

BARTON TERRACE

A Pad Lot Development located in the S.W. 1/4 of Sec. 36, T.37S, R.2W, W.M. & in the City of Medford Jackson County, Oregon (LDS-06-203 & AC-05-224)

APPROVALS

File No. LDP-06-203

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

Bianca Peterson Planning Director Nov. 30, 2007 Date

EXAMINED AND APPROVED this 16th day of October, 2007.

Russell Barber City Engineer [Signature] City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of December 17, 2007.

Nathan McAlister Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of December 17th, 2007.

Karen W. Meade Deputy Tax Collector

DECLARATION

Know all men by these presents that we, Timothy P. Simpson, Rick G. Barton, and Jennifer J. Barton, are the owners 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 Areas 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 we do hereby dedicate to the public, under the jurisdiction of the City of Medford, the Street and Right of Way Dedication, together with those easements shown on Sheet 2 labeled as Public Utility Easement (PUE) and Public Storm Drainage Easement (SDE); and do hereby make and establish the non-exclusive Private Storm Drainage Easement (PSDE) to be maintained by the Homeowner's Association as part of a private storm drainage system; and do hereby make and establish the non-exclusive Shared Access Easements (SAE) for the benefit of and use by the Lots as noted; and do hereby make and establish the non-exclusive Private Sidewalk Easement (SWE) for the benefit of and use by the Lots as noted; and do hereby designate said Subdivision as BARTON TERRACE 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 Areas, PSDE, SWE and SAE.

Timothy P. Simpson TIMOTHY P. SIMPSON
Rick G. Barton RICK G. BARTON
Jennifer J. Barton JENNIFER J. BARTON

STATE OF OREGON)
COUNTY OF JACKSON) ss. Ruth M. Simpson Ruth M. Simpson

PERSONALLY appeared the above named Timothy P. Simpson, and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 5th day of October, 2007.

Karen L. Lafitte Notary Public - Oregon
Commission No. 402251
My Commission Expires March 20, 2010

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Rick G. Barton and Jennifer J. Barton, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated this 9th day of October, 2007.

Karen L. Lafitte Notary Public - Oregon
Commission No. 402251
My Commission Expires March 20, 2010

AFFIDAVITS OF CONSENT

From GMAC MORTGAGE, LLC recorded as Doc. #2007-055981 ORJCO.
From PHH MORTGAGE CORPORATION recorded as Doc. #2007-055982 ORJCO.
From U.S. BANK N.A. recorded as Doc. #2007-055980 ORJCO.

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

[Signature] SURVEYOR

SURVEY FOR:

TIM SIMPSON & RICK BARTON
P.O. BOX 8270
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

DATE:

MAY 24, 2007

RECORDER'S CERTIFICATE

Filed for record this 17th day of December, 2007 at

12:45 o'clock P.M., and recorded in Volume 33 of Plats

at Page 81 of the records of Jackson County, Oregon and recorded as

Document No. 2007-055984 Official Records of Jackson County, Oregon.

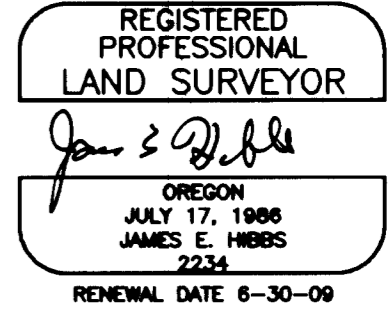
Kathleen J. Beckett County Clerk
Carmen D. Helman Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2007-055983 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:

Beginning at the Southeast corner of Lot 15, Block 4 of ORCHARD HOME ASSOCIATION TRACT, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the South line thereof, South 89°56'32" West, 277.92 feet to an existing North-South fence line; thence along said fence line, South 00°40'34" West, 80.01 feet to the South line of that tract described in Document No. 2004-057491, Official Records of Jackson County, Oregon; thence along said South line, South 89°56'32" West, 131.35 feet to the East line of South Columbus Avenue; thence along said East line, South 00°08'20" West, 137.53 feet to the Northwest corner of PEAR VALLEY SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the North line thereof, North 89°59'45" East, 410.01 feet to the Northeast corner of said SUBDIVISION; thence along the East line of Lots 16 and 17, Block 4 of said ORCHARD HOME ASSOCIATION TRACT, North 00°08'25" East, 217.91 feet to the initial point of beginning.



STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Ruth M. Simpson, and acknowledged the foregoing instrument to be her voluntary act and deed.

Dated this 12th day of October, 2007.

Karen L. Lafitte Notary Public - Oregon
Commission No. 402251
My Commission Expires March 20, 2010

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

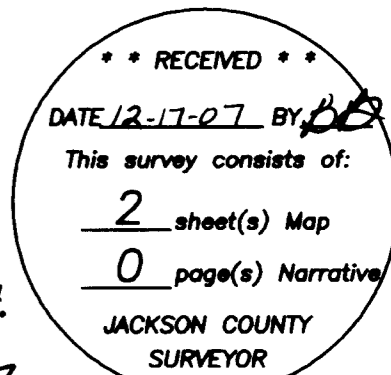
PURPOSE: TO SURVEY AND MONUMENT THE LOTS, COMMON AREAS & STREET OF BARTON TERRACE. SEE CITY OF MEDFORD PLANNING FILE NO. LDS-06-203 & AC-05-224.

PROCEDURE: MADE TIES TO THE MONUMENTS AS SHOWN HEREON TO CONTROL THE SUBJECT PROPERTIES DESCRIBED IN DOC. #2006-019638 & 2004-022315, ORJCO. I COMPUTED THE POSITION OF THE LOT AND COMMON AREA CORNERS AND SET MONUMENTS AS SHOWN ON SHEET 2.

APPROVED [Signature] FOR RECORDING.

[Signature] COUNTY COMMISSIONER/ADMINISTRATOR

Dec 17, 2007 DATE



SURVEY FOR:

TIM SIMPSON & RICK BARTON
P.O. BOX 8270
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

DATE:

MAY 24, 2007

BARTON TERRACE

A Pad Lot Development located in the
S.W. 1/4 of Sec. 36, T.37S, R.2W., W.M. & in the
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(LDS-06-203 & AC-05-224)

LEGEND:

- = FD. BRASS DISK IN MONUMENT CASE MKD. "FARBER LS2189" PER FS15335.
- ⊙ = FD. BRASS DISK MKD. "LS505" IN MONUMENT CASE PER FS10306.
- ⊗ = FD. BRASS DISK MKD. "LS2023" IN MONUMENT CASE PER FS13170.
- = FD. 5/8" IRON PIN IN CONCRETE PER FS13170. (BRASS DISK GONE).
- ⊕ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. "FARBER LS2189" PER FS15335.
- ⊗ = FOUND 3/4" IRON PIN. SEE FS10306.
- ⊙ = FOUND 5/8" IRON PIN PER FS4524.
- ⊕ = FOUND 5/8" IRON PIN & PLASTIC CAP MKD. "HIBBS PLS2234" PER FS12879.
- ⊗ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- ⊕ = 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.
- = COMPUTED POINT. NOTHING FOUND OR SET.
- FS = FILED SURVEY NO.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- X = FENCE LINE.
- PUE = PUBLIC UTILITY EASEMENT.
- PSDE = NON-EXCLUSIVE PRIVATE STORM DRAINAGE EASEMENT.
- C1/L1 MKD = SEE COURSE DATA TABLE THIS SHEET.
- DK = DONATION LAND CLAIM.
- DLA = DONATION LAND CLAIM.
- SAE(1) = NON-EXCLUSIVE PRIVATE SHARED ACCESS EASEMENT (LOTS BENEFITTING).
- CA = COMMON AREA & NON-EXCLUSIVE PRIVATE UTILITY EASEMENT.
- SDE = PUBLIC STORM DRAINAGE EASEMENT.
- SWE(1) = NON-EXCLUSIVE PRIVATE SIDEWALK EASEMENT (LOT BENEFITTING).
- OHAT = ORCHARD HOME ASSOCIATION TRACTS.
- ADU = ACCESSORY DWELLING UNIT.
- MAE = MINIMUM ACCESS EASEMENT.
- PI = POINT OF INTERSECTION.
- WC = WITNESS CORNER MONUMENT.

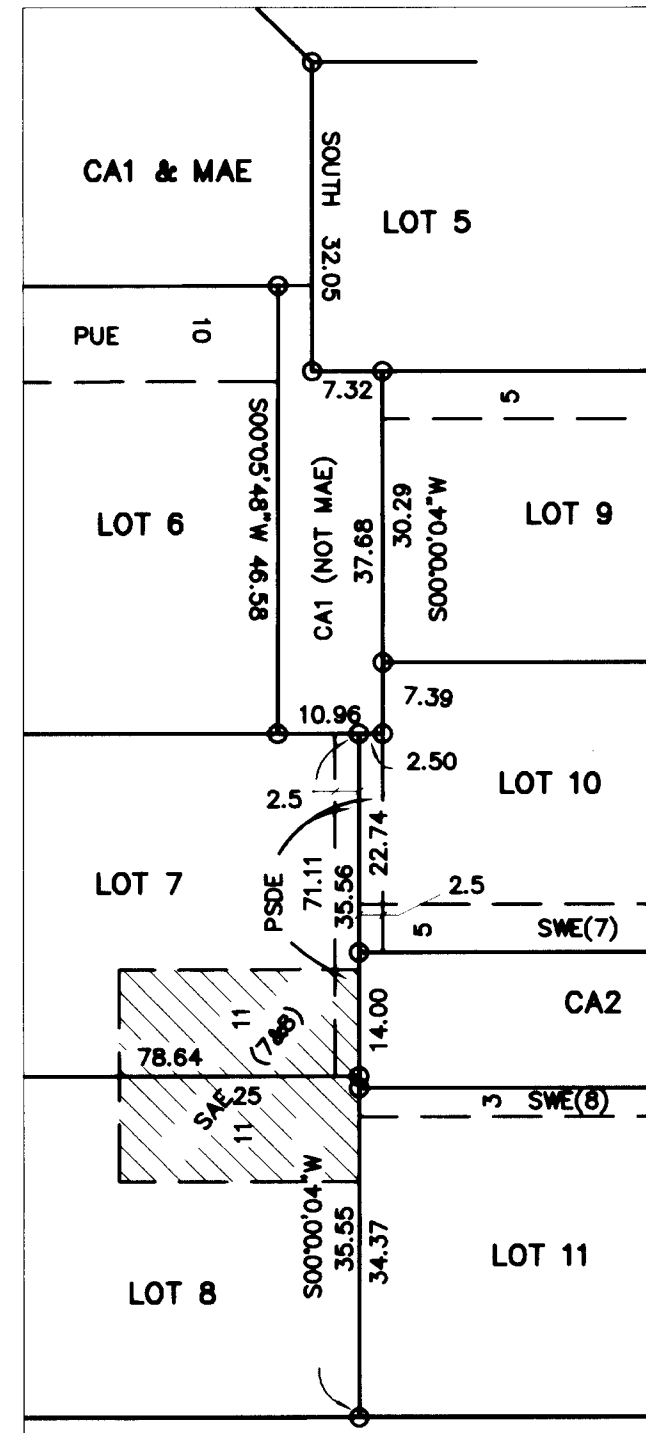
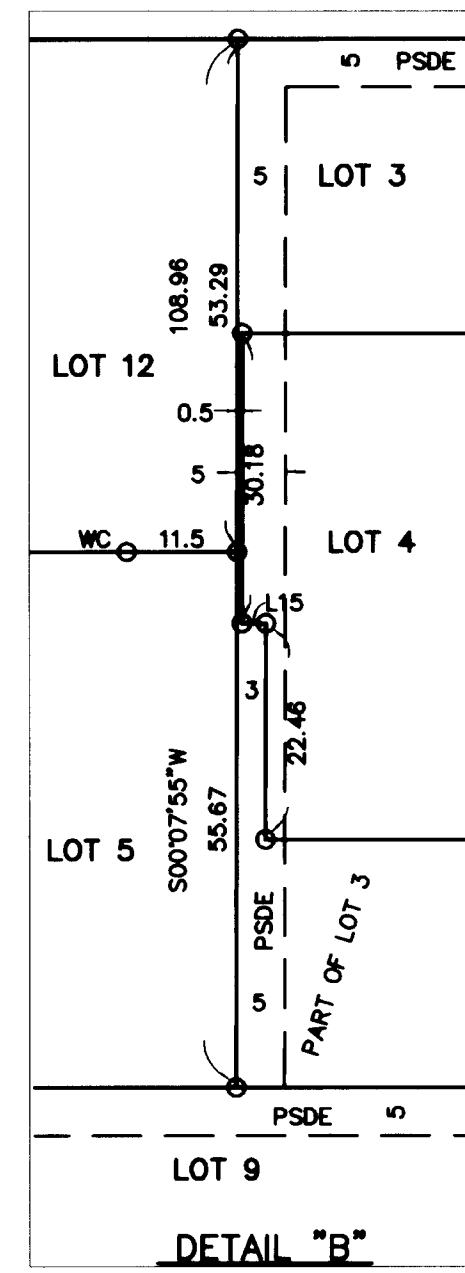
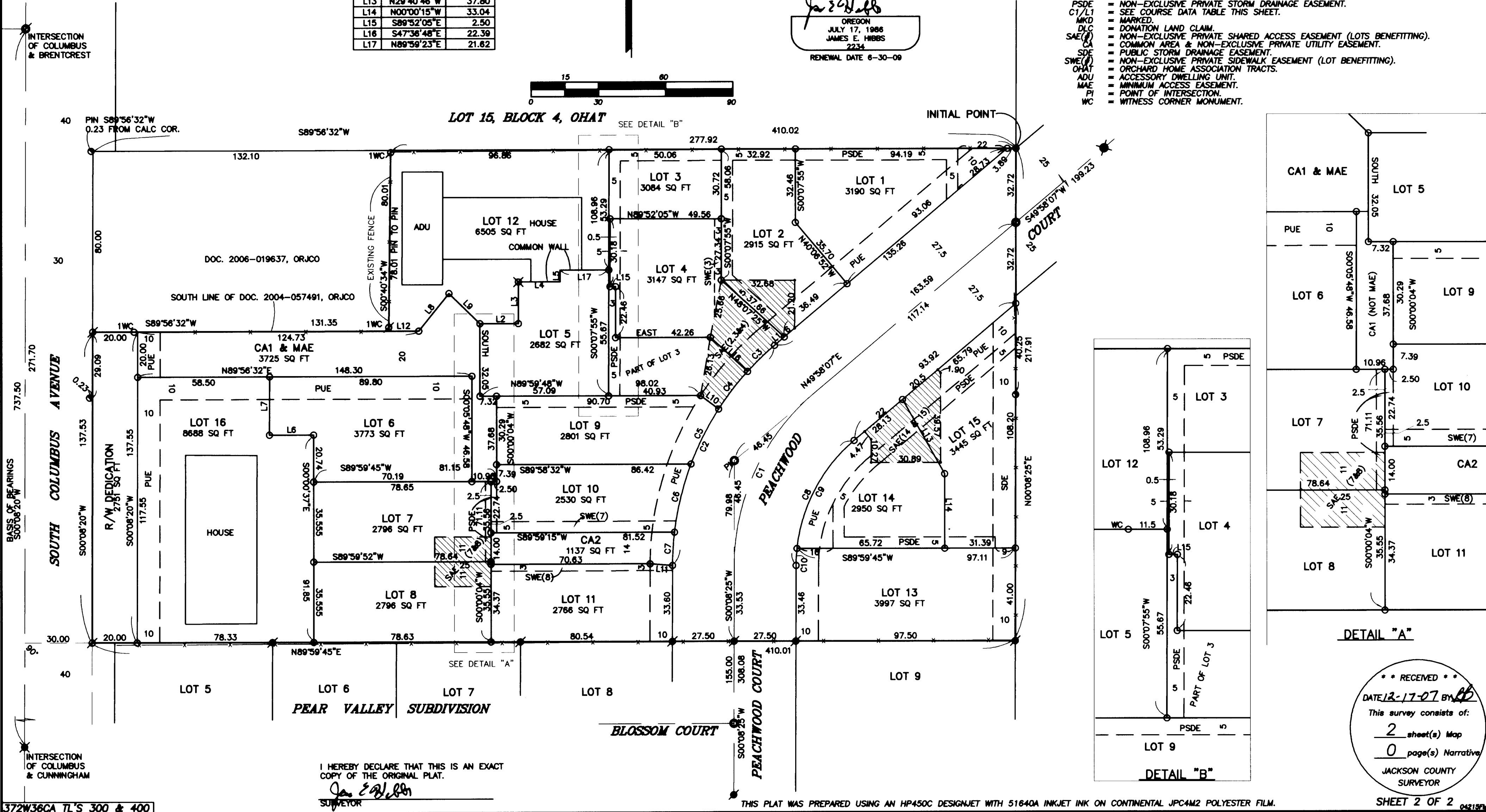
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	49°49'42"	86.97	100.00	S25°03'18"W	84.25
C2	49°49'42"	110.88	127.50	S25°03'18"W	107.42
C3	07°27'44"	16.61	127.50	S46°14'15"W	16.59
C4	09°27'31"	21.05	127.50	S37°46'37"W	21.02
C5	12°15'49"	27.29	127.50	S26°54'56"W	27.24
C6	13°59'10"	31.12	127.50	S13°47'27"W	31.05
C7	06°39'26"	14.81	127.50	S03°28'08"W	14.81
C8	49°49'42"	63.05	72.50	S25°03'18"W	61.08
C9	43°51'35"	55.50	72.50	S28°02'19"W	54.15
C10	05°58'07"	7.55	72.50	S03°07'28"W	7.55

NUM	BEARING	DISTANCE
L1	S48°58'07"W	5.71
L2	EAST	17.03
L3	SOUTH	18.39
L4	N89°59'23"E	18.56
L5	N00°00'37"W	5.23
L6	N89°56'13"E	19.59
L7	S00°08'20"W	25.77
L8	S39°03'14"W	21.24
L9	N45°49'17"W	19.11
L10	N53°30'44"W	10.02
L11	S85°33'27"E	10.03
L12	N89°56'32"E	13.38
L13	N29°40'46"W	37.80
L14	N00°00'15"W	33.04
L15	S89°52'05"E	2.50
L16	S47°36'48"E	22.39
L17	N89°59'23"E	21.62

BASIS OF BEARINGS:

CENTERLINE OF SOUTH COLUMBUS AVENUE PER FS10306 AS SHOWN HEREON.
UNIT OF MEASUREMENT: FEET SCALE: 1" = 30'

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



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

RECEIVED
DATE 12-17-07 BY *[Signature]*
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.