L. SMITH. TRUSTEE OF THE SMITH LIVING TRUST A. RECORDED AS DOC.
Dated this 20th day of September, 20 06.	# 2006 - 35580, ORJ	
Karen Fratte		JULIE L. OLSON, TRUSTEES OF THE OLSON FAMILTY TRUST DATED 5-22-04, LLOYD ERIENDSON AND SHARON ERIENDSON,
RECORDED AS DOC. #2006-53579, ORJCO.  Notary Public — Oregon		
My Commission Expires W, 1010	SU.	RVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250
	PURI	POSE: TO SURVEY AND MONUMENT CERTAIN EXTERIOR LOT CORNERS AND GRAPHICALLY DEPICT THE LOTS AND STREETS OF NEW CITY ESTATES. SEE JCDPD FILE NO. SUB2005—00014.
STATE OF OREGON) ) ss.		STREETS OF NEW CITY ESTATES. SEE JCDPD FILE NO. SUB2005-00014.
COUNTY OF JACKSON)	PRO	CEDURE: MADE TIES TO MONUMENTS AS SHOWN ON SHEET TO 2 TO CONTROL THIS SURVEY. THE SOUTH LINE WAS
PERSONALLY appeared the above named Donny Biggs, aka Donald C. Biggs and Adam Herrmann and acknowledged the foregoing instrument to be his voluntary act and deed.	* * * POST MONUMENTATION * * *	CEDURE: MADE TIES TO MONUMENTS AS SHOWN ON SHEET TO 2 TO CONTROL THIS SURVEY. THE SOUTH LINE WAS HELD AT DEED RECORD DISTANCE NORTH FROM THE NORTH LINE OF AVENUE "C". THE NORTH LINE WAS HELD AS MONUMENTED PER A.K.A. ESTATES. THE EAST LINE WAS HELD PER DEED. COMPUTED THE LOT & STREET BIGHT OF WAY CORNER POSITIONS FOR THE ARRESOVED TENTATIVE BLAT AND SET MONUMENTS AS
Dated this 10th day of September , 20 86.	THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET	STREET RIGHT OF WAY CORNER POSITIONS PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AS SHOWN ON SHEETS 2 & 3 WITH THE REMAINING MONUMENTS BEING DEFERRED UNTIL THE LOT GRADING AND STREET CONSTRUCTION ARE COMPLETE.
Many Hold of to	BY December 31 , 20 07	
12 1 NON 1 1 1 A TITTE NOTON	Jan 3 Well	* * RECEIVED * *
Commission No. 402751 Notary Public - Oregon	SURVEYOR	DATE //- 2 - 0 (e) BY BY This survey consists of:
My Commission Expires		sheet(s) Map
	THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 2009 -	
I HEREBY DECLARE THAT THIS IS AN EXACT CORY OF THE ORIGINAL PLAT.	ORJCO, THIS <u>30 TH</u> DAY OF <u>NOVEMBER</u> , 20 <u>09</u>	APPROVED FOR RECORDING.  JACKSON COUNTY
CORY OF THE ORIGINAL PLAT.	APPROVED: Kerry K. Bradshaw	SURVEYOR
SURWEYOR  361W21AB TL'S 4300, 4400 & 4500  THIS PLAT WAS PREPARED USING AN HP450C DESIGN	JACKSON COUNTY SURVEYOR  IJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTEI	R FILM. COUNTY COMMISSIONER/ADMINISTRATOR DATE SHEET 1 OF 3

14R/64

## NEW CITY ESTATES SURVEY FOR: SURVEY BY: L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS A Subdivision DONNY BIGGS & ADAM HERRMAN In the N.E. 1/4 of Section 21, T.36S., R.1W., W.M. 816 WEST EIGHTH STREET 406 SOUTH RIVERSIDE MEDFORD, OREGON 97501 PHONE: (541) 772-2782 EMAIL: LJFRIAR@CHARTER.NET City Jackson County, Oregon (JCDPD File No. SUB2005-00014) White City MEDFORD, OR 97501 WILSON WAY 30 30 609.12 N0014'30"W S00°14'30"E LOT 1 2320 SQ FT N0014'30"W 80.07 30 20 . **52** sd FI LOT 50 1779 SQ FT LOT 51 1777 SQ FT LOT 2 1842 SQ FT LOT 2266 S 101 LOT 1793 S LOT 1790 S 80.07 N00°14'30"W LOT 3 1842 SQ FT N0014'30"W 80.07 LOT 4 1441 SQ FT N0014'30"W 23.00 18.00 18.00 23.00 23.00 18.00 18.00 LOT 5 DOC. NO. 2004-070541, ORJCO 1818 SQ FT N0014'30"W N0011'40"E **PHAEDRA** LANE SAE (6 & CA1) 539.185 18.00 23.00 23.00 18.00 18.00 23.00 23.00 18.00 18.00 PSDE (CA1, LOT 9 1622 SQ FT LOT 10 1622 SQ FT LOT 11 2072 SQ FT LOT 12 2072 SQ F LOT 13 1622 SQ F1 LOT 8 1626 SQ F LOT 15 2337 \$0 FT LOT 14 LOT 16 2337 SQ FT LOT 18 1829 SQ FT LOT 17 829 SO F LOT 30 S0011'40"W 60.07 18.00 S0011'40"W 287.73 18.00 18.00 S0011'40"W ● = FD. 5/8" IRON PIN PER FS1964 OR AS NOTED. COURSE DATA TABLE DELTA LENGTH = FD. 5/8" IRON PIN W/ ALUMINUM CAP MKD. B.KAISER RLS52923 PER FS18988. RADIUS LONG CHORD NUM. 20.00 S44\*58'45"W 90°26'30" 31.57 28.39 C1 | EASEMENTS PER SUBDIVISION GUARANTEE ₩ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. B.KAISER RLS52923 PER FS18988. 20.00 S45°01'15"E 28.18 89**\***33'30" 31.26 C2 EASEMENTS SET FORTH IN V.325, P.83, JCDR CANNOT BE DEPICTED BUT MAY AFFECT THE SUBJECT PROPERTY. 20.00 N45\*11'50"E 28.29 $\emptyset$ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. C3 90°00'20" 31.42 30.00 S44\*48'10"E C4 89\*59'40" 47.12 42.42 ≥ = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. 30.00 N46\*42'41"W 40.99 8610'39" 45.12 30.00 N01\*42'51"W 03°49'01' 2.00 2.00 O = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED) C7 90**°**26'30" 31.57 20.00 N44\*58'45"E 28.39 30.00 N45°11'50"E 90'00'20" 47.13 42.43 C8 = PUBLIC PEDESTRIAN ACCESS. = PUBLIC STORM DRAINAGE EASEMENT. 041615" 2.24 30.00 N88°03'52"E 2.24 C9 43°15'43" 22.65 30.00 N6417'53"E 22.12 C10 = PUBLIC UTILITY EASEMENT. 25\*00'35" 13.10 30.00 N30°09'45"E 12.99 C11 ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. = FILED SURVEY #. = JACKSON COUNTY DEED RECORDS. \* \* RECEIVED \* 17\*27'47" 9.14 30.00 N08\*55'34"E 9.11 C12 50.00 N44'48'10"W 70.71 C13 89\*59'40" 78.53 L1/C1 = SEE COURSE DATA TABLE. DATE 1/-2-06 BY NUM BEARING | DISTANCE = POINT OF INTERSECTION. CA = COMMON AREA. PSDE(#) = PRIVATE STORM DRAINAGE EASEMENT (LOTS WITH RIGHTS TO USE) SD = TRACT DEDICATED FOR PUBLIC STORM DRAINAGE. SAE = SHARED ACCESS EASEMENT (LOTS WITH RIGHTS TO USE) L1 N89\*48'00"W REGISTERED 11.50 This survey consists of: L2 N47\*48'55"W **PROFESSIONAL** 9.85 LAND SURVEYOR L3 N47"5'09"W 9.98 \_sheet(s) Map L4 S00°14'30"E = 1' WITNESS CORNER MONUMENT. 23.00 10H fo **0** page(s) Narrative I HEREBY DECLARE THAT THIS IS AN EXACT BASIS OF BEARINGS: SURVEY NO. 1964 AS SHOWN HEREON JACKSON COUNTY OREGON COPY OF THE ORIGINAL PLAT. JULY 17, 1986 DATE: JANUARY 18, 2006 UNIT OF MEASUREMENT: FEET SCALE: 1"= 30' SURVEYOR Joes 3 Ville JAMES E. HIBBS SHEET 2 OF RENEWAL DATE 6-30-07 THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM. 361W21AB TL'S 4300, 4400 & 4500 04306FM

## SURVEY FOR: SURVEY BY: NEW CITY ESTATES L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS 816 WEST EIGHTH STREET MEDFORD, OREGON 97501 PHONE: (541) 772-2782 EMAIL: LJFRIAR@CHARTER.NET DONNY BIGGS & ADAM HERRMAN A Subdivision In the N.E. 1/4 of Section 21, T.36S., R.1W., W.M. 406 SOUTH RIVERSIDE MEDFORD, OR 97501 City Jackson County, Oregon (JCDPD File No. SUB2005-00014) White City WILSON WAY N00°14'30"W 609.12 PUE PSDE (40-45) 20 51.595 ), ORJCO), 101.90 3'00"E 51 -062210, LOT 35 2327 SQ FT 19 **44** Sû FT . **43** Sû FI LOT 41 1804 SQ F1 LOT 34 1824 SQ FT 36 SQ F LOT 33 1826 SQ FT LOT 32 2565 SQ FT LOT 2298 18 .3 .17 30 Ś 18.00 23.00 18.00 18.00 18.00 16 DOC. NOS. 2005-012176 & 2005-003366, ORJCO 50.00 PHAEDRA LANE -N0011'40"E 49.99-15 539.185 18.00 23.00 23.00 23.00 23.00 18.00 18.00 23.00 23.00 PUE 14 LOT 24 2337 SQ FT . **23** so FT LOT 25 829 SQ FT 28 SQ FI . 30 So FT .13 29 SO F LOT 2337, S LOT 337 S LOT 1829 LOT 2337 LOT 1829 EASEMENTS PER SUBDIVISION GUARANTEE EASEMENTS SET FORTH IN V.325, P.83, JCDR CANNOT BE DEPICTED BUT MAY AFFECT THE SUBJECT PROPERTY. 12 9 10 542.34 18.00 18.00 S00°11'40"W 180.82 S0011'40"W ● = FD. 5/8" IRON PIN PER FS1964 OR AS NOTED. COURSE DATA TABLE NUM DELTA LENGTH RADIUS LONG CHORD ■ FD. 5/8" IRON PIN W/ ALUMINUM CAP MKD. B.KAISER RLS52923 PER FS18988. 20.00 S44\*58'45"W C1 | 90**°**26'30" 31.57 💓 = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. B.KAISER RLS52923 PER FS18988. 89**°**33′30″ C2 | 31.26 20.00 | S45\*01'15"E 90'00'20" C3 31.42 20.00 N4511'50"E 28.29 $\emptyset$ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. 89**\***59'40" 30.00 S44°48'10"E C4 47.12 42.42 💢 = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. 30.00 N46°42'41"W 8610'39" 45.12 40.99 03°49'01" 2.00 30.00 N01°42'51"W 2.00 O = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED) C7 90°26'30" 31.57 20.00 N44\*58'45"E 28.39 30.00 N4511'50"E C8 | 90°00'20" 47.13 42.43 C9 | 04**°**16'15" 2.24 30.00 | N88°03'52"E 2.24 = PUBLIC PEDESTRIAN ACCESS. = PUBLIC STORM DRAINAGE EASEMENT. C10 43°15'43" 22.12 22.65 30.00 | N64°17'53"E = PUBLIC UTILITY EASEMENT. C11 2500'35" 12.99 13.10 30.00 N30°09'45"E ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. FS = FILED SURVEY #. JCDR = JACKSON COUNTY DEED RECORDS. L1/C1 = SEE COURSE DATA TABLE. PI = POINT OF INTERSECTION. C12 17\*27'47" 9.14 30.00 N08\*55'34"E 9.11 \* \* RECEIVED \* C13 89\*59'40" 78.53 50.00 N44\*48'10"W 70.71 NUM BEARING | DISTANCE DATE 11-2-06 BY L1 | N89°48'00"W | 11.50 = COMMON AREA. REGISTERED = PRIVATE STORM DRAINAGE EASEMENT (LOTS WITH RIGHTS TO USE) This survey consists of: L2 N47\*48'55"W 9.85 PROFESSIONAL = TRACT DEDICATED FOR PUBLIC STORM DRAINAGE. = SHARED ACCESS EASEMENT (LOTS WITH RIGHTS TO USE) L3 N47"5'09"W 9.98 3 sheet(s) Map LAND SURVEYOR L4 S00°14'30"E 23.00 = 1' WITNESS CORNER MONUMENT. **0** page(s) Narrativy BASIS OF BEARINGS: SURVEY NO. 1964 AS SHOWN HEREON 1 HEREBY DECLARE THAT THIS IS AN EXACT OREGON JACKSON COUNTY, COPY OF THE ORIGINAL PLAT. DATE: JANUARY 18, 2006 UNIT OF MEASUREMENT: FEET SCALE: 1"= 30' JULY 17, 1986 SURVEYOR JAMES E. HIBBS SHEET 3 OF 3 THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM. SURVEYOR 361W21AB TL'S 4300, 4400 & 4500 RENEWAL DATE 6-30-07 04306FM