

\*\*\*\*\* APPROVALS \*\*\*\*\*  
FILE NO. SUB2005-00052  
EXAMINED AND APPROVED by the Jackson County Department of Planning and Development  
this 29<sup>th</sup> day of October, 20 07.

Attest: Jean Lee

EXAMINED AND APPROVED this 18<sup>th</sup> day of July, 20 07.

Roger Roberts  
County Surveyor

EXAMINED AND APPROVED this 4<sup>th</sup> day of September, 20 07.

Dale Peterson  
County Engineer

EXAMINED AND APPROVED as required by ORS 92.100 as of November 1, 20 07.

S. Desaut, deputy  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid  
as of 11-01, 20 07.

Jim Huff Deputy  
Tax Collector

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

Know all men by these presents that I, FRED GOODWIN, am the owner 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 and Streets 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 for public use the Street and the R/W Dedication, together with those easements shown on Sheet 2 labeled as Public Utility Easement (PUE), Public Storm Drainage Easement (SDE) and Temporary Vehicular Turn Around Easement (TVTE). I do hereby grant to Jackson County the one-foot Street Plug as shown on Sheet 2. Upon the acceptance by Jackson County of additional street right of way along Winter Run Drive, the TVTE shall automatically terminate and the Street Plug shall automatically be dedicated by Jackson County to the public as street right of way. I hereby make and establish the Private Storm Drainage Easement (PSDE) for the benefit of and use by Lots 1 & 2. I do hereby designate said Subdivision as BIRCHWOOD ESTATES.

Fred Goodwin  
FRED GOODWIN

STATE OF OREGON )  
COUNTY OF JACKSON ) SS.

Personally appeared the above named Fred Goodwin and acknowledged the foregoing to be his voluntary act and deed.  
DATED THIS 18<sup>th</sup> DAY OF July, 20 07.

BEFORE ME: Karen Lafitte  
NOTARY PUBLIC OF OREGON

Karen L. Lafitte  
Commission # 402251  
My commission Expires March 10, 2010

\*\*\*\*\* AFFIDAVIT OF CONSENT \*\*\*\*\*  
FROM KENNETH PHILLIPS AND JOANNE C. PHILLIPS, TRUSTEES RECORDED AS DOC. # 2007-25669 ORJCO.

**BIRCHWOOD ESTATES**  
A Subdivision being a re-plat of a portion of  
Lot 2, Block 10 of AGATE SUBDIVISION EXTENSION NO. 2  
& located in the N.E. 1/4 of Section 21, T.36S., R.1W., W.M.  
White City Jackson County, Oregon  
(File No. SUB2005-00052)

**SURVEY FOR:**  
FRED GOODWIN  
2758 MERRY LANE  
WHITE CITY, OR 97503

**DATE:**  
JUNE 15, 2007

**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

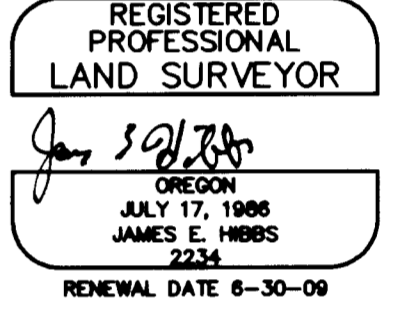
\*\*\*\*\* RECORDER'S CERTIFICATE \*\*\*\*\*  
Filed for record this 6<sup>th</sup> day of NOVEMBER, 20 07, at 12:09  
o'clock P.M., and recorded in Volume 33 of Plats at Page 70 of the  
Records of Jackson County, Oregon and Document No. 2007-50735, ORJCO.

Kathleen S Beckett County Clerk  
Barbara J Shaw Deputy

\*\*\*\*\* 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:

Beginning at the Northwest corner of Lot 2, Block Ten (10) of AGATE SUBDIVISION EXTENSION NO. 2, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the North line thereof, South 89°48'00" East, 341.11 feet to the Northeast corner thereof; thence along the East line thereof, South 00°12'00" West, 132.00 feet to the Southeast corner of that tract described in Document No. 2005-034556, Official Records of Jackson County, Oregon; thence along the South line of said tract, North 89°48'00" West, 341.11 feet to the West line of said Lot 2; thence along said West line, North 00°12'00" East, 132.00 feet to the initial point of beginning.



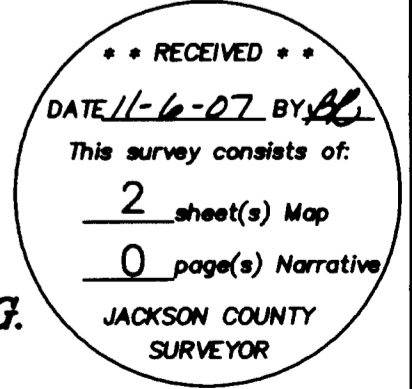
**SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250**

**PURPOSE:** TO SURVEY AND MONUMENT THE LOTS AND STREETS OF BIRCHWOOD ESTATES, SEE JACKSON COUNTY FILE #SUB2005-00052. THE SUBJECT TRACT IS DESCRIBED IN DOC. #2005-034556, ORJCO.  
**PROCEDURE:** MADE TIES TO ORIGINAL LOTS CORNERS AND MONUMENTS OF RECORD AS SHOWN ON SHEET 2. HELD PLAT RECORD BEARING FOR THE WEST LINE OF THE LOT 2. THE SOUTH LINE WAS HELD AT DEED RECORD DISTANCE FROM THE NORTH LINE. COMPUTED THE INTERIOR LOT AND STREET R/W CORNER POSITIONS AND SET MONUMENTS AS SHOWN ON SHEET 2.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.  
James E. Hibbs  
SURVEYOR

**APPROVED BY MAJORITY FOR RECORDING.**

Jim Huff COUNTY COMMISSIONER/ADMINISTRATOR  
DATE: Nov 6, 2007



SHEET 1 OF 2  
05277FM

**SURVEY FOR:**

**SURVEY BY:**

**DATE:**

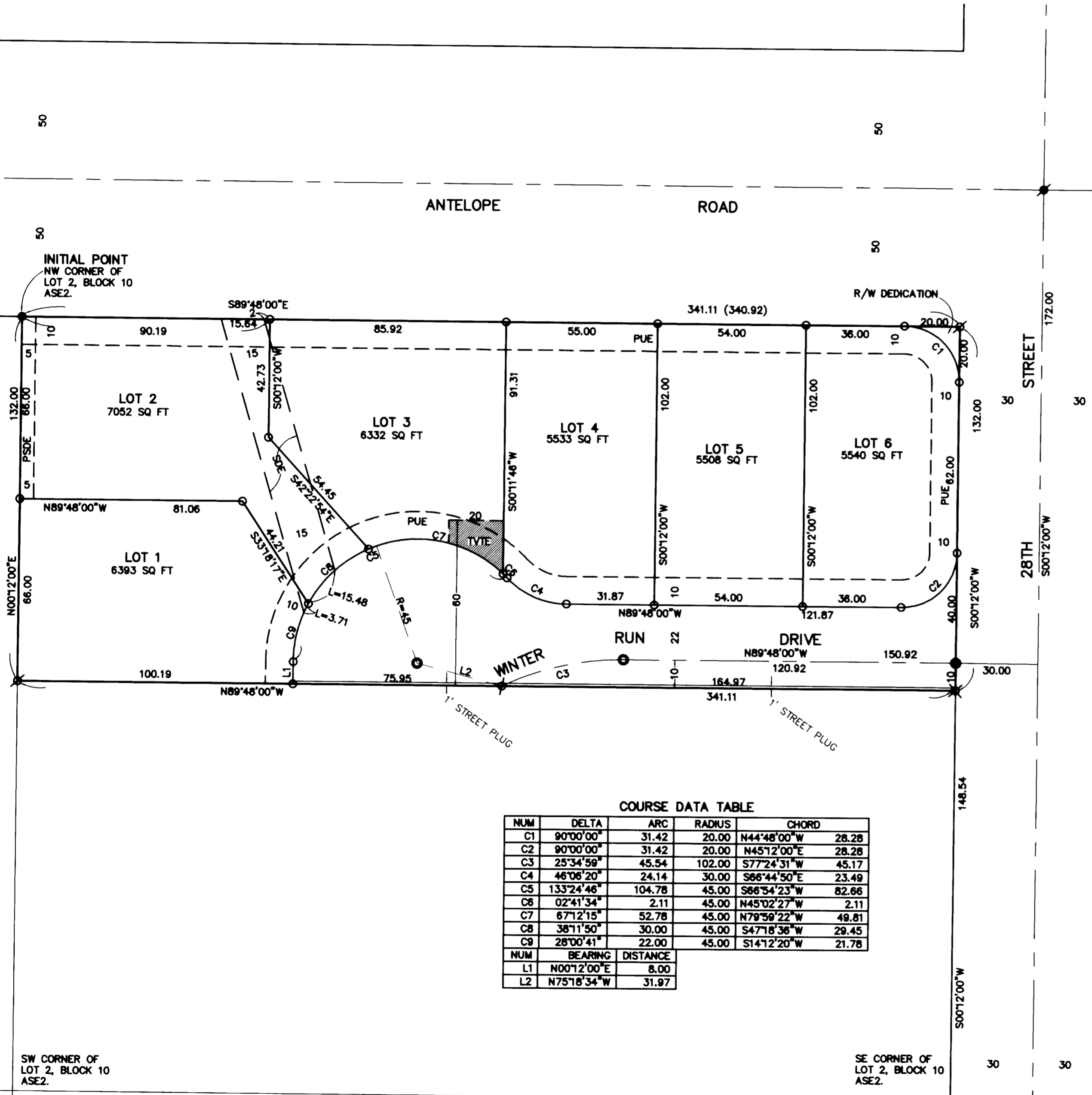
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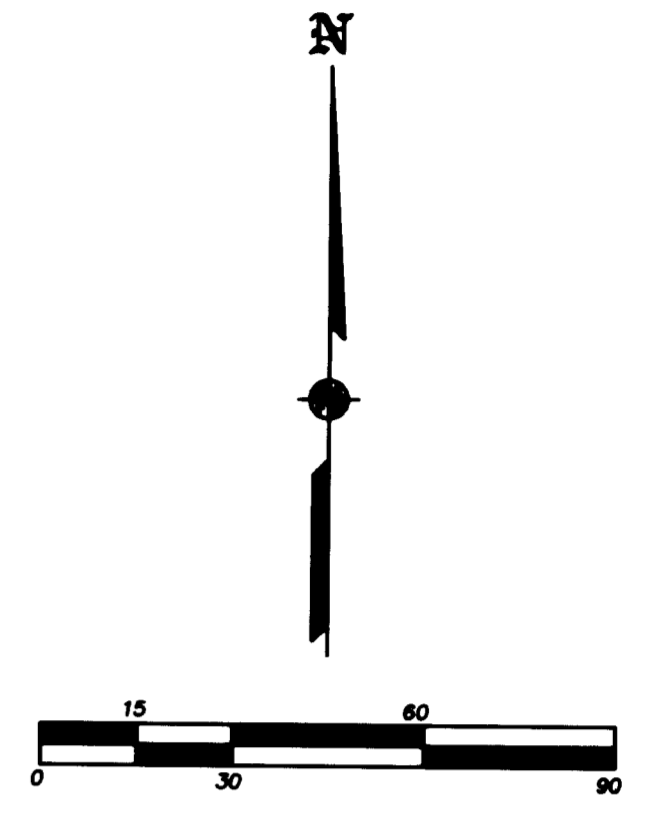
JUNE 15, 2007

**BIRCHWOOD ESTATES**

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& located in the N.E. 1/4 of Section 21, T.36S., R.1W., W.M.  
White City Jackson County, Oregon  
(File No. SUB2005-00052)



N89°48'00"W  
BASIS OF BEARINGS 1207.86



**LEGEND:**

- = FD. 5/8" IRON PIN PER ASE2.
- ⊙ = FD. 2.5" BRASS CAP MKD. HEA, INC. IN CONCRETE PER FS18403.
- ⊗ = SET 5/8" X 30" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" X 24" IRON PIN W/ PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ = SET 5/8" X 30" IRON PIN W/ ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. IN LEAD PLUG IN CONCRETE.
- PUE = PUBLIC UTILITY EASEMENT.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #
- JCDR = JACKSON COUNTY DEED RECORDS.
- L1/C1 = SEE COURSE DATA TABLE.
- SDE = PUBLIC STORM DRAINAGE EASEMENT.
- TVTE = TEMPORARY VEHICULAR TURNAROUND EASEMENT.
- ( ) = PLAT RECORD DATA PER ASE2.
- ASE2 = AGATE SUBDIVISION, EXTENSION NO. 2.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT FOR LOTS 1 & 2.

BASIS OF BEARINGS: SURVEY 18403 AS SHOWN HEREON.  
UNIT OF MEASUREMENT: FEET SCALE: 1" = 30'

**PLANNING COMMISSION NOTE:**  
ALL LOTS ARE SUBJECT TO THE CONDITIONS OF APPROVAL SET FORTH IN  
LAND USE CASE FILE #SUB 2005-00052.

**EASEMENTS PER SUBDIVISION GUARANTEE**  
1) EASEMENTS PER V.325, P.83 & V.326, P.135, JCDR CANNOT BE DEFINITELY LOCATED BUT MAY AFFECT THE SUBJECT PROPERTY.  
2) SEWER EASEMENT PER DOC. 77-25964, ORJCO HAS NO SPECIFIC LOCATION NOTED.

**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	CHORD
C1	90°00'00"	31.42	20.00	N44°48'00"W 28.28
C2	90°00'00"	31.42	20.00	N45°12'00"E 28.28
C3	25°34'59"	45.54	102.00	S77°24'31"W 45.17
C4	46°06'20"	24.14	30.00	S66°44'50"E 23.49
C5	133°24'46"	104.78	45.00	S66°54'23"W 82.66
C6	02°41'34"	2.11	45.00	N45°02'27"W 2.11
C7	67°12'15"	52.78	45.00	N79°59'22"W 49.81
C8	38°11'50"	30.00	45.00	S47°18'36"W 29.45
C9	28°00'41"	22.00	45.00	S14°12'20"W 21.78
NUM	BEARING	DISTANCE		
L1	N00°12'00"E	8.00		
L2	N75°18'34"W	31.97		

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
  
JAMES E. HIBBS  
JULY 17, 1986  
2234  
RENEWAL DATE 6-30-09

RECEIVED  
DATE 11-6-07 BY [Signature]  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY  
SURVEYOR

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