

# LINCOLN'S WAY

A Subdivision of Parcel 2 per Partition Plat No. P-18-2000 & located in the S.E. 1/4 of Sec. 36, T.97S., R.2W., W.M. & in the City of Medford Jackson County, Oregon (LDS-04-269)

### APPROVALS

File No. LDS-04-269 I certify that, pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

[Signature] Planning Director March 14, 2007 Date

EXAMINED AND APPROVED this 16<sup>th</sup> day of November, 2006.

[Signature] City Engineer [Signature] Acting City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of MARCH 27, 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 March 27, 2007.

[Signature] Deputy Tax Collector

### DECLARATION

Know all men by these presents that CLEARVISION PROPERTIES, LLC and DAHLHOUSE HOLDING, LLC, 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 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 Subdivision, and do hereby dedicate to the public, under the jurisdiction of the City of Medford, the Public Utility Easement (PUE2). We do hereby make and establish the non-exclusive Private Storm Drainage Easement (PSDE) for the benefit of Lot 1, the Minimum Access Easement for Lots 2, 3 & 4 (MAE) and the non-exclusive Private Utility Easement for Lots 1, 2, 3 & 4 (UE). We do hereby make and establish the Sanitary Sewer Easement for the benefit of Rogue Valley Sewer Services (RVSS). We do hereby designate said Subdivision as LINCOLN'S WAY, which will be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded at the same time with the Plat.

[Signature] JIM PARRISH, Member Clearvision Properties, LLC

[Signature] DAHL, Member Dahlhouse Holding, LLC  
[Signature] Nicole M. Dahl, Member Dahlhouse Holding, LLC

STATE OF OREGON) ss.  
COUNTY OF JACKSON)

PERSONALLY appeared the above named Jim Parrish and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Clearvision Properties, LLC.

Dated this 16<sup>th</sup> day of November, 2006.

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

STATE OF OREGON) ss. JEFFERY D.  
COUNTY OF JACKSON)

PERSONALLY appeared the above named [Signature] Dahl and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Dahlhouse Holding, LLC.

Dated this 8<sup>th</sup> day of November, 2006.

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

### AFFIDAVIT OF CONSENT

From JOHN T. JOHNSON, GWEN A. JOHNSON, JAMES F. GRIZZLE and HELEN G. GRIZZLE recorded as Doc. #2007-15040, ORJCO.

### SURVEY FOR:

CLEARVISION PROPERTIES  
1314-B CENTER DRIVE, #166  
MEDFORD, OR 97501

### DATE:

OCTOBER 5, 2006

### 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

### RECORDER'S CERTIFICATE

Filed for record this 28<sup>th</sup> day of March, 2007 at

9:09 o'clock A.M., and recorded in Volume 33 of Plats

at Page 19 of the records of Jackson County, Oregon and recorded as

Document No. 2007-15042, Official Records of Jackson County, Oregon.

[Signature] Kathleen S. Beckett County Clerk  
[Signature] Souya S. Morgan Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2007-15041, 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:

Parcel 2 per Partition Plat No. P-18-2000, according to the official plat thereof, now of record, in Volume 11, Page 18 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 16450 in the Office of the Jackson County, Surveyor.

REGISTERED PROFESSIONAL LAND SURVEYOR  
[Signature]  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-07

### 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.

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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS OF LINCOLN'S WAY. SEE MEDFORD FILE NO. LDS-04-269.

PROCEDURE: MADE TIES TO MONUMENTS AS SHOWN ON SHEET TO CONTROL THE EXTERIOR OF THE SUBJECT TRACT. COMPUTED THE POSITION OF THE LOTS CORNERS AND SET MONUMENTS AS SHOWN ON SHEET 2. THE NORTHEAST CORNER OF THE SUBJECT TRACT NOW FALLS IN A FENCE POST BASE. SET MONUMENT AT PLAT RECORD POSITION FOR THIS CORNER.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
[Signature]  
SURVEYOR

RECEIVED  
DATE 3-28-07 BY [Signature]  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

### APPROVED FOR RECORDING.

[Signature] COUNTY COMMISSIONER/ADMINISTRATOR  
[Signature] DATE March 27, 2007

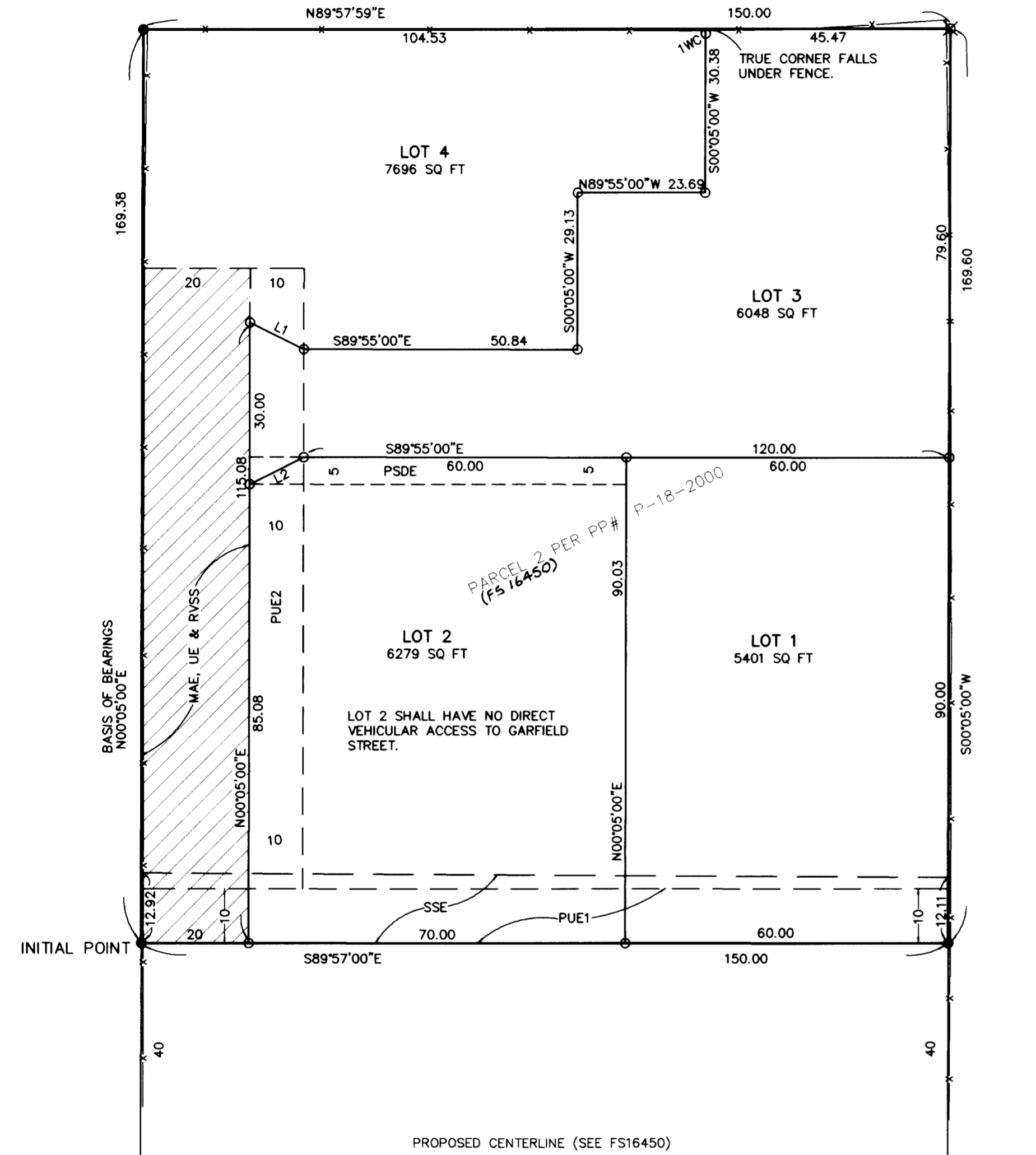
**SURVEY FOR:**

CLEARVISION PROPERTIES  
1314-B CENTER DRIVE, #166  
MEDFORD, OR 97501

**LINCOLN'S WAY**  
A Subdivision of Parcel 2 per Partition  
Plat No. P-18-2000 & located in the  
S.E. 1/4 of Sec. 36, T.37S., R.2W., W.M. & in  
the City of Medford Jackson County, Oregon  
(LDS-04-269)

**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:**

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. BAROTT LS2332 PER FS16450.
- = 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 BASE OF FENCE POST.

- PUE1 = PUBLIC UTILITY EASEMENT PER PP#P-18-2000.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- JCDR = JACKSON COUNTY DEED RECORDS.
- L1/C1 = SEE COURSE DATA TABLE.
- PSDE = NON-EXCLUSIVE PRIVATE STORM DRAINAGE EASEMENT FOR LOT 1.
- PUE2 = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- PP# = PARTITION PLAT NO.
- SSE = SANITARY SEWER EASEMENT PER DOC. 77-12715, ORJCO.
- MAE = MINIMUM ACCESS EASEMENT FOR LOTS 2, 3 & 4.
- RVSS = SANITARY SEWER EASEMENT FOR ROGUE VALLEY SEWER SERVICES PER THIS PLAT.
- UE = NON-EXCLUSIVE PRIVATE UTILITY EASEMENT FOR LOTS 1, 2, 3 & 4.
- L1 = SEE COURSE DATA TABLE.
- 1WC = ONE FOOT WITNESS CORNER MONUMENT.
- MKD. = MARKED.
- FD. = FOUND.

BASIS OF BEARINGS: SURVEY NO. 16450.

DATE: OCTOBER 5, 2006 UNIT OF MEASUREMENT: FEET SCALE: 1" = 20'

**COURSE DATA TABLE**

NUM	BEARING	DISTANCE
L1	S63°21'06"E	11.18
L2	N63°31'06"E	11.18

**EASEMENTS PER SUBDIVISION GUARANTEE**

RIGHT OF WAY FOR IRRIGATION LATERAL PER V.231, P.588, JCDR CANNOT BE SPECIFICALLY LOCATED BUT MAY AFFECT THE SUBJECT PROPERTY.

SETBACK REQUIREMENTS PER V.231, P.588, JCDR ARE NOT SITUATED ON THE SUBJECT PROPERTY.

**NOTES REQUIRED BY PLANNING APPROVAL:**

- 1) NO PARKING SHALL BE ALLOWED IN MINIMUM ACCESS ROAD.
- 2) HOUSES ON LOTS 1 & 2 ARE TO FACE SOUTH TOWARD GARFIELD STREET.



372W36DB TL901

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.

*James E. Hibbs*  
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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

RECEIVED  
DATE 3-28-07 BY  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

SHEET 2 OF 2  
05246FM