

# LAUREL VIEW ESTATES

Located in the S.E. 1/4 of Section 16, T.36S.,R.1W., W.M.,  
Jackson County, Oregon

November 2, 2006

**SURVEY FOR:**  
Linn and Darnell Fletcher  
P.O. Box 2205  
White City, OR. 97503

**SURVEY BY:**  
Kaiser Surveying  
19754 Highway 62  
Eagle Point, OR. 97524

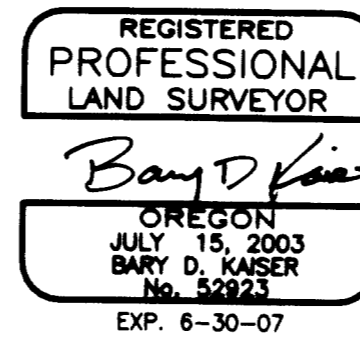
I HEREBY CERTIFY THAT THIS IS A  
PHOTOCOPY OF THE ORIGINAL PLAT

Bary D Kaiser  
SURVEYOR

**\*\*\* SURVEYOR'S CERTIFICATE \*\*\***

I, Bary D. Kaiser, 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 shown on Sheet 2, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Commencing at a 5/8" rebar with plastic cap found set for the Southwest corner of Lot 1 of DESERT PALMS SUBDIVISION, a recorded subdivision located in Jackson County, Oregon; thence along the Easterly right-of-way line of Wilson Way, North 0' 10' 24" West, 293.808' (record = North 0' 10' 10" West, 292.72 feet to a tack with brass washer in lead set in concrete curb at the Northwest corner of said Lot 1 and the Southwest corner of tract described in Instrument No. 89-03171 of the Official Records of said county, for THE INITIAL POINT OF BEGINNING; thence continuing along said Wilson Way line, North 0' 10' 24" West, 264.992 feet (record = North 0' 15' 30" West, 265.00 feet) to intersect the Southerly right-of-way line of Avenue "H" at a 5/8" rebar with plastic cap found set for the Northwest corner of said tract; thence along the Southerly line of said Avenue "H", South 89' 47' 30" East (record = South 89' 48' 40" East), 175.00 feet to a 5/8" rebar with plastic cap set for the Northeast corner of said tract; thence South 0' 13' 15" East, 264.99 feet (record = South 0' 15' 30" East, 265.00 feet) to intersect the Northerly boundary of said DESERT PALMS SUBDIVISION at a 5/8" rebar with plastic cap set for the Southeast corner of said tract; thence along the said Northerly boundary of DESERT PALMS SUBDIVISION, North 89' 47' 30" West, 175.219 feet (record = North 89' 48' 40" West, 175.00 feet) to THE INITIAL POINT OF BEGINNING.



Bary D Kaiser  
SURVEYOR

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

Examined and approved this 23<sup>rd</sup> day of April, 20 07.

Robert Roberts  
JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Department of Planning and Development this 22<sup>nd</sup> day of June, 20 07. JCDPD File No. SUB2004-00044.

Thomas Diggins  
JACKSON COUNTY PLANNING

Examined and approved as required by O.R.S. 92.100 this 5 day of July, 20 07.

Mark Smith, deputy  
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 5<sup>th</sup> day of July, 20 07.

Jamie Clark, deputy  
TAX COLLECTOR

Examined and approved by the Jackson County Department of Roads and Parks this 8<sup>th</sup> day of JUNE, 20 07.

Dah Petrus  
JACKSON COUNTY ENGINEER

Approved by a Majority for Recording.

Robert Smith 7/10/07  
COUNTY COMMISSIONER/ADMINISTRATOR DATE

Approved by Rogue Valley Sewer Service.

Patton 1/25/07  
DISTRICT ENGINEER

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

Known all men by these presents, that we, LINN GORDON FLETCHER AND DARNELL J. FLETCHER, as tenants by the entirety, are the owners of the lands hereon described, and have caused the same to be subdivided into lots and street as shown on Sheet 2, and the number and size of the lots and 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 for public use the street, together with all public utility easements (PUE) as shown on Sheet 2. We also hereby create that 7.50-foot wide sewer line easement across Lots 1, 5, and 6 benefiting Rogue Valley Sewer Service as shown on sheet 2. We also hereby create that "temporary public fire truck turn-around easement" across Lot 4 benefiting Jackson County as shown on sheet 2. Upon the dedication of the extension of Yah Way, this temporary easement will no longer be needed and will expire. We also hereby create that 20-foot wide reciprocal ingress-egress easement across Lots 2 and 3 benefiting Lots 2 and 3 as shown on sheet 2. We hereby designate said subdivision as LAUREL VIEW ESTATES.

We hereby grant to Jackson County in Fee simple that area designated hereon as street plug. By approval of this Plat, said Jackson County declares that upon approved dedication of the extension of the affected streets, it will deed said street plugs for Public Street purposes.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS THIS 24 DAY, OF January, 20 07.

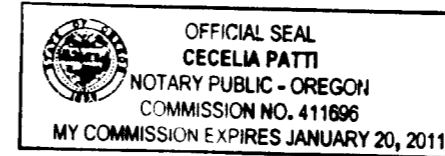
Linn G. Fletcher  
LINN GORDON FLETCHER

Darnell J. Fletcher  
DARNELL J. FLETCHER

STATE OF OREGON )  
COUNTY OF JACKSON )<sup>SS</sup>

Personally appeared the above named LINN GORDON FLETCHER and DARNELL J. FLETCHER and acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 24<sup>th</sup> day of January, 20 07.



(SIGN) Cecelia Patti  
Cecelia Patti NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 411696  
MY COMMISSION EXPIRES 1/20/2011

We, WELLS FARGO BANK, N.A., are the undersigned beneficiary of certain Trust Deed dated August 3, 10, 2006 and recorded August 29, 2006 as Document No. 2005-052426, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown on Sheet 2 as dedicated to the public for public use.

(Refer to Doc No. 2007-18359 and Doc No. 2007- (N/A)  
OF THE DEED RECORDS OF JACKSON COUNTY, OREGON)  
Title: \_\_\_\_\_

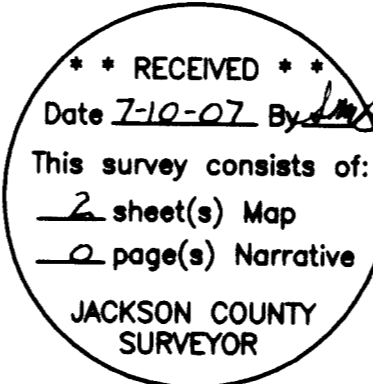
Personally appeared the above named N/A, as \_\_\_\_\_ (title), and acknowledged the foregoing instrument to be their voluntary act and deed and it was signed on behalf of Wells Fargo Bank, N.A. this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Before me: \_\_\_\_\_ (SIGN)  
\_\_\_\_\_  
(PRINT) NOTARY PUBLIC - OREGON  
COMMISSION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

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

Filed for record, this 10<sup>th</sup> day of July, 20 07, at 11:41 o'clock A. m., and recorded in Volume 33 of Plats on page 47 of the Records of Jackson County, Oregon.

By: Kathleen S. Beckett COUNTY CLERK  
Sonya J. Morgan DEPUTY



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Jackson County, Oregon  
November 2, 2006

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*Bary D Kaiser*  
SURVEYOR

**SURVEY FOR:**  
Linn Fletcher  
P.O. Box 2205  
White City, OR. 97503

**SURVEY BY:**  
Kaiser Surveying  
19754 Highway 62  
Eagle Point, OR. 97524



SCALE: 1" = 30'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Bary D Kaiser*

OREGON  
JULY 15, 2003  
BARY D. KAISER  
No. 52923  
EXP. 6-30-07

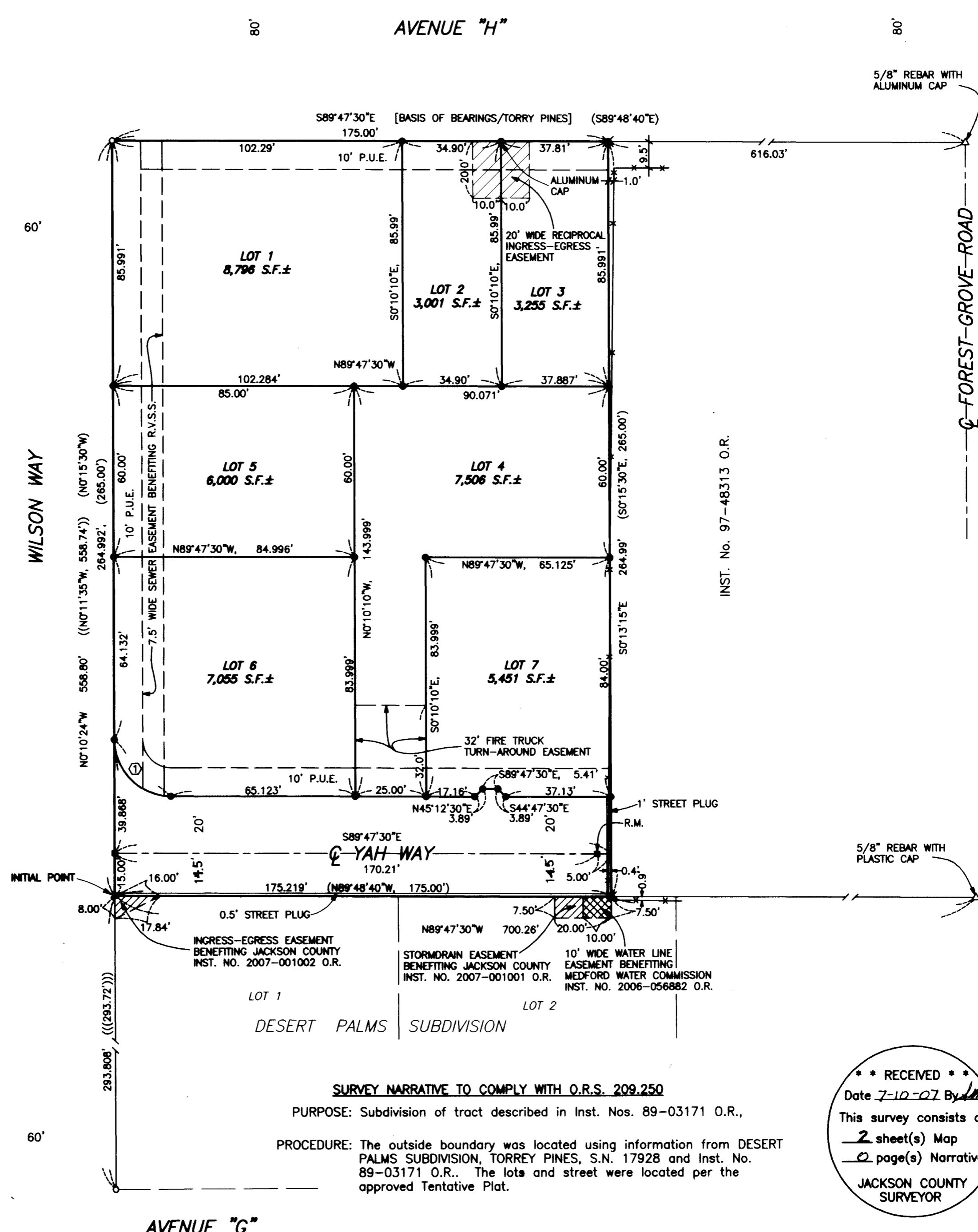
### EASEMENTS SHOWN ON CURRENT TITLE REPORT

- Property is subjects to Easements, Restrictions and Reservations retained by U.S.A. per Vol. 325, Page 83 D.R. (Easements are not locatable)
- Power line easement described in Vol. 458, Page 306 D.R. could not be located on the subject property.
- Property could be subject to Covenants, Conditions, Restrictions, Easements and setbacks imposed by Vol. 488, Page 147 D.R.

### CURVE DATA

Δ	R	L	LC
① 89°37'06"	20.00'	31.283'	N44°58'57"W, 28.19'

- LEGEND**
- = Found 5/8" Rebar With Plastic Cap - S.N. 17928
  - Δ = Found Monument as Indicated PER - TORREY PINES
  - = Set 5/8" x 30" Rebar with Aluminum Cap marked "B KAISER RLS 52923"
  - = Set 5/8" x 24" Rebar with Plastic Cap marked "B KAISER RLS 52923"
  - ✕ = Set 5/8" x 30" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
  - ▲ = Set Lead/Tack/Washer Marked "LS 52923"
- S.N. = Filed Survey Number County Surveyors Office  
R.M. = Reference Monument
- P.U.E. = Public Utility Easement Utilities normally allowed in Public Utility Easements are Power Lines, Telephone Lines, Natural Gas Lines, Sewer Lines, Storm Drains, Water Lines & Cable T.V.
- ( ) = Record/INST. No. 89-03171 O.R.  
(( )) = Record/S.N. 17928  
((( ))) = Record/DESERT PALMS SUBD.



NOTE: Conditions of the approval from Jackson County Planning Land use Case File No. SUB2004-00044 apply to all Lots within this Plat.

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

PURPOSE: Subdivision of tract described in Inst. Nos. 89-03171 O.R.,  
PROCEDURE: The outside boundary was located using information from DESERT PALMS SUBDIVISION, TORREY PINES, S.N. 17928 and Inst. No. 89-03171 O.R.. The lots and street were located per the approved Tentative Plat.

RECEIVED  
Date 7-10-07 By *[Signature]*  
This survey consists of:  
2 sheet(s) Map  
2 page(s) Narrative  
JACKSON COUNTY SURVEYOR