

APPROVALS

File No. LDS-06-149 (PAD LOT DEVELOPMENT)

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

Planning Director signature and date May 14, 2007

EXAMINED AND APPROVED this 19th day of April, 2007

City Engineer and City Surveyor signatures

EXAMINED AND APPROVED as required by ORS 92.100 as of May 15, 2007

Assessor, Department of Assessment signature

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of May 15, 2007

Tax Collector signature

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 Easement (PUE). I do hereby make and establish the non-exclusive Private Utility Easement (UE) and Private Sidewalk Easement (SWE) as shown on Sheet 2. I do hereby make and establish the Bufferyard Easement (BYE) as shown on Sheet 2 in accordance with Medford Municipal Code 10.795 (4). This Subdivision shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this Plat. I do hereby designate said Subdivision as WYATT ACRES.

STATE OF OREGON)
COUNTY OF JACKSON) ss.

Roger D. McFadden signature and name

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 April, 2007

Karen L. Lafitte Notary Public - Oregon

Commission No. 402251

My Commission Expires March 20, 2010

AFFIDAVIT OF CONSENT

From the U.S. Bank N.A. recorded as Doc. # 2007-023205, ORJCO.

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

James E. Hibbs signature

WYATT ACRES A SUBDIVISION

In Lots 13 & 14, Block 8, PARK ADDITION & 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-06-149)

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: FEBRUARY 6, 2007

RECORDER'S CERTIFICATE

Filed for record this 15 day of May, 2007 at 1:32 o'clock P.M., and recorded in Volume 33 of Plats

at Page 32 of the records of Jackson County, Oregon and recorded as Document No. 2007-023208 Official Records of Jackson County, Oregon.

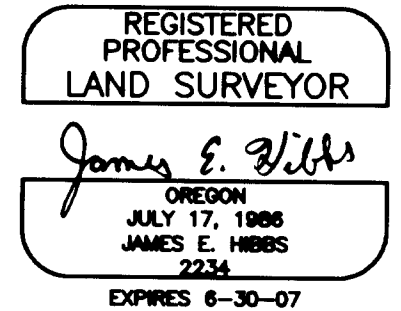
Kathleen S. Biddell County Clerk and Deputy signature

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2007-023210 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:

Commencing at the Southwest corner of Lot 10, Block 8 of PARK ADDITION, to the City of Medford, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the South line of said Block 8, North 89°56'15" West, 108.00 feet to the Southeast corner of that tract described in Document No. 02-26868, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence continue along said South line, North 89°56'15" West, 62.50 feet to the Southwest corner of said tract; thence along the West line of said tract, North 00°27'13" West, 158.43 feet to the South line of that tract described in Volume 32, Page, 393, Jackson County Deed Records; thence along said South line, North 89°42'03" East, 62.50 feet to the Northeast corner of that tract described in Document No. 02-26868, said Official Records; thence along the East line thereof, South 00°27'13" East, 158.83 feet to the initial point of beginning.

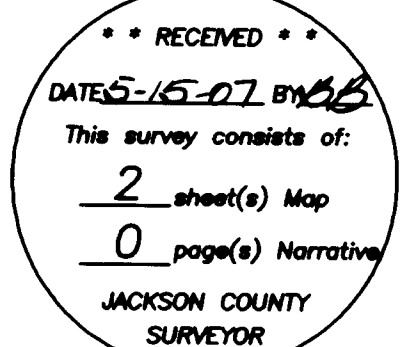


SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: TO SURVEY AND MONUMENT THE CORNERS OF THE LOTS & COMMON AREA OF WYATT ACRES. SEE MEDFORD PLANNING FILE NO. LDS-06-149.

PROCEDURE: RECOVERED CONTROL AND MONUMENTS ESTABLISHED BY THIS OFFICE DURING FS12386 & FS19354 & MADE TIES TO ADDITIONAL MONUMENTS AS SHOWN ON SHEET 2. HELD THE EAST AND WEST LINE PARALLEL TO THE WEST LINE OF LOT 10, BLOCK 8 OF PARK ADDITION. THE NORTH LINE WAS HELD BY THE SENIOR DEED (V.32, P.393, JC.DR.). COMPUTED THE POSITION OF THE LOT AND COMMON AREA 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.



APPROVED FOR RECORDING.

James E. Hibbs signature and title COUNTY COMMISSIONER/ADMINISTRATOR

5-15-07 DATE

SHEET 1 OF 2

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

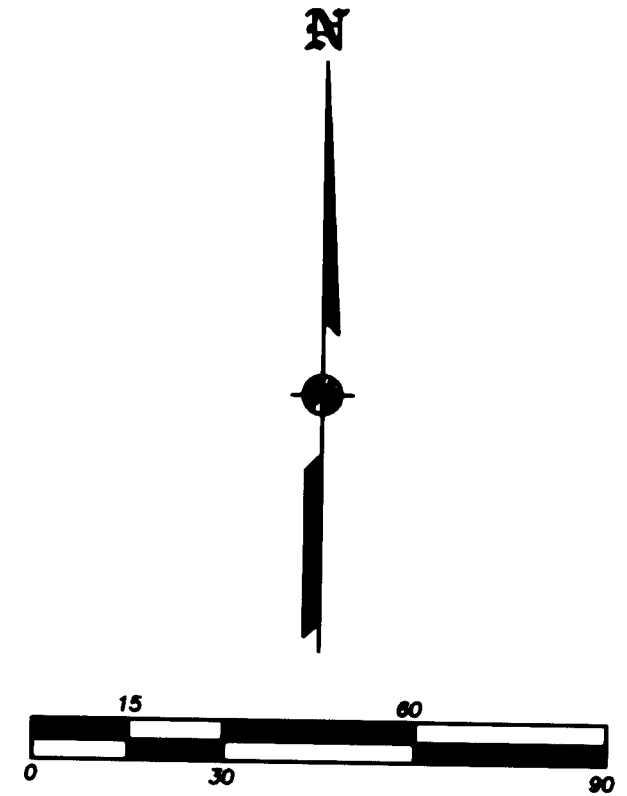
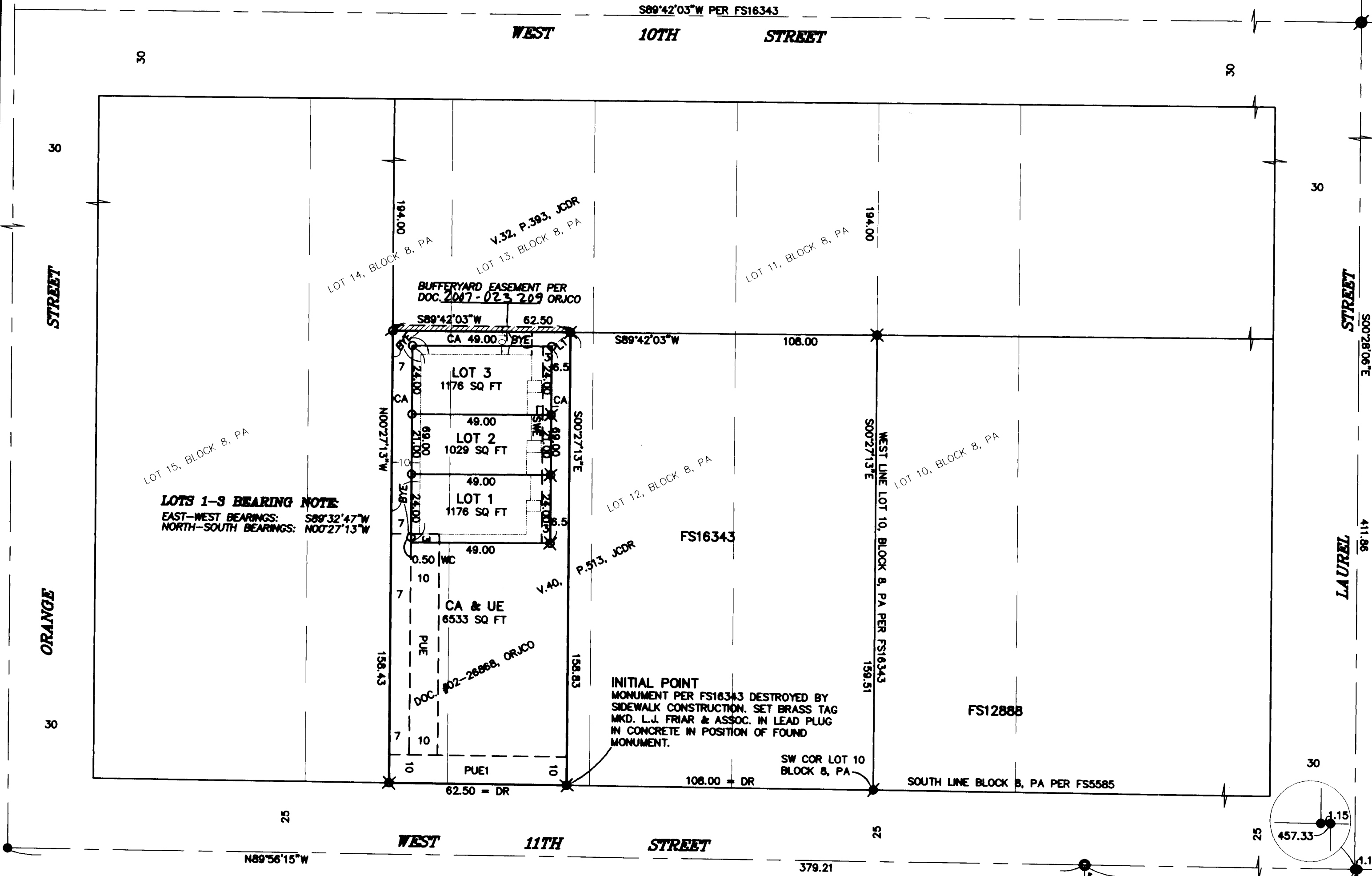
SURVEY BY:
 L.J. FRIAR & ASSOCIATES, P.C.
 CONSULTING LAND SURVEYORS
 816 WEST EIGHTH STREET
 MEDFORD, OREGON 97501
 PHONE: (541) 772-2782
 EMAIL: ljfriar@charter.net

DATE:
 FEBRUARY 6, 2007

WYATT ACRES
 A SUBDIVISION
 In Lots 13 & 14, Block 8, PARK ADDITION &
 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-06-149)

- LEGEND:**
- = FD. HUB & TACK IN MONUMENT WELL PER CITY OF MEDFORD 1912 SURVEY.
 - ⊗ = FD. 5/8" IRON PIN & ILLEGIBLE PLASTIC CAP. SEE FS16343, 17331, ET AL.
 - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. PLS638 PER FS5585.
 - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. EDWARDS LS2339 PER FS12888.
 - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MCMAHAN LS1913 PER FS16343.
 - ⊗ = 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.
 - UE = NON-EXCLUSIVE PRIVATE UTILITY EASEMENT FOR LOTS 1-3, INCLUSIVE & CA.
 - CA = COMMON AREA.
 - ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 - FD. = FOUND.
 - MKD. = MARKED.
 - SWE = PRIVATE SIDEWALK EASEMENT.
 - PUE1 = PUBLIC UTILITY EASEMENT PER DOC. 2005-038061 & 2005-070468, ORJCO.
 - DR = DEED RECORD DATA PER DOC. 02-26868, ORJCO.
 - PA = PARK ADDITION.
 - LT = SEE COURSE DATA TABLE.
 - JCDR = JACKSON COUNTY DEED RECORDS.
 - = EXTERIOR BUILDING LINE.
 - BYE = BUFFERYARD EASEMENT PER THIS PLAT.

BASIS OF BEARINGS:
 SURVEY NO. 12386 AS SHOWN HEREON.
 UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'



NOTE REQUIRED BY PLANNING COMMISSION:
 NO PARKING IS ALLOWED IN FIRE DEPARTMENT ACCESS ROADS AND TURNAROUNDS.

COMMON AREA NOTE:
 CA & UE IS ALL PROPERTY LYING OUTSIDE OF LOTS 1-3, INCLUSIVE.

EASEMENTS PER SUBDIVISION GUARANTEE
 PROPERTY IS SUBJECT TO BUILDING SITE IMPROVEMENT AGREEMENT PER DOC. 2005-062225, ORJCO.

COURSE DATA TABLE

NUM	BEARING	DISTANCE
L1	S52°21'09"W	8.16

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: 5-15-07 BY: JEB
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR