

# Mt. Pitt Meadows

A SUBDIVISION OF  
A PORTION OF LOT 2, BLOCK 9 OF AGATE SUBDIVISION NO. 2

LYING WITHIN  
THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 SOUTH, RANGE 1 WEST,  
WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT MT. PITT PROPERTIES, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE REAL PROPERTY DEPICTED HEREON AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, AS SHOWN HEREON, AND THE NUMBER AND SIZE OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION AND DOES HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE PUBLIC UTILITY EASEMENTS (PUE), AS SHOWN HEREON, AND DOES HEREBY CREATE THE 10-FOOT WIDE PRIVATE STORM DRAIN EASEMENT ACROSS LOTS 4 AND 5 FOR THE BENEFIT OF LOTS 1 THROUGH 6, AS SHOWN HEREON, AND DOES HEREBY DESIGNATE THIS SUBDIVISION AS "MT. PITT MEADOWS".

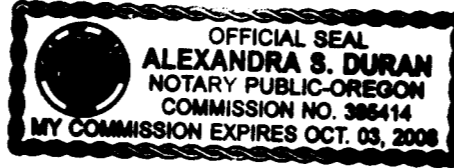
R. Lilly  
RON LILLY, REGISTERED AGENT FOR MT. PITT PROPERTIES, LLC

STATE OF OREGON )  
COUNTY OF JACKSON ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF JUNE, 2007, BY RON LILLY AS REGISTERED AGENT FOR MT. PITT PROPERTIES, LLC, AN OREGON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THIS TO BE HIS VOLUNTARY ACT AND DEED.

Alexandra Duran  
NOTARY PUBLIC  
385414  
COMMISSION NO.

ALEXANDRA DURAN  
PRINTED NAME  
Oct. 3 2008  
MY COMMISSION EXPIRES



## SURVEYOR'S CERTIFICATE

I, KERRY K. BRADSHAW, A DULY REGISTERED SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND SHOWN HEREON AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID TRACT AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 9, AGATE SUBDIVISION EXTENSION NO. 2 LOCATED IN SECTION 21, TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 89°48'00" WEST 215.00 FEET, ALONG THE SOUTH RIGHT-OF-WAY OF ANTELOPE ROAD, TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 2005-003078 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY, SOUTH 00°13'17" WEST (RECORD SOUTH 00°12' WEST), ALONG THE WEST LINE OF SAID PARCEL, 215.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE SOUTH 89°48'00" EAST 215.00 FEET, ALONG THE SOUTH LINE OF SAID PARCEL, TO THE WEST RIGHT-OF-WAY OF 27TH STREET; THENCE NORTH 00°13'17" EAST (RECORD NORTH 00°12' EAST), ALONG SAID WEST RIGHT-OF-WAY, 215.00 FEET TO THE INITIAL POINT OF BEGINNING.



Kerry K. Bradshaw  
I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

## APPROVALS

Juan Lee October 16, 2007  
JACKSON COUNTY DEVELOPMENT SERVICES DEPARTMENT (FILE NO. SUB2005-00085) DATE

Dale Ann JUNE 23, 2007  
JACKSON COUNTY ROADS AND PARKS DEPARTMENT DATE

EXAMINED AND APPROVED THIS 26th DAY OF June, 2007.  
Roger Roberts  
JACKSON COUNTY SURVEYOR

APPROVED BY A MAJORITY FOR RECORDING:  
[Signature] Oct 30, 2007  
COUNTY COMMISSIONER/ADMINISTRATOR DATE

## TAX STATEMENT

ALL FEES, TAXES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF 16 October, 2007.

TAX COLLECTOR Karen W. Meade, Deputy

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 16 DAY OF October, 2007.

ASSESSOR Mark C. McGee, Deputy

## AFFIDAVIT OF CONSENT

FOR AFFIDAVIT OF CONSENT FROM UMPQUA BANK SEE INSTRUMENT No. 2007-49755 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

## RECORDING STATEMENT

FILED FOR RECORD THIS 30th DAY OF OCTOBER, 2007 AT 2:08 O'CLOCK P M. AND RECORDED IN VOLUME 33 OF PLATS AT PAGE 69 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Kathleen S. Beckett  
COUNTY CLERK

Barbara J. Shaw  
DEPUTY

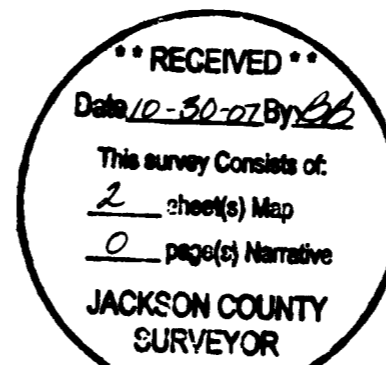
## NARRATIVE

PURPOSE:  
TO SUBDIVIDE THE REAL PROPERTY DESCRIBED IN INSTRUMENT NUMBER 2005-003078 AS DIRECTED BY THE CLIENT AND AS APPROVED BY JACKSON COUNTY DEVELOPMENT SERVICES DEPARTMENT (FILE NO. SUB2005-00085).

PROCEDURE:  
A WILD T-1000 TOTAL STATION AND A NIKON DTM TOTAL STATION WERE USED TO TIE FOUND MONUMENTS FROM FILED SURVEY NUMBERS 6909, 18403 AND AGATE SUBDIVISION EXTENSION NO. 2. SAID FOUND MONUMENTS WERE USED TO CONTROL THE BOUNDARY, AS SHOWN HEREON. THE LOTS AND PRIVATE ROAD WERE MONUMENTED PER CLIENT INSTRUCTION AND THIS PLAT PREPARED.

FOR ROAD MAINTENANCE AGREEMENT SEE INSTRUMENT NO. 2007-49757

FOR COVENANTS, CONDITIONS AND RESTRICTIONS SEE INSTRUMENT NO. 2007-49756



		TIMBERLINE LAND SURVEYING, INC. LAND SURVEYING-WATER RIGHTS KERRY K. BRADSHAW, P.L.S. - C.W.R.E. CHARLES R. SMITH, P.L.S.	
		P.O. BOX 3064 CENTRAL POINT, OREGON 97502	PHONE: (541) 664-2878 FAX: (541) 664-7863
JOB #: 05-042	PREPARED FOR:	MT. PITT PROPERTIES, LLC	
DATE: 05-31-2007	FOR:	2615 ROSEWOOD STREET MEDFORD, OREGON 97504	
DRAWN BY: TEB	CHECKED BY: KKB	FILE NAME: 2005105-042 Sparkman/final.dwg	SHEET 1 OF 2

# Mt. Pitt Meadows

A SUBDIVISION OF  
A PORTION OF LOT 2, BLOCK 9 OF AGATE SUBDIVISION EXTENSION NO. 2

LYING WITHIN  
THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON

N89°48'00"W 1950.17' [1949.70', FS 1868] [BASIS OF BEARINGS]

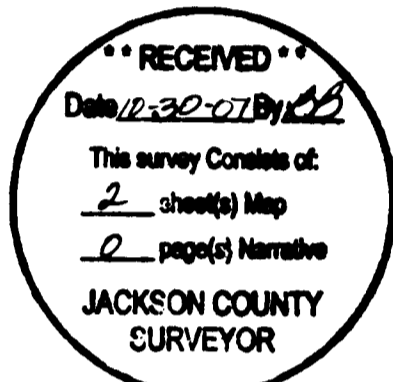
C/L ANTELOPE ROAD

1208.15' [1207.80', FS 1868]

742.02' [741.985', FS 17527] [741.90', FS 1868]

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	45.00'	223.49'	55.07'	N 84°04'02" E	284°33'05"
C2	55.00'	86.39'	77.78'	N 44°48'00" W	90°00'00"
C3	75.00'	97.98'	91.16'	N 52°22'26" W	74°51'08"
C4	14.00'	5.13'	5.10'	S 25°26'36" E	20°59'29"
C5	14.00'	5.44'	5.41'	S 47°04'28" E	22°18'10"
C6	45.00'	71.28'	64.06'	N 12°49'50" W	90°45'21"
C7	45.00'	28.13'	27.67'	N 50°27'22" E	35°49'02"
C8	45.00'	38.93'	37.73'	S 86°50'55" E	49°34'24"
C9	45.00'	30.38'	29.81'	S 42°43'06" E	38°41'14"
C10	45.00'	54.78'	51.44'	S 11°29'03" W	89°43'04"
C11	14.00'	22.94'	20.46'	N 00°36'03" W	93°53'15"
C12	35.00'	25.81'	25.23'	N 68°40'20" W	42°15'20"
C13	14.00'	10.57'	10.32'	S 36°34'41" E	43°15'59"

INSTRUMENT NO. 96-20320



*Kerry K. Bradshaw*  
I CERTIFY THIS TO BE AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Kerry K. Bradshaw*  
OREGON JULY 18, 1987  
KERRY K. BRADSHAW 2271

EXP. 12-31-07

SCALE: 1" = 30'

- - FOUND 3/8 INCH IRON PIN PER AGATE SUBDIVISION EXTENSION NO. 2
- - FOUND 3/8 INCH IRON PIN PER FS 6909
- - FOUND 1-1/8 INCH BRASS CAP IN CONCRETE PER FS 18403
- - SET 3/8" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW, LS 2271"
- ⊗ - SET 3/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "BRADSHAW, LS 2271"
- ⊕ - SET 3/8" X 30" REBAR WITH ALUMINUM CAP STAMPED "BRADSHAW, LS 2271"

FS - FILED SURVEY IN THE OFFICE OF THE JACKSON COUNTY SURVEYOR  
PUE - PUBLIC UTILITY EASEMENT  
( ) - RECORD DATA PER AGATE SUBDIVISION EXTENSION NO. 2

LOT 2, BLOCK 9

INSTRUMENT NO. 96-20320

LOT 3, BLOCK 9, AGATE SUBDIVISION EXTENSION NO. 2

SW CORNER INSTRUMENT NO. 2000-49696

FS 6909

578.76' [578.90', FS 6909]

997.73' (997.89')

AVENUE "A"

S89°55'53"W 1057.73' (S89°55'50"W 1057.89')

SE CORNER LOT 2, BLOCK 8

ASSESSOR'S MAP NO.: 36-1W-21BD TL 2700

LOT 1, BLOCK 10  
AGATE SUBDIVISION EXTENSION NO. 2

### BASIS OF BEARINGS

THE MONUMENTED CENTERLINE OF ANTELOPE ROAD SHOWN AS S89°48'E ON THE PLAT OF AGATE SUBDIVISION EXTENSION NO. 2.

### ENCUMBRANCE NOTES

THE EASEMENTS LISTED IN VOLUME 325, PAGE 83 OF THE JACKSON COUNTY DEED RECORDS MAY AFFECT THIS PROPERTY, BUT ARE NOT LOCATABLE.

THE ELECTRICAL EASEMENT GRANTED PER VOLUME 547, PAGE 516 OF THE JACKSON COUNTY DEED RECORDS MAY AFFECT THIS PROPERTY, BUT IS NOT LOCATABLE.

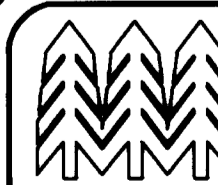
THIS PROPERTY MAY BE SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND/OR SETBACKS OUTLINED IN THE DEED RECORDED IN VOLUME 527, PAGE 40 OF THE JACKSON COUNTY DEED RECORDS.

### APPROVAL NOTE

THE CONDITIONS OF THE APPROVAL FROM LAND USE CASE FILE #SUB2005-00085 APPLY TO ALL LOTS WITHIN THE PLAT.

LOT 3, BLOCK 10  
AGATE SUBDIVISION EXTENSION NO. 2

FS 8757



TIMBERLINE LAND SURVEYING, INC.  
LAND SURVEYING-WATER RIGHTS  
KERRY K. BRADSHAW, P.L.S. - C.W.R.E. CHARLES R. SMITH, P.L.S.

P.O. BOX 3064  
CENTRAL POINT, OREGON 97502

PHONE: (541) 664-2878  
FAX: (541) 664-7863

JOB #: 05-042

DATE: 05-31-2007

DRAWN BY: TEB

CHECKED BY: KKB

PREPARED FOR:

FOR:

FILE NAME: 2005/05-042 Sparkman/final.dwg

SHEET 2 OF 2

MT. PITT PROPERTIES, LLC

2815 ROSEWOOD STREET

MEDFORD, OREGON 97504

SHEET 2 OF 2