

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

THURMAN COURT

A Pad Lot Development located in the S.W. 1/4 of Sec. 13, T.37S., R.2W., W.M. & in the City of Medford Jackson County, Oregon (LDS-06-114)

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

File No. LDS-06-114

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

Filed for record this 28<sup>th</sup> day of March, 2007 at 2:43 o'clock P.M., and recorded in Volume 33 of Plats at Page 20 of the records of Jackson County, Oregon and recorded as Document No. 2007-015171, Official Records of Jackson County, Oregon.

[Signature] Planning Director March 26, 2007 Date

SURVEY FOR:

CHARLES DIXON ENTERPRISES, LLC 1100 EAST MAIN STREET MEDFORD, OR 97504

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

[Signatures] Kathleen S. Beckett County Clerk [Signature] Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2007-015170, Official Records of Jackson County, Oregon.

DATE:

DECEMBER 5, 2006

EXAMINED AND APPROVED this 19<sup>th</sup> day of March, 2007.

[Signatures] City Engineer City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of March 20, March 28, 2007.

[Signature] S. Hensolt, deputy Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of March 28, 2007.

[Signature] Carol Jensen, Deputy Tax Collector

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

Know all men by these presents that I, CHARLES W. STREET, 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 (CA) 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 Right-of-Way Dedication, together with those easements shown on Sheet 2 labeled as Public Utility Easement (PUE) and Public Sanitary Sewer Easement (SSE). I do hereby make and establish the non-exclusive Private Utility Easement (UE), Reciprocal Access Easement (RAE) and non-exclusive Private Storm Drainage Easement (PSDE) for the benefit of Lots 1-20, inclusive and the Common Area. I do hereby designate said Subdivision as THURMAN COURT which 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, UE, RAE & PSDE.

[Signature] Charles W. Street CHARLES W. STREET

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named Charles W. Street, and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 29<sup>th</sup> day of January, 2007.

[Signature] Karen L. Lafitte Notary Public - Oregon

Commission No. 402251

My Commission Expires March 20, 2010

\*\*\* POST MONUMENTATION \*\*\*

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY November 30, 2007.

[Signature] Surveyor

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 2009-016519. ORJCO, THIS 26<sup>th</sup> DAY OF MAY, 2009.

APPROVED: [Signature] JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR [Signature] OREGON JULY 17, 1986 JAMES E. HIBBS 2234 EXPIRES 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 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 PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

\*\*\*\*\* AFFIDAVITS OF CONSENT \*\*\*\*\*

From American Mortgage Network, Inc. recorded as Doc. # [Signature] ORJCO. From Umpqua Bank recorded as Doc. # 2007-015169, ORJCO.

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

032807 DATE

SHEET 1 OF 2

# THURMAN COURT

A Pad Lot Development located in the  
S.W. 1/4 of Sec. 13, T.37S., R.2W., W.M. & in the  
City of Medford Jackson County, Oregon  
(LDS-06-114)

**SURVEY BY:**

**DATE:**

**SURVEY FOR:**

L.J. FRIAR & ASSOCIATES, P.C.  
CONSULTING LAND SURVEYORS  
816 WEST EIGHTH STREET  
MEDFORD, OREGON 97501  
PHONE: (541) 772-2782  
EMAIL: ljfriar@charter.net

DECEMBER 5, 2006

CHARLES DIXON ENTERPRISES, LLC  
1100 EAST MAIN STREET  
MEDFORD, OR 97504

**LEGEND:**

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER RE-ESTAB'S.
- ⊗ = FD. COPPER NAIL IN CONCRETE. SEE FS2154.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER LS56545 PER FS18266.
- ⊘ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. & ASSOC.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. & ASSOC. (DEFERRED)
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT.
- X- = FENCE LINE.
- DLC = DONATION LAND CLAIM.
- L1 = SEE COURSE DATA TABLE.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- RAE = RECIPROCAL ACCESS EASEMENT FOR ALL LOTS.
- CA = COMMON AREA & UE.
- RAE = RECIPROCAL ACCESS EASEMENT FOR ALL LOTS AND COMMON AREA.
- UE = NON-EXCLUSIVE PRIVATE UTILITY EASEMENT FOR ALL LOTS AND COMMON AREA.
- PSDE = NON-EXCLUSIVE PRIVATE STORM DRAINAGE EASEMENT FOR ALL LOTS AND COMMON AREA.
- SSE = PUBLIC SANITARY SEWER EASEMENT.
- [Hatched Box] = PUE & RAE.
- [Cross-hatched Box] = RAE.
- [Diagonal Lines] = SSE & RAE.

**BASIS OF BEARINGS:**

FS18908 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 20'

**COURSE DATA TABLE**

NUM	BEARING	DISTANCE
L1	N55°36'48"E	19.40
L2	N30°40'21"E	14.72

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

**PURPOSE:** TO SURVEY AND MONUMENT THE CORNERS OF THE LOTS AND COMMON AREA OF THURMAN COURT. SEE CITY OF MEDFORD PLANNING FILE NO. LDS-06-114.

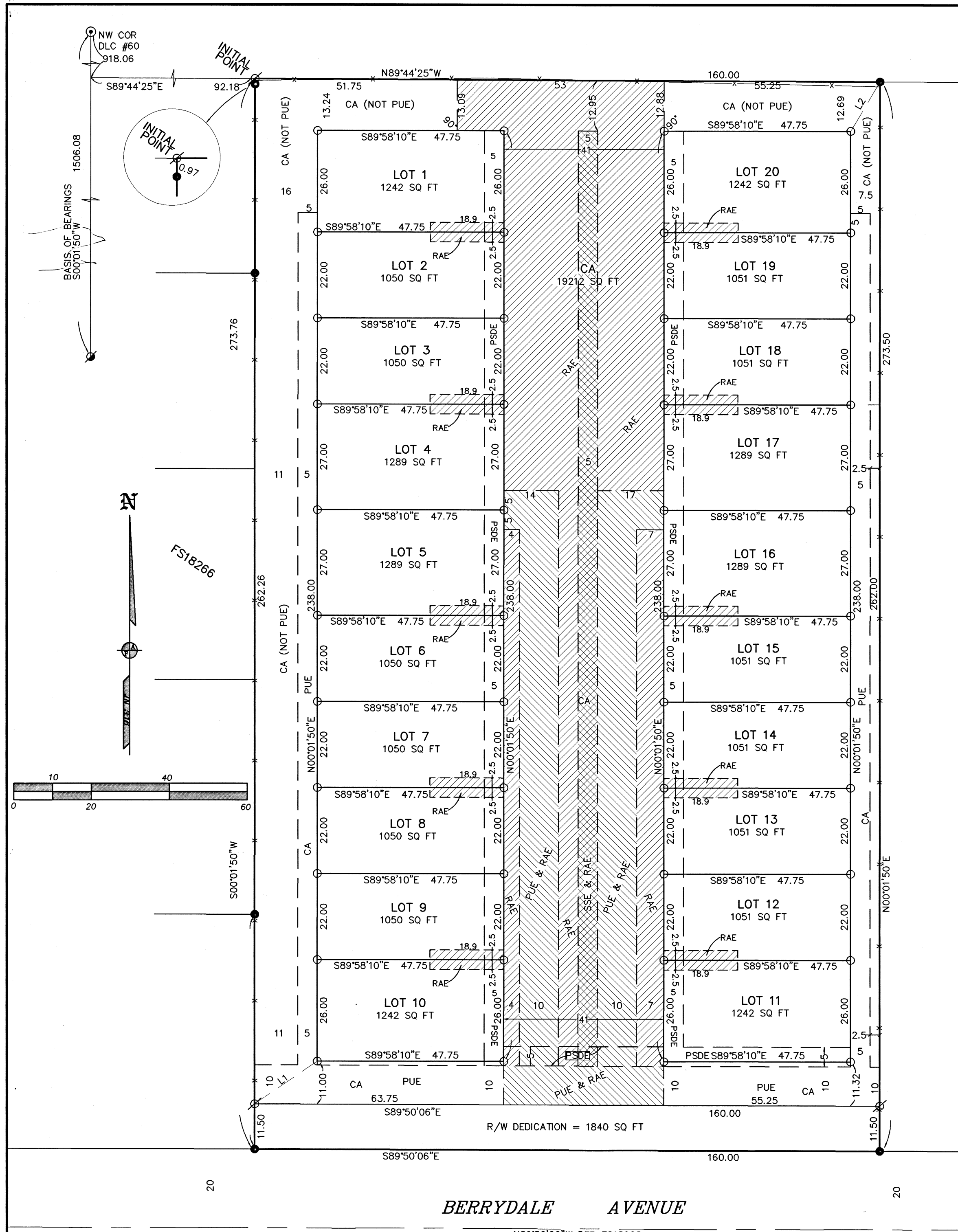
**PROCEDURE:** FROM CONTROL ESTABLISHED BY THIS OFFICE DURING FS18908, MADE TIES TO MONUMENTS ESTABLISHED BY FS18266 AS SHOWN TO CONTROL THE BOUNDARY OF THAT TRACT DESCRIBED DOC. 2005-075387, ORJCO. THE EXTERIOR BOUNDARY PINS WERE SET AT THIS TIME WITH INTERIOR PINS BEING DEFERRED UNTIL CONSTRUCTION IS COMPLETE.

**NOTE REQUIRED BY PLANNING COMMISSION:**

NO PARKING IS ALLOWED WITHIN FIRE DEPARTMENT ACCESS AND TURN AROUND AREAS.

**GENERAL NOTES:**

COMMON AREA IS ALL PROPERTY LYING OUTSIDE OF LOTS AND R/W DEDICATION.



**BERRYDALE AVENUE**

N89°50'06\"/>

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

EXPIRES 6-30-07

\*\* RECEIVED \*\*

DATE 3/28/07 BY JEF

This survey consists of:

2 sheet(s) Map

0 page(s) Narrative

JACKSON COUNTY SURVEYOR