

APPROVALS:

EXAMINED AND APPROVED THIS 17th of December, 2007.
JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED BY THE JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT THIS 02/27/08, 2007.
JACKSON COUNTY PLANNING DIRECTOR

EXAMINED AND APPROVED BY THE JACKSON COUNTY DEPARTMENT OF ROADS AND PARKS.
JACKSON COUNTY ENGINEER

EXAMINED AND APPROVED BY THE ROUGE VALLEY SANITARY SEWER AUTHORITY.
R.V.S.S.A. ENGINEER

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 29 DAY OF February, 2007, 2008
Nathan E McAlvay, 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 2-29-2008
TAX COLLECTOR

SHARON WAY SUBDIVISION
A PLANNED UNIT DEVELOPMENT

A REPLAT OF PORTIONS LOTS 1, 2 & 3 OF DRAWE SUBDIVISION, JACKSON COUNTY, OREGON
LOCATED in Lots 1, 2 & 3 of DRAWE SUBDIVISION and being situated in the NW 1/4 of Section 21, T. 36 S., R. 1 W., W.M., in White City, Jackson County, Oregon

for Clarence Hicks
130 Rosewood Lane
Central Point, Oregon 97502
July 1, 2007



P.O. Box 4397
Medford, OR 97501
(541) 512-1520



EXPIRES 12/31/07

AFFIDAVIT OF CONSENT:

DOC. NO. 2008-8121
2008-8122

NOTE:

EASEMENT PER VOLUME 325, PAGE 83 DOES NOT APPEAR TO EFFECT THIS PROPERTY

COVENANTS, CONDITIONS & RESTRICTIONS

DOC. NO. 2008-8123

APPROVED BY A MAJORITY FOR RECORDING

Commissioner/Administrative signature

3/5/08 DATE

SURVEY NARRATIVE TO COMPLY WITH CHAPTER 209, PARAGRAPH 250, OREGON REVISED STATUTES

PURPOSE: SHARON WAY SUBDIVISION A PLANNED COMMUNITY; JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT LAND USE CASE FILE # SUB 2007-00076; TO LOCATE AND MONUMENT THE NEW LOT LINES AS SHOWN AND TO PREPARE AND RECORD A PLAT FOR THE PURPOSES OF CREATING LOTS, EASEMENTS AND THE PUBLIC STREET AS SHOWN.

PROCEDURE: UTILIZING EXISTING CONTROL PER CSPN 18409, 18484 AND THE FOUND MONUMENTS SHOWN, PER THE OFFICIAL PLAT OF 'DRAWE SUBDIVISION', NOW OF RECORD IN JACKSON COUNTY, OREGON (CSPN 7317) THE BOUNDARIES OF LOT 1, 2 & 3 OF SAID SUBDIVISION WERE COMPUTED. THE NEW LOT LINES WERE THEN MONUMENTED AS SHOWN. MONUMENTS SET ON THIS SURVEY CONSIST OF 3/8" X 30" STEEL PINS WITH RED PLASTIC CAPS MARKED 'R. BRAUGHTON - LS 2657', UNLESS OTHERWISE NOTED.

EQUIPMENT: NIKON DTM-A20 ELECTRONIC TOTAL STATION & LEICA TCA 1100 ELECTRONIC TOTAL STATION

SURVEYOR'S CERTIFICATE

I, RUSSELL D BRAUGHTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY STATE STATUTE, THE TRACT OF LAND SHOWN HEREON AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID LANDS AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

LOT 1, 2 AND 3 OF 'DRAWE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED FOR RECORD ON THE 5TH DAY OF JULY AND RECORDED IN VOLUME 13, AT PAGE 41 OF PLAT OF JACKSON COUNTY OREGON (COUNTY SURVEYOR FILING NUMBER 7317)

DECLARATION

KNOW ALL MEN BY THESE PRESENTS, THAT I, CLARENCE E. HICKS, AM THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON IN "SURVEYOR'S CERTIFICATE" AND THAT JAMES R. & BETTY JEAN KRUEGER, TRUSTEES OF THE FAMILY TRUST ARE BENEFICIARY INTEREST HOLDERS IN SAID LANDS AS PER DOCUMENT NUMBER 2005-033083. WE, THE DECLARANTS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, A PUBLIC STREET, A COMMON AREA AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON. THE NUMBER OF EACH LOT, THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH AND THIS PLAT IS A CORRECT REPRESENTATION OF SHARON WAY SUBDIVISION, A PLANNED COMMUNITY. WE DO HEREBY VACATE THOSE 'PUBLIC UTILITY EASEMENTS' ALONG 26TH STREET AND 27TH STREET PER THE OFFICIAL PLAT OF 'DRAWE SUBDIVISION', NOW OF RECORD, IN JACKSON COUNTY, OREGON THAT LIE WITHIN THE BOUNDARIES OF THIS SUBDIVISION AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE. WE DO HEREBY DEDICATE TO PUBLIC THE 'PUBLIC UTILITY EASEMENTS' AS SHOWN HEREON WITH THE CONDITION THAT CHARTER CABLEVISION OR ITS SUCCESSORS IN INTEREST IS HEREBY GRANTED THE RIGHT TO USE SAID 'PUBLIC UTILITY EASEMENTS' FOR THE PLACEMENT AND MAINTENANCE OF UNDERGROUND CABLE TELEVISION LINES. WE DO ALSO DEDICATE TO THE PUBLIC THE 40.0 FEET WIDE STREET 'SHARON WAY', AS SHOWN HEREON, FOR STREET PURPOSES. WE DO ALSO MAKE AND CREATE THOSE 'PRIVATE STORM DRAIN EASEMENTS' AS SHOWN HEREON. WE DO HEREBY DESIGNATE THIS DEVELOPMENT AS SHARON WAY SUBDIVISION AND WE DO ALSO DECLARE THAT ALL LOTS IN SAID SUBDIVISION ARE SUBJECT TO THE CONDITIONS OF APPROVAL OF JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT LAND USE CASE FILE #SUB 2007-00076. BE IT ALSO KNOWN, THAT SHARON WAY SUBDIVISION IS A TOWNHOUSE DEVELOPMENT WITH ZERO SETBACKS AND COMMON WALLS ON THE INTERIOR LOT LINES. THE OWNERS OF THE LOTS HEREIN SHALL BE MEMBERS OF THE SHARON WAY SUBDIVISION HOMEOWNERS ASSOCIATION AND ARE SUBJECT TO ITS BYLAWS AND THE COVENANTS, CONDITIONS & RESTRICTIONS OF SAID SUBDIVISION TO BE FILED AS A SEPARATE DOCUMENT. ANY OTHER RESTRICTIONS, CONDITIONS AND/OR AGREEMENTS, FELT NECESSARY BY THE DECLARANTS, SHALL BE SET FORTH IN SEPARATE DOCUMENTS CONVEYING TITLE OF SAID LOTS TO THE NEW LOT OWNERS, THEIR HEIRS AND ASSIGNS.

*WE, JOSE URIEL SANCHEZ, FERMIN SANCHEZ AND ARCELIA SANCHEZ, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, AS TO A PORTION OF LOT 2, 'DRAWE SUBDIVISION' AND JOHNNIE DOWNING AND ANGEL DOWNING, HUSBAND AND WIFE, AS TO A PORTION OF LOT 1, 'DRAWE SUBDIVISION' ARE ALSO OWNERS OF THOSE LANDS DESCRIBED HEREON IN THE 'SURVEYOR'S CERTIFICATE'.
Clarence E. Hicks
CLARENCE E. HICKS

STATE OF Oregon
County of Jackson ss December 13, 2007

PERSONALLY APPEARED BEFORE ME THE ABOVE NAMED CLARENCE E. HICKS, WHOM DID FREELY AND VOLUNTARILY ACKNOWLEDGE THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN SET FORTH.

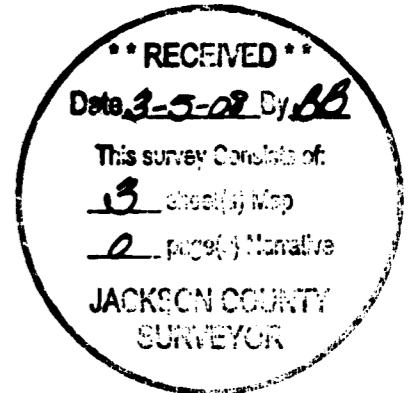
BEFORE ME: Karen C. Freeman
Notary Public - Oregon
Commission No. 381083
My Commission Expires May 24, 2008

Notary Public signature and text

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 5th DAY OF MARCH, 2008
AT 11:14 O'CLOCK A.M. AND RECORDED IN VOLUME 34 OF PLATS
AT PAGE 11 OF OF THE RECORDS OF JACKSON COUNTY, OREGON

Christine D Walker
Barbara J Shaw
COUNTY CLERK DEPUTY



I CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT, EXCEPTING THEREFROM THOSE WET SIGNATURES MADE HEREON.

SURVEYOR signatures

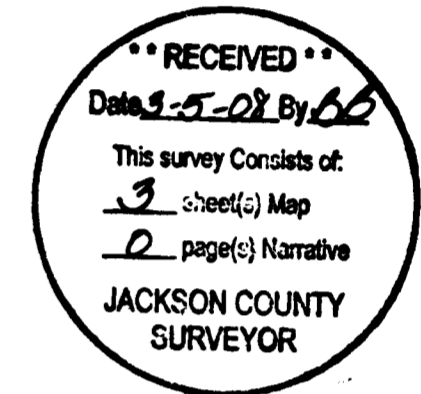
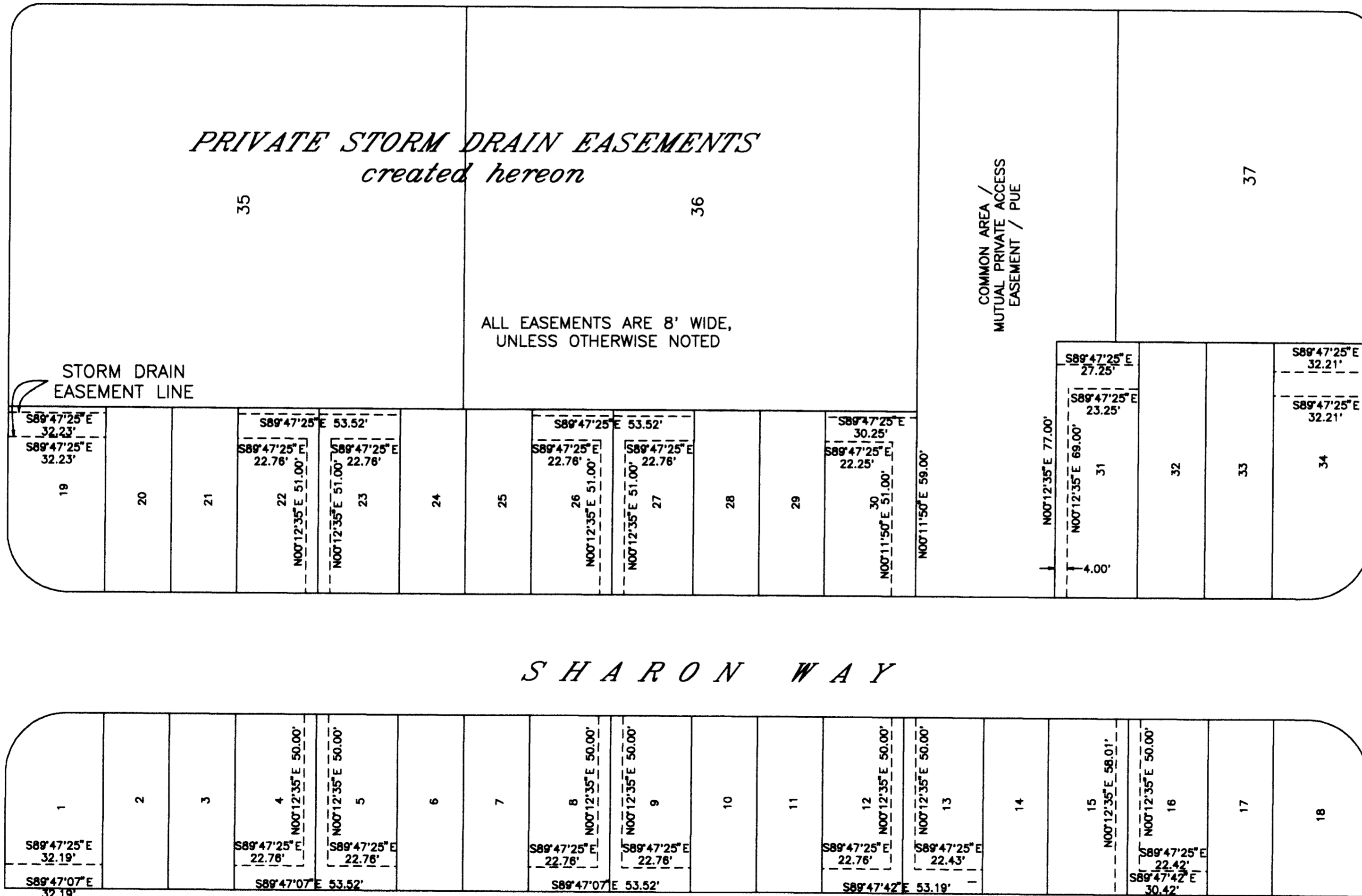
SHARON WAY SUBDIVISION

A PLANNED UNIT DEVELOPMENT

A REPLAT OF PORTIONS LOTS 1, 2 & 3
OF DRAWE SUBDIVISION, JACKSON COUNTY, OREGON

LOCATED IN
Lots 1, 2 & 3 of DRAWE SUBDIVISION and being
situated in the NW 1/4 of Section 21, T. 36 S., R. 1 W., W.M.,
in White City, Jackson County, Oregon

for
Clarence Hicks
130 Rosewood Lane
Central Point, Oregon 97502
July 1, 2007

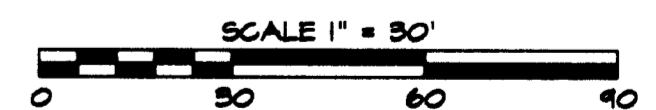


P.O. Box 4397
Medford, OR 97501
(541) 512-1520

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Russell D Braughton
OREGON
RUSSELL D BRAUGHTON
RPLS 2657

EXPIRES 12/31/07



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THOSE WET SIGNATURES MADE HEREON.

Russell D Braughton
SURVEYOR

LEGEND

- INDICATES A 3/8" DIAM I. PIN FD. PER OFFICIAL PLAT OF 'DRAWE SUBDIVISION'.
- INDICATES A SET 3/8" X 50" STEEL PIN W/ RED PLASTIC CAP MKD. "R. DRAUGHTON-LS 2657" EXPOSED 4" TO 6" UNLESS OTHERWISE NOTED.
- △ INDICATES A LEAD PLUS WITH A STAINLESS STEEL WASHER MARKED 'LS 2657' SET AS A REFERENCE MONUMENT IN CONCRETE CURB.
- ⊙ INDICATES AN ALUMINUM CAP & 1" DIAM. GALVANIZED IRON PIPE MKD. "LS 2657" SET FLUSH.
- () DENOTES RECORD DATA PER OFFICIAL PLAT OF 'DRAWE SUBDIVISION' (CSFN 7317).

CSFN = COUNTY SURVEYOR FILING NUMBER

P.U.E. = EASEMENT FOR PUBLIC UTILITIES, STORM DRAIN, NATURAL GAS, WATER, ELECTRICITY, TELEPHONE, CABLE T.V., SANITARY SEWER CONSTRUCTION & MAINTENANCE

W.M. = WITNESS MONUMENT

BASIS OF BEARINGS: EXISTING CONTROL PER CSFN 18409.

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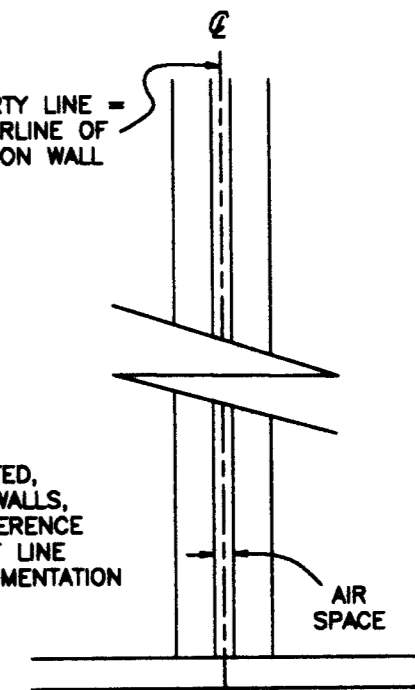
for
Clarence Hicks
130 Rosewood Lane
Central Point, Oregon 97502
July 1, 2007

AVENUE 'C'

NOTE:

IF THE LOT LINES ALONG COMMON WALLS, AS MONUMENTED, ARE IN CONFLICT WITH THE LOCATION OF THE COMMON WALLS, THEN THE LOCATION OF THE LOT LINE SHALL BE IN REFERENCE TO THE COMMON WALL AS SHOWN HEREON AND THE LOT LINE OUTSIDE THE WALL SHALL BE DETERMINED BY THE MONUMENTATION SHOWN HEREON.

PROPERTY LINE = CENTERLINE OF COMMON WALL



DETAIL NO SCALE

RECEIVED
Date 3-5-08 By DD
This survey consists of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR



P.O. Box 4397
Medford, OR 97501
(541) 512-1520

REGISTERED PROFESSIONAL LAND SURVEYOR

Russell D Braughton
OREGON
RUSSELL D BRAUGHTON
RPLS 2857

EXPIRES 12/31/07

SCALE 1" = 30'



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Russell D Braughton
SURVEYOR

