

# THE FARMS OF JACKSONVILLE, PHASE I

A REPLAT OF A PORTION OF  
THE POOL AND KLIPPEL'S ADDITION  
TO THE TOWN OF JACKSONVILLE  
DATED APRIL 24, 1868  
A SUBDIVISION AND  
PLANNED UNIT DEVELOPMENT

located in the  
SOUTHEAST ONE QUARTER OF SECTION 29,  
TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN, CITY OF JACKSONVILLE  
JACKSON COUNTY, OREGON

for  
**JACKSONVILLE FARMS, LLC.**

c/o Sebren Development, Inc.  
5455 Wilshire Boulevard, Suite 1816  
Los Angeles, California 90036

### Declaration:

KNOW ALL MEN BY THESE PRESENTS, that JACKSONVILLE FARMS, LLC an California Limited Liability Company, is the owner of the lands hereon described, and has subdivided the same into lots and streets as shown hereon and the number and size of the lots and the courses and lengths of all lines are plainly set forth, and that this plat is a correct representation of the Subdivision, and does hereby dedicate to the public for public use, as shown hereon, the public utility easements, and does hereby create the private street for the benefit of Lots 33 through 46 and the remainder of the land set fourth in INST.NO. 2005-4952, and emergency vehicles and does hereby create the utility service easement for the benefit of Lots 33 through 46 and the FARMS OF JACKSONVILLE HOMEOWNER'S ASSOCIATION, INC.

We hereby designate said subdivision "The Farms of Jacksonville, Phase I"

### Consent to Plat Affidavit:

From Jacksonville Farms, LLC, as owner, recorded as  
Instrument No. 2007-004566  
Official Records of Jackson County, Oregon.

### Surveyor's Certificate:

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Beginning at a 5/8 inch iron pin monumenting the northeast corner of Block 73 of the Pool and Klippel's Addition to The Town of Jacksonville, Vol. 1, Page 118 Road Records of Jackson County, Oregon, said point also being the initial point of this subdivision; thence South 00°09'54" West, along the easterly boundary of said Addition 213.67 feet; thence, leaving said easterly boundary, South 44°15'29" West, along the right-of-way dedicated in Instrument Number 2005-057390 of the Official records of Jackson County, Oregon, 60.99 feet; thence, leaving said dedicated right-of-way South 78°12'03" West, along the south boundary of said addition and the prolongation thereof, 127.59 feet to the centerline of Sprague Street, now vacated per Instrument Number 2006-047757 of said Official Records; thence North 00°11'00" East, along said vacated centerline, 112.73 feet; thence leaving said vacated centerline, North 89°49'00" West, 15.00 feet to the northerly boundary of the tract of land described in Instrument Number 2006-047757 of the said Official Records; thence South 78°37'20" West along said north boundary 5.63 feet; thence North 00°00'57" East, 71.72 feet; thence South 89°59'03" East, 64.00 feet; thence North 00°00'57" East, 141.05 feet; thence North 56°17'56" West, 7.21 feet; thence North 00°01'25" East, 22.00 feet; thence South 89°59'03" East 131.58 feet to the westerly right-of-way line of G Street; thence South 55°59'57" West along said westerly right-of-way line, 1.48 feet; thence South 00°09'54" West along said right-of-way 66.11 feet to the POINT OF BEGINNING.

*Herbert A. Farber*

Herbert A. Farber, PLS 2189

### Release Affidavits:

From Umpqua Bank, as beneficiary, recorded as  
Instrument No. 2007-004567  
Official Records of Jackson County, Oregon.

From Umpqua Bank, as beneficiary, recorded as  
Instrument No. 2007-004568  
Official Records of Jackson County, Oregon.

### EASEMENTS NOT SHOWN HEREON:

- The easement for transmission and distribution of electricity recorded in Vol. 363 Pg. 1 of the deed records of Jackson County, Oregon does not fall within the boundary of this plat.
- The easement for transmission and distribution of electricity recorded in Vol. 363 Pg. 2 of the deed records of Jackson County, Oregon does not fall within the boundary of this plat.
- The fence encroachment does not fall within the boundary of this plat.

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

*Herbert A. Farber*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Herbert A. Farber*

OREGON  
JULY 28, 1859  
HERBERT A. FARBER  
2589

RENEWAL DATE 12-31-07

\*\* RECEIVED \*\*  
DATE 1-26-07 BY [Signature]  
This survey consists of:  
3 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

### PLAT PAGE INDEX

PAGE -1- SIGNATURE PAGE  
PAGE -2- PLAT MAP  
PAGE -3- EASEMENT MAP

### Approvals:

Examined and approved by the City Planning Department this 24  
day of January 2007.

*[Signature]*  
City Planner

Examined and approved by the City Engineer this 24<sup>th</sup>  
day of JANUARY 2007.

*Scott A. Pingle*  
City Engineer

Examined and approved by the City Engineer this 24<sup>th</sup>  
day of JANUARY 2007.

*Scott A. Pingle*  
City Engineer

Examined and approved by the Jackson County Surveyor this 25<sup>th</sup>  
day of January 2007.

*[Signature]*  
County Surveyor

All taxes, fees, assessments, or other charges as required by  
O.R.S. 92.095 have been paid as of 1-26-2007

*[Signature]*  
Tax Collector

Examined and approved as required by O.R.S. 92.100 this 26<sup>th</sup>  
day of January 2007.

*Amanda Kirkpatrick*  
Assessor

### Recorder:

Filed for record this 26<sup>th</sup> day of January, 2007 at 1:27 o'clock  
P. M. and recorded in Volume 33 at Page 09 of the  
Plat Records of Jackson County, Oregon

*Kathleen S. Beckett* *Carmen D. Helman*  
County Clerk Deputy

Approved for recording: *[Signature]* 1-26-07  
County Commissioner/Administrator Date

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	65°31'37"	28.68	25.00	S87°18'08"W	27.08
C2	90°00'00"	5.50	3.50	S44°39'03"E	4.95
C3	90°00'00"	5.50	3.50	S45°00'57"W	4.95
C4	90°22'37"	22.87	14.50	N45°10'21"W	20.57
C5	90°00'00"	38.48	24.50	N44°59'03"E	34.85
C6	89°37'23"	22.68	14.50	N44°49'39"E	20.44

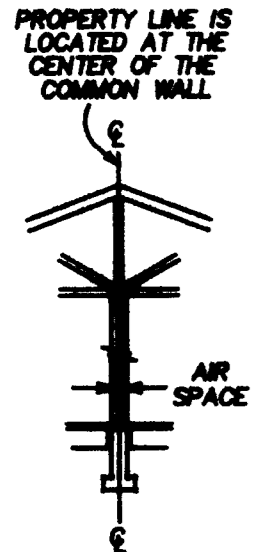
NOTE:  
SEE SHEET 3 FOR  
EASEMENT LOCATIONS  
AND DEFINITIONS

NUM	BEARING	DISTANCE
L1	N67°52'50"W	8.15
L2	S89°59'03"E	17.50
L3	N89°59'03"W	19.50
L4	N89°59'03"W	8.00
L5	N89°59'03"W	8.00
L6	N0°00'57"E	4.31
L7	N89°59'02"W	16.07
L8	N0°11'00"E	9.40
L9	N0°11'00"E	7.61
L10	N0°00'57"E	8.16
L11	S89°38'21"W	9.04
L12	S55°59'57"W	1.48
L13	S0°09'54"W	6.07
L14	N89°49'00"W	15.00
L15	S78°37'20"W	5.83
L16	N10°10'41"E	32.84

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

HERBERT A. FARBER  
OREGON  
JULY 26, 1985  
HERBERT A. FARBER  
2189

RENEWAL DATE 12-31-07

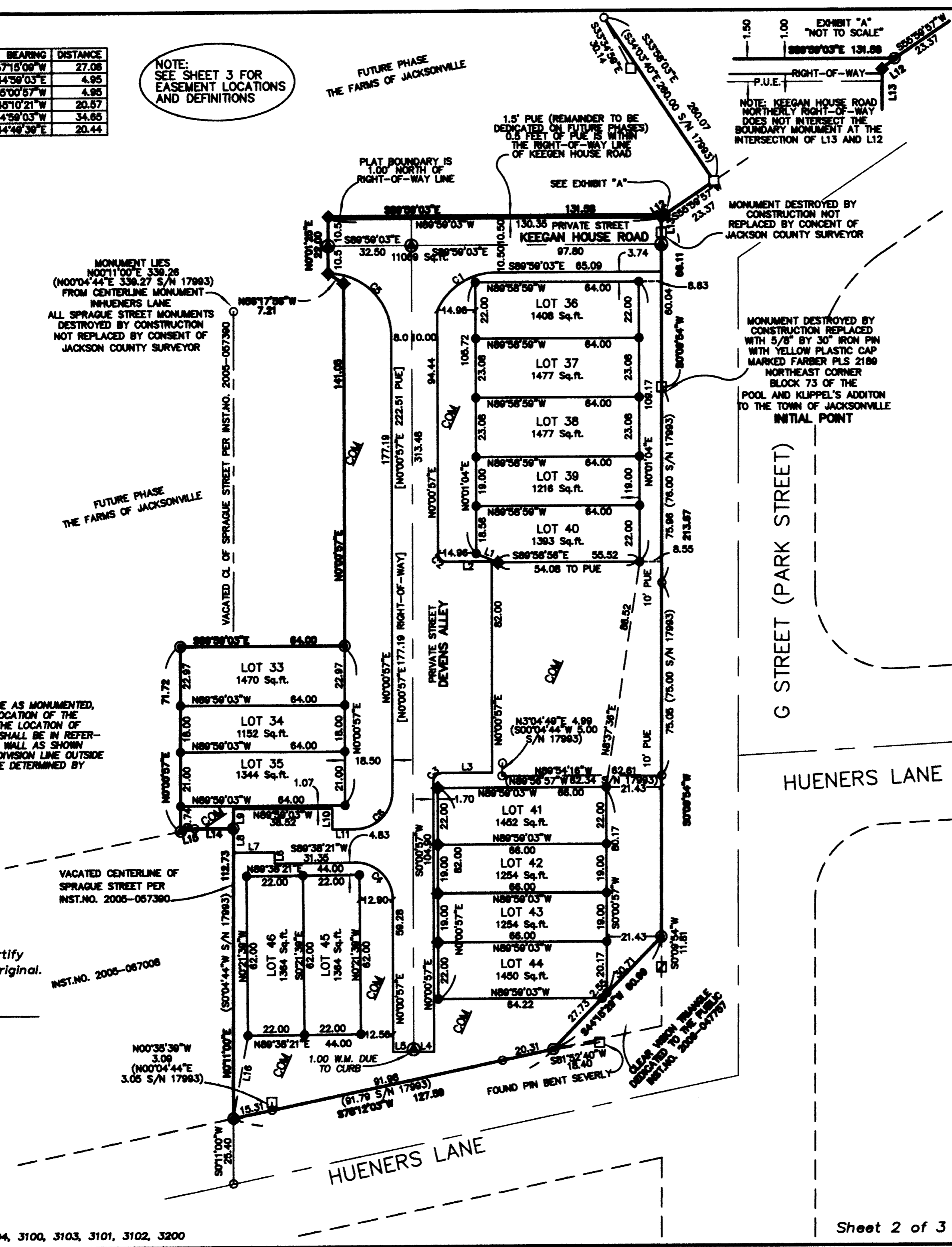


NOTE:  
IF THE SUBDIVISION LINE AS MONUMENTED,  
CONFLICTS WITH THE LOCATION OF THE  
COMMON WALL, THEN THE LOCATION OF  
THE SUBDIVISION LINE SHALL BE IN REFER-  
ENCE TO THE COMMON WALL AS SHOWN  
HEREON AND THE SUBDIVISION LINE OUTSIDE  
OF THE WALL SHALL BE DETERMINED BY  
THE MONUMENTATION.

I, Herbert A. Farber, do hereby certify  
that this is an exact copy of the original.

RECEIVED  
DATE 1-16-07 BY [Signature]  
This survey consists of:  
3 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

ASSESSORS MAP FILE NO. 37 2W 290C TL 3104, 3100, 3103, 3101, 3102, 3200



### THE FARMS OF JACKSONVILLE PHASE 1

A REPLAT OF A PORTION OF  
THE POOL AND KLIPPEL'S ADDITION  
TO THE TOWN OF JACKSONVILLE  
DATED APRIL 24, 1868  
A SUBDIVISION AND  
PLANNED UNIT DEVELOPMENT

located in the  
SOUTHEAST ONE QUARTER OF SECTION 29,  
TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN, CITY OF JACKSONVILLE  
JACKSON COUNTY, OREGON

for  
**JACKSONVILLE FARMS, LLC.**  
c/o Sebren Development, Inc.  
5455 Wilshire Boulevard Suite 1816  
Los Angeles, California 90036

- #### LEGEND
- = FOUND 5/8" IRON PIN, S/N 4242 OR AS DESCRIBED
  - = FOUND 5/8" IRON PIN, S/N 17993
  - = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
  - ⊙ = SET 5/8" x 30" IRON PIN 1-1/2" ALUMINUM CAP MARKED "FARBER PLS 2189"
  - = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
  - ◆ = SET TACK w/ BRASS WASHER IN SIDEWALK, MARKED "LS 2189"
  - S/N = RECORD FILED SURVEY NUMBER
  - W.M. = WITNESS MONUMENT
- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.  
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.  
- INST. No. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.  
- CQM = COMMON AREA AND PRIVATE UTILITY SERVICE EASEMENT

#### SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.2050 OREGON REVISED STATUTES

PURPOSE:  
TO SURVEY AND MONUMENT THE FARMS OF JACKSONVILLE AS APPROVED BY THE CITY OF JACKSONVILLE, OREGON.

PROCEDURE:  
USING CONTROL ESTABLISHED USING GLOBAL POSITIONING SYSTEM I TIED THE FOUND MONUMENTS AS SHOWN HEREON. USING SAID FOUND MONUMENTS FROM S/N 17993, 4242, AND P-92-1991 (S/N 12682) AND THE RECORD DESCRIPTION FROM INSTRUMENT NUMBER 2005-004982 I MONUMENTED THE SUBDIVISION AS SHOWN HEREON.

Surveyed by:  
**FARBER & SONS, INC.**  
dba FARBER SURVEYING  
(541) 664-5599  
PO BOX 5286  
431 OAK STREET  
CENTRAL POINT, OREGON 97502

SCALE: 1" = 30'  
DATE: OCTOBER 26, 2006  
JOB NO.: 1314-05  
DRAWING FILE: JOBS\JACKSONVILLE\THE FARMS\FINAL PLAT\PHASE 1.DWG

SEWER EASEMENT

NUM	BEARING	DISTANCE
L48	S89°59'03"E	85.33
L50	S0°00'46"W	10.00
L51	N89°59'03"W	85.33
L52	S89°59'03"E	10.00
L53	N89°59'03"W	25.00
L54	N0°01'25"E	10.00
L55	S89°59'03"E	25.00
L56	N0°00'57"E	227.51
L57	S0°00'57"W	323.70
L58	N0°00'57"E	1.50
L59	S0°00'57"W	1.50
L60	N0°01'03"E	10.00
L61	S89°58'57"E	82.48
L62	N89°58'57"W	82.48
L63	N0°00'57"E	88.28
L64	S78°12'03"W	10.22

PUBLIC UTILITY EASEMENT (PUE)

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90°00'05"	23.56	15.00	N45°01'00"E	21.21
C2	90°00'06"	7.85	5.00	N45°01'00"E	7.07

PUBLIC UTILITY EASEMENT (PUE)

NUM	BEARING	DISTANCE
L66	S0°00'00"W	10.00

WATER EASEMENT

NUM	BEARING	DISTANCE
L1	S35°00'12"E	25.67
L2	N0°01'54"E	8.68
L3	N35°00'12"W	15.07
L4	S8°45'40"E	8.68
L5	N0°01'42"E	10.00
L6	N8°45'40"W	88.33
L7	N0°00'57"E	11.50
L8	N8°45'40"W	10.00
L9	S0°00'57"W	11.50
L10	N8°45'40"W	35.00
L11	S0°01'25"W	10.00
L12	S8°45'40"E	35.00
L13	S0°00'57"W	24.80
L14	N8°45'40"W	18.50
L15	S0°00'57"W	10.00
L16	S8°45'40"E	18.50
L17	S0°00'57"W	18.09
L18	S0°00'57"W	21.77
L19	S0°00'57"W	10.56
L20	S0°00'57"W	14.92
L21	S0°00'57"W	11.40
L22	S0°00'57"W	16.83
L23	S0°00'57"W	39.11
L24	N10°00'00"W	63.31
L25	S0°03'58"W	13.99
L26	S8°45'40"E	7.88
L27	N0°03'58"E	5.34
L28	N10°00'00"E	23.90
L29	S0°03'58"W	5.37
L30	S8°45'40"E	10.00
L31	N0°03'58"E	5.38
L32	N10°00'00"E	23.93
L33	S0°00'57"W	77.55
L34	N78°12'03"E	10.22
L35	N0°00'57"E	160.02
L36	S8°45'40"E	25.36
L37	N0°03'58"E	10.00
L38	N8°45'40"W	25.37
L39	N0°00'57"E	31.45
L40	S8°45'40"E	5.24
L41	N0°00'57"E	10.00
L42	N8°45'40"W	5.24
L43	N0°00'57"E	81.5
L44	S8°45'40"E	7.73
L45	N0°00'57"E	10.00
L46	N8°45'40"W	7.73
L47	N0°00'57"E	8.99
L48	S8°45'40"E	70.51

THE FARMS OF JACKSONVILLE  
PHASE 1

A REPLAT OF A PORTION OF  
THE POOL AND KLIPPEL'S ADDITION  
TO THE TOWN OF JACKSONVILLE  
DATED APRIL 24, 1868

A SUBDIVISION AND  
PLANNED UNIT DEVELOPMENT

located in the  
SOUTHEAST ONE QUARTER OF SECTION 29,  
TOWNSHIP 37 SOUTH, RANGE 2 WEST,  
WILLAMETTE MERIDIAN, CITY OF JACKSONVILLE  
JACKSON COUNTY, OREGON

for  
JACKSONVILLE FARMS, LLC.

c/o Sebren Development, Inc.  
5455 Wilshire Boulevard Suite 1816  
Los Angeles, California 90036

EASEMENT LOCATIONS  
AND DEFINITIONS

LEGEND

- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
- INST. No. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

- = 10' PUBLIC SEWER EASEMENT PER INST.NO. 2008-080320
- = 10' PUBLIC WATER EASEMENT (EXCEPT WHERE NOTED) PER INST.NO. 2008-080322
- = 10' PUBLIC UTILITY EASEMENT (PUE) (EXCEPT WHERE NOTED)

"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 EASEMENTS (PUE) IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, 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 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 THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE."

Surveyed by:

FARBER & SONS, INC.  
dba FARBER SURVEYING  
(541) 664-5599  
PO BOX 5286  
431 OAK STREET  
CENTRAL POINT, OREGON 97502

SCALE: 1" = 30'

DATE: OCTOBER 17, 2006  
JOB NO.: 1314-05

DRAWING FILE: JOBS\JACKSONVILLE\THE FARMS\FINAL PLAT\PHASE 1.DWG

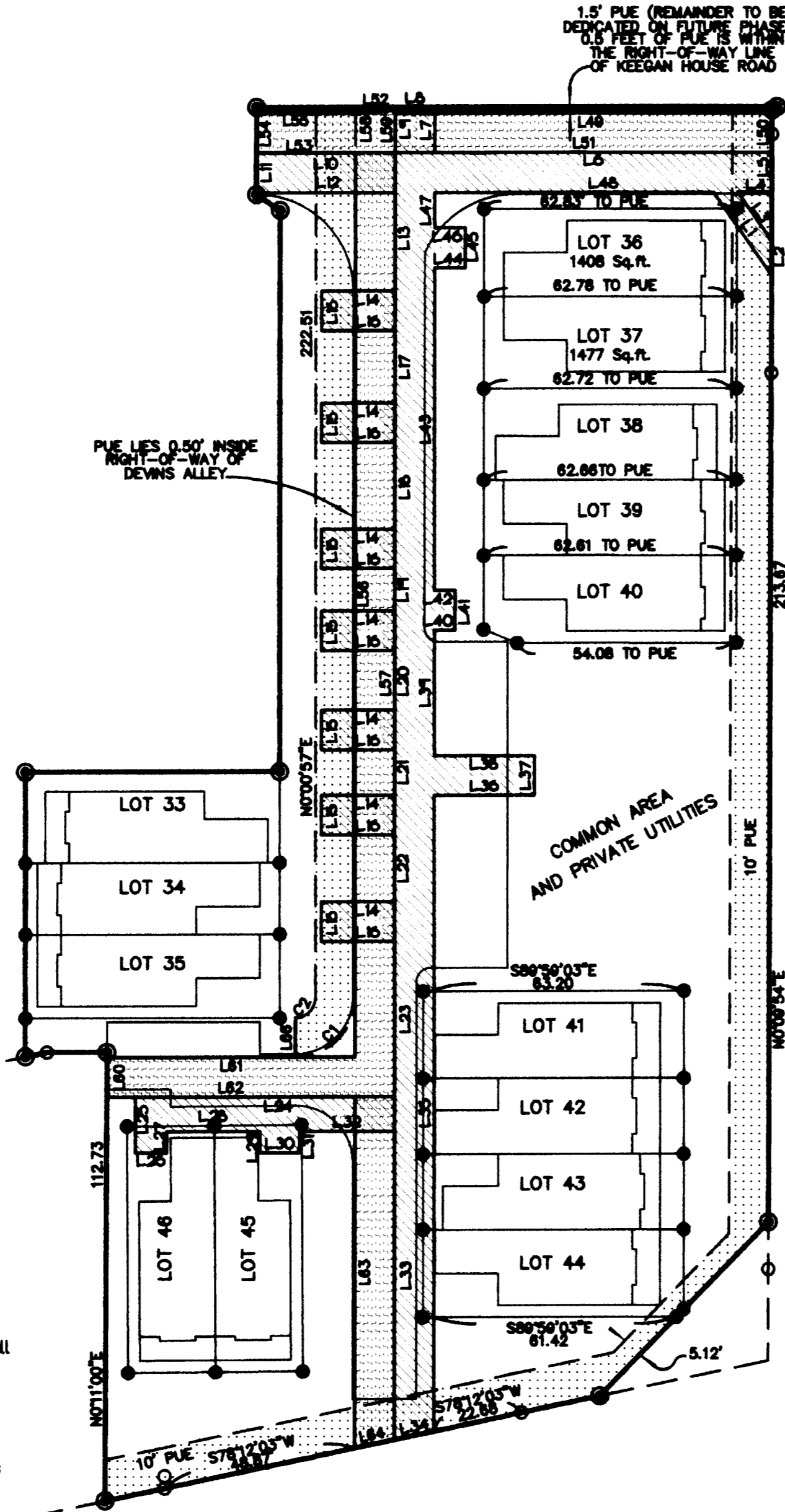
I, Herbert A. Farber, do hereby certify  
that this is an exact copy of the original.

*Herbert A. Farber*

RECEIVED  
DATE 1-26-07 BY *AS*  
This survey consists of:  
3 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

Utility Service Easement = The owners of the lots created hereon shall have the right to install, maintain, and operate service line from the public facilities located in the public utility easement, the public sewer easement and the public water easement, to provide these services to each individually owned building. All areas without existing or future building approved by the home owners association and the City of Jacksonville shall be Utility Service Easements. Whenever service lines cross main lines they shall do so at right angles.

ASSESSORS MAP FILE NO. 37 2W 29DC TL 3104, 3100, 3103, 3101, 3102, 3200



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Herbert A. Farber*  
OREGON  
JULY 28, 1985  
HERBERT A. FARBER  
2188

RENEWAL DATE 12-31-07

Sheet 3 of 3