

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

File No. LDS-06-191 (PAD LOT DEVELOPMENT)

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

[Signature] Planning Director  
February 12, 2007 Date

EXAMINED AND APPROVED this 20th day of January, 2007.

[Signature] City Engineer  
[Signature] City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of FEBRUARY 14, 2007.

[Signature] Deputy  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of 2-14, 2007.

[Signature] Deputy  
Tax Collector

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

Know all men by these presents that I, ROGER D. MCFADDEN, am the owner in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate, and have subdivided the same into the Lots and Common Area 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 I do hereby dedicate to the public, under the jurisdiction of the City of Medford, the Public Utility Easements (PUE). I do hereby make and establish the non-exclusive Private Utility Easement (UE) and and Private Sidewalk Easement (SWE) as shown on Sheet 2. This Subdivision shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat setting forth provisions for the maintenance of the Common Area. I do hereby designate said Subdivision as WESTBURY ESTATES.

[Signature]  
ROGER D. MCFADDEN

STATE OF OREGON)  
) ss.  
COUNTY OF JACKSON)

PERSONALLY appeared the above named Roger D. McFadden, and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 12th day of January, 2007.

[Signature]  
[Signature] Notary Public - Oregon

Commission No. 402251

My Commission Expires March 20, 2010

AFFIDAVITS OF CONSENT

From the U.S. Bank N.A. recorded as Doc. #2007-007666 ORJC.

WESTBURY ESTATES

A SUBDIVISION

In the S.E. 1/4 of Sec. 25, T.37S., R.2W., W.M.  
& in the City of Medford  
Jackson County, Oregon  
(File No. LDS-06-191)

SURVEY FOR:  
ROGER MCFADDEN  
3220 WESTOVER BLVD.  
CENTRAL POINT, OR 97502

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:  
OCTOBER 24, 2006

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

Filed for record this 14th day of February, 2007 at

2:21 o'clock P.M., and recorded in Volume 33 of Plats

at Page 12 of the records of Jackson County, Oregon and recorded as

Document No. 2007-007668, Official Records of Jackson County, Oregon.

[Signature] County Clerk  
[Signature] Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2007-007667, Official Records of Jackson County, Oregon.

\*\*\*\*\* 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 Northwest corner of Parcel 1 per Partition Plat No. P-95-2006, according to the official plat thereof, now of record, in Volume 17, Page 95, of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 19354 in the Office of the Jackson County Surveyor and the INITIAL POINT OF BEGINNING; thence along the North line thereof, South 89°53'34" East, 63.64 feet to the Southeast corner of that tract described in Document No. 02-39901, Official Records of Jackson County, Oregon; thence along the East line thereof, North 00°05'27" East, 185.07 feet (record North, 180.0 feet) to an angle point; thence South 89°53'34" East (record East), 4.92 feet to an angle point; thence North 00°05'27" East (record North), 145.02 feet to the North line of Lot 1, Block 2 of BARR'S ADDITION, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along said North line, North 89°54'29" West, 69.92 feet to the Northwest corner of that tract described in Document No. 02-39901, said Official Records; thence along the West line thereof, South 00°05'27" West, 330.07 feet (record South, 325.0 feet) to the South line of said Lot 1, Block 2; thence along said South line, South 89°53'34" East, 1.36 feet to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
EXPIRES 6-30-07

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

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF THE LOTS & COMMON AREA OF WESTBURY ESTATES. SEE FILE NO. LDS-06-191.

PROCEDURE: RECOVERED CONTROL AND MONUMENTS ESTABLISHED BY THIS OFFICE DURING FS12386 & FS19354. HELD THE EAST AND WEST LINE PARALLEL TO THE WEST LINE OF LOT 1, BLOCK 2 OF BARR'S ADDITION. COMPUTED THE POSITION OF THE LOT CORNERS PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AS SHOWN HEREON.

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.

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

[Signature]  
SURVEYOR

APPROVED FOR RECORDING.

[Signature]  
COUNTY COMMISSIONER/ADMINISTRATOR

2/14/07  
DATE

RECEIVED  
DATE 2-14-07 BY [Signature]  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

SHEET 1 OF 2

**SURVEY FOR:**

ROGER MCFADDEN  
3220 WESTOVER BLVD.  
CENTRAL POINT, OR 97502

**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:**

OCTOBER 24, 2006

**WESTBURY ESTATES**

**A SUBDIVISION**

In the S.E. 1/4 of Sec. 25, T.37S., R.2W., W.M.  
& in the City of Medford  
Jackson County, Oregon  
(File No. LDS-06-191)

**LEGEND:**

- = FD. HUB & TACK IN MONUMENT WELL PER CITY OF MEDFORD 1912 SURVEY.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HIBBS PLS2334 PER FS12386.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. PLS638 PER FS5585.
- = FD. 5/8" IRON PIN PER FS2154.
- ⊗ = FD. BRASS TAG MKD. L.J. FRIAR & ASSOC. PER FS19354.
- ⊗ = 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 #.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- X- = FENCE LINE.
- UE = NON-EXCLUSIVE PRIVATE UTILITY EASEMENT FOR LOTS 1-4, INCLUSIVE & CA.
- CA = COMMON AREA & UE.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FD. = FOUND.
- MKD. = MARKED.
- SWE = PRIVATE SIDEWALK EASEMENT.
- PUE1 = PUBLIC UTILITY EASEMENT PER DOC. 2005-049862, ORJCO.
- 6RM = REFERENCE MONUMENT N89°54'33"W 6.00 FROM TRUE CORNER.
- 7RM = REFERENCE MONUMENT N89°54'33"W 7.00 FROM TRUE CORNER.
- 9RM = REFERENCE MONUMENT N89°54'33"W 9.00 FROM TRUE CORNER.
- DR = DEED RECORD DATA PER DOC. 02-39901, ORJCO.
- PP# = PARTITION PLAT NO.
- BA = BARR'S ADDITION.
- SA = SUNNYSIDE ADDITION.

**BASIS OF BEARINGS:**

SURVEY NO. 12386 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

N



**NOTE REQUIRED BY PLANNING COMMISSION:**

NO PARKING IS ALLOWED IN FIRE DEPARTMENT ACCESS ROADS AND TURNAROUNDS.

**LOTS 1-4 BEARING NOTE:**

EAST-WEST BEARINGS: S89°54'33"E  
NORTH-SOUTH BEARINGS: N00°05'27"E

**COMMON AREA NOTE:**

CA & UE IS ALL PROPERTY LYING OUTSIDE OF LOTS 1-4, INCLUSIVE.

**EASEMENTS PER SUBDIVISION GUARANTEE**

PROPERTY IS SUBJECT TO BUILDING SITE IMPROVEMENT AGREEMENT PER DOC. 2005-049861, ORJCO.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

\*\*\* RECEIVED \*\*\*  
DATE 2-14-07 BY [Signature]  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

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

[Signature]  
SURVEYOR

