

NEW CITY ESTATES

A Subdivision

In the N.E. 1/4 of Section 21, T.36S., R.1W., W.M. White City Jackson County, Oregon (JCDPD File No. SUB2005-00014)

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

Filed for record this 2nd day of November, 2006, at 2:48 o'clock P.M., and recorded in Volume 32 of Plats at Page 91 of the Records of Jackson County, Oregon and Document No. 2006-55578, ORJCO.

***** APPROVALS *****

SUB2005-00014. EXAMINED AND APPROVED by the Jackson County Department of Planning and Development this 11th day of September, 2006.

Attest: Thomas Bizar

EXAMINED AND APPROVED this 31st day of July, 2006.

Robert Roberts County Surveyor

EXAMINED AND APPROVED this 7th day of September, 2006.

Dee Peterson County Engineer

EXAMINED AND APPROVED as required by ORS 92.100 as of November 2, 2006.

William Johnson Deputy Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of 11-2, 2006.

M. L. Deputy Tax Collector

***** DECLARATION *****

Know all men by these presents that DONNY BIGGS, aka DONALD C. BIGGS, ADAM HERRMANN, and GARY GUNDERSON, are the owners of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and have subdivided the same into the Lots and Street 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 Subdivision, and we do hereby dedicate to the public for public use the Street and Public Pedestrian Access and Storm Drain tracts, together with those easements shown on Sheets 2 & 3 labeled as Public Utility Easement (PUE) and Public Storm Drainage Easement (SDE). We do hereby make and establish the Private Storm Drainage Easement (PSSE) and Shared Access Easement as shown on Sheets 2 & 3. We do hereby designate said Subdivision as NEW CITY ESTATES. This Subdivision shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat.

Gary Gunderson GARY GUNDERSON
Adam Herrmann ADAM HERRMANN
Donny Biggs aka DONALD C. BIGGS

STATE OF OREGON) ss. COUNTY OF JACKSON) James C. Nistler JAMES C. NISTLER

PERSONALLY appeared the above named Gary Gunderon and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 20th day of September, 2006.

Karen L. Lafitte Notary Public - Oregon
Commission No. 402251
My Commission Expires March 20, 2010

STATE OF OREGON) ss. COUNTY OF JACKSON)

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.

Dated this 20th day of September, 2006.

Karen L. Lafitte Notary Public - Oregon
Commission No. 402251
My Commission Expires March 20, 2010

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

James C. Nistler SURVEYOR

361W21AB TL'S 4300, 4400 & 4500

SURVEY FOR:

DONNY BIGGS & ADAM HERRMAN 406 SOUTH RIVERSIDE 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

DATE:

JANUARY 18, 2006

STATE OF OREGON) COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named James C. Nistler and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 2nd day of November, 2006.

Karen L. Lafitte Notary Public - Oregon
Commission No. 402251
My Commission Expires: March 20, 2010

***** 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 Southeast corner of A.K.A. ESTATES, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the East line of those tracts 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. 2005-003366, said Official Records; thence along the South line thereof, North 89°48'00" West, 11.50 feet 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 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 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 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 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); 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 89°48'00" East, 101.59 feet to the INITIAL POINT OF BEGINNING.

EXCEPTING THEREFROM that portion described in Document No. 2005-062210, 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

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

FROM DAVID WESTERFIELD, MARY WESTERFIELD, DAVID SIDMAN, PHYLLIS WETZEL, JAMES E. ALSTON, SHIRLEY A. ALSTON, ALLEN WILKES, EDWIN P. BOOTHROYD, TRUSTEE OF THE BOOTHROYD FAMILY TRUST, LEIGH SPEARS, BETH M. SPEARS, CURTIS G. THOMPSON AND PAULA R. THOMPSON

RECORDED AS DOC. #2006-55578, ORJCO.

FROM HERSCHEL E. WRIGHT, ROBERTA C. WRIGHT, EARL J. HOWLAND, GERALDINE S. HOWLAND, ERIC JOHNSON, FRED J. YOUNGBLOOD, TRUSTEE OF THE FRED J. YOUNGBLOOD TRUST, JOHN HALLETT, BETH HALLETT, TOM MERRIMAN, JOHN F. BENESCH, PAMELA K. BENESCH, NEIL BURRILL, TRUSTEE OF THE BURRILL LOVING TRUST, JOHN CARSON AND JANE CARSON, TRUSTEES OF THE CARSON LIVING TRUST DATED JANUARY 15, 2001,

RECORDED AS DOC. #2006-55577, ORJCO.

FROM W. DALE KEMMERER AND KAREN A. KEMMERER, TRUSTEES OF THE W. DALE KEMMERER AND KAREN A. KEMMERER REVOCABLE LIVING TRUST DATED 7/22/97, FRED WALLACE, PATRICIA WALLACE, RAYMOND J. ARKIE, ROXANNE J. ARKIE, JERRY L. CONNER, DARLENE J. CONNER, EARL W. HOWLAND, GERALDINE S. HOWLAND, FRED J. YOUNGBLOOD, TRUSTEE OF THE FRED J. YOUNGBLOOD TRUST, RON MILLER AND JACKIE MILLER, TRUSTEES OF THE MILLER FAMILY TRUST, NANCY DAVIDSON, CURTIS G. THOMPSON, PAULA R. THOMPSON, JAMES F. KUNTZ, TRUSTEE OF THE PAUL KUNTZ IRREVOCABLE TRUST, GERALD M. COOK, ZELDA COOK AND HELEN L. SMITH, TRUSTEE OF THE SMITH LIVING TRUST A, RECORDED AS DOC. #2006-55580, ORJCO.

RECORDED AS DOC. #2006-55579, ORJCO.

FROM DANNY L. OLSON AND JULIE L. OLSON, TRUSTEES OF THE OLSON FAMILY TRUST DATED 5-22-04, LLOYD ERIENDSON AND SHARON ERIENDSON,

RECORDED AS DOC. #2006-55579, ORJCO.

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

PURPOSE: 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.

PROCEDURE: 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 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.

*** POST MONUMENTATION ***

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

James C. Nistler SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 2009-026384 ORJCO, THIS 30TH DAY OF NOVEMBER, 2009.

APPROVED: Kenny K. Bradshaw JACKSON COUNTY SURVEYOR

APPROVED FOR RECORDING.

James C. Nistler COUNTY COMMISSIONER/ADMINISTRATOR

11-02-06 DATE

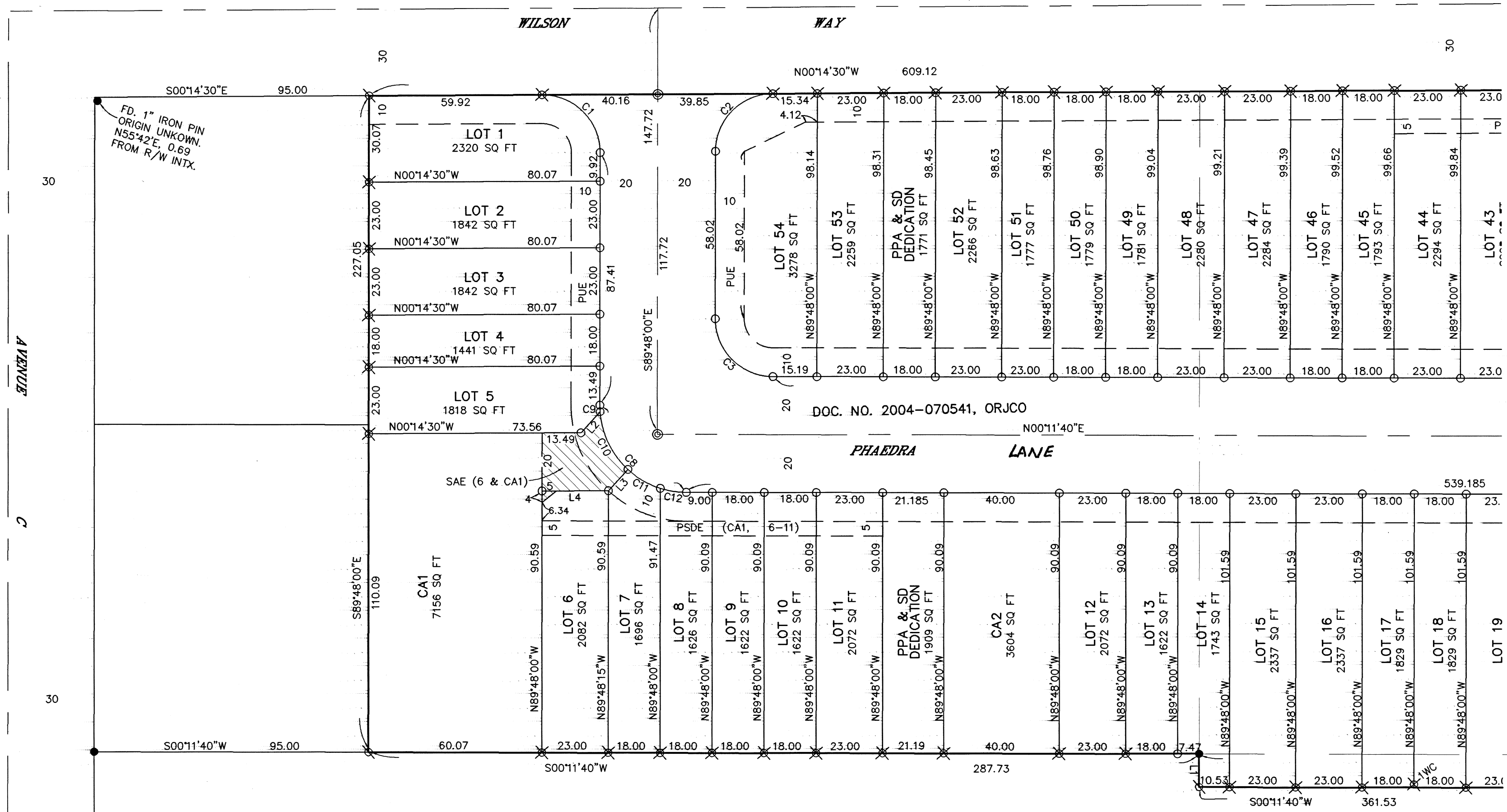
** RECEIVED **
DATE 11-2-06 BY BB
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 1 OF 3

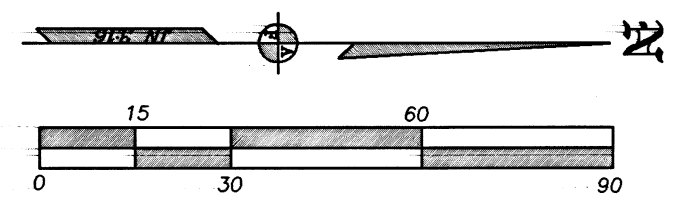
SURVEY FOR: SURVEY BY:
 DONNY BIGGS & ADAM HERRMAN
 406 SOUTH RIVERSIDE
 MEDFORD, OR 97501

L.J. FRIAR & ASSOCIATES, P.C.
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 White City Jackson County, Oregon
 (JCDPD File No. SUB2005-00014)



SEE SHEET 3 OF 3



COURSE DATA TABLE

NUM	DELTA	LENGTH	RADIUS	LONG CHORD
C1	90°26'30"	31.57	20.00	S44°58'45"W 28.39
C2	89°33'30"	31.26	20.00	S45°01'15"E 28.18
C3	90°00'20"	31.42	20.00	N45°11'50"E 28.29
C4	89°59'40"	47.12	30.00	S44°48'10"E 42.42
C5	86°10'39"	45.12	30.00	N46°42'41"W 40.99
C6	03°49'01"	2.00	30.00	N01°42'51"W 2.00
C7	90°26'30"	31.57	20.00	N44°58'45"E 28.39
C8	90°00'20"	47.13	30.00	N45°11'50"E 42.43
C9	04°16'15"	2.24	30.00	N88°03'52"E 2.24
C10	43°15'43"	22.65	30.00	N64°17'53"E 22.12
C11	25°00'35"	13.10	30.00	N30°09'45"E 12.99
C12	17°27'47"	9.14	30.00	N08°55'34"E 9.11
C13	89°59'40"	78.53	50.00	N44°48'10"W 70.71
L1	N89°48'00"W	11.50		
L2	N47°48'55"W	9.85		
L3	N47°15'09"W	9.98		
L4	S00°14'30"E	23.00		

- LEGEND:**
- = FD. 5/8" IRON PIN PER FS1964 OR AS NOTED.
 - ⦿ = FD. 5/8" IRON PIN W/ ALUMINUM CAP MKD. B.KAISER RLS52923 PER FS18988.
 - ✱ = FD. 5/8" IRON PIN W/ PLASTIC CAP MKD. B.KAISER RLS52923 PER FS18988.
 - ⊗ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - ⊗ = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
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 - PPA = PUBLIC PEDESTRIAN ACCESS.
 - SDE = PUBLIC STORM DRAINAGE EASEMENT.
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 - ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
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 - L1/C1 = SEE COURSE DATA TABLE.
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 - CA = COMMON AREA.
 - PSDE(1) = 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)
 - 1WC = 1' WITNESS CORNER MONUMENT.

BASIS OF BEARINGS: SURVEY NO. 1964 AS SHOWN HEREON
 DATE: JANUARY 18, 2006 UNIT OF MEASUREMENT: FEET SCALE: 1" = 30'

EASEMENTS PER SUBDIVISION GUARANTEE
 EASEMENTS SET FORTH IN V.325, P.83, JCDR CANNOT BE DEPICTED BUT MAY AFFECT THE SUBJECT PROPERTY.

361W21AB TL'S 4300, 4400 & 4500

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

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
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 OREGON JULY 17, 1986
 JAMES E. HIBBS 2234
 RENEWAL DATE 6-30-07

*** RECEIVED ***
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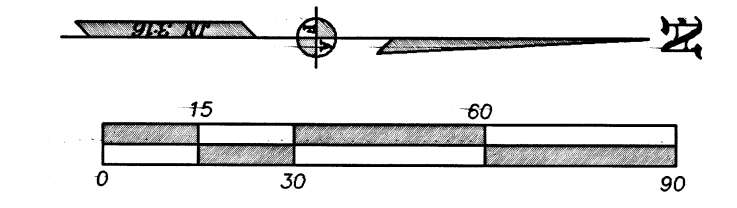
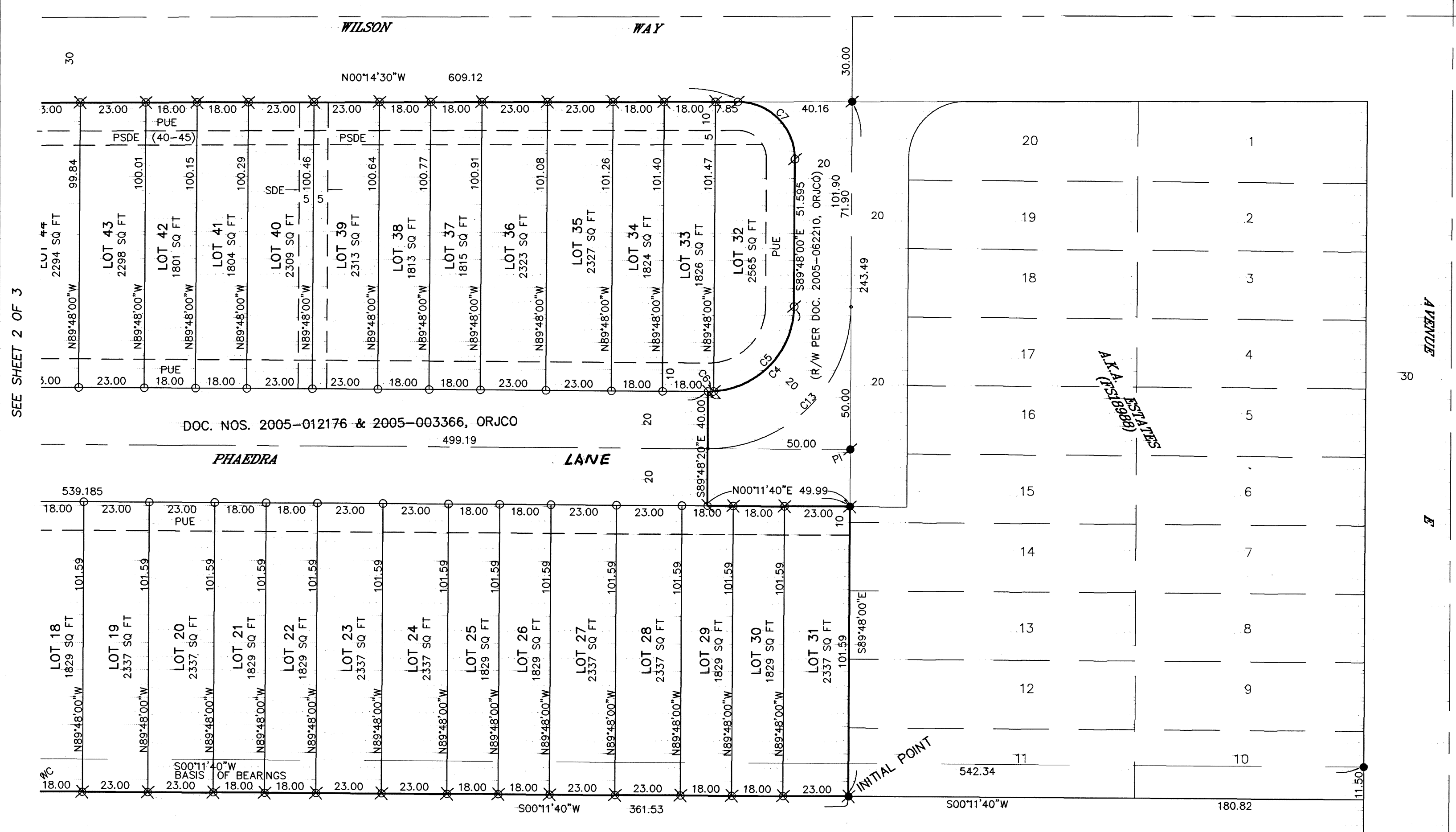
SHEET 2 OF 3
 04306FM

142164

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