

APPROVALS

BROOKS SQUARE

A Subdivision

Located in the Southeast 1/4 of Section 9, T.37S., R.1W., W.M. & in the City of Medford Jackson County, Oregon (File #LDS-05-300)

RECORDER'S CERTIFICATE

Filed for record this 19th day of March, 2008 at 3:06 o'clock P.M., and recorded in Volume 34 of Plats at Page 16 of the records of Jackson County, Oregon and recorded as Document No. 2008-10547 Official Records of Jackson County, Oregon.

File No. LDS-05-300

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

For Planning Director March 3, 2008 Date

EXAMINED AND APPROVED this 12th day of February, 2008

EXAMINED AND APPROVED as required by ORS 92.100 as of MARCH 19, 2008

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of March 19, 2008

Assessors, Department of Assessment

Tax Collector

SURVEY FOR:

R. CRUME CONST., INC. 560-A NE "F" STREET GRANTS PASS, OR 97526

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 WWW.LJFRIARANDASSOCIATES.COM

DATE:

OCTOBER 17, 2007

Christina D. Walker County Clerk Sonya J. Morgan Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No.

2008-10546, Official Records of Jackson County, Oregon.

DECLARATION

Know all men by these presents that I, KATHERINE E. BROOKS, 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 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. I do hereby dedicate to the public for public use under the jurisdiction of the City of Medford, the Right of Way (R/W) Dedication, together with those easements shown on Sheet 2 labeled as Public Utility Easement (PUE). I do hereby make and establish the Non-Exclusive Private Storm Drainage Easement (PSDE), Minimum Access Easement (MAE) and Shared Access Easements (SAE) as shown on Sheet 2 for the benefit of and use by the Lots as shown. I do hereby designate said Subdivision as BROOKS SQUARE, which shall be subject to a Declaration of Covenants, Conditions & Restrictions to be recorded simultaneously with this Plat.

Katherine E. Brooks KATHERINE E. BROOKS

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named Katherine E. Brooks and acknowledged the foregoing instrument to be her voluntary act and deed.

Dated this 29th day of January, 2008

Karen L. Lafitte Notary Public - Oregon Commission No. 404251 My Commission Expires March 20, 2010

AFFIDAVITS OF CONSENT

From Ronald L. Crume/R. Crume Construction, Inc. recorded as Doc. # 2008-10545 ORJCO.

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:

Commencing at the Northwest corner of Lot 1 of VIEWPOINT SUBDIVISION, PHASE 4, according to the official plat thereof, now of record, in Jackson County, Oregon; thence North 36°58'34" West, 75.40 feet to the Southeast corner of that tract described in Document No. 2004-050607, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the North line of Delta Waters Road, North 89°42'00" West, 302.26 feet to the Southwest corner of said tract; thence along the West line thereof, North 00°10'06" West (record North 00°18' West), 184.81 feet to the Northwest corner of said tract; thence along the North line thereof, North 89°55'54" East (record North 89°48' East), 302.25 feet to the Northeast corner thereof; thence along the East line thereof, South 00°10'06" East (record South 00°18' East), 186.76 feet to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR

JAMES E. HIBBS OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE 6-30-09

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

PURPOSE: To survey and monument the corners of the Lots of BROOKS SQUARE, a Subdivision of that tract described in Doc. #2004-050607, ORJCO. (See City of Medford File No. LDS-05-300).

PROCEDURE: From control and monuments established by this office during FS17412, made ties to additional monuments per FS1006 to control this Survey. The found pins per FS1006 were held as the Northwest and Northeast corners of the parent tract. The East and West lines of the parent tract were computed by holding deed record angle at the found pins per FS1006. The East line of the subject tract was held at deed record distance from the East line of the parent tract. The R/W of Delta Waters Road was held as 60' in width from the Section line Northerly per the final order contained in Commissioner Journal Vol. 25, Pgs. 495-496 dated 1937. Survey No. 1006 & 5404 do show a different alignment for the Northerly R/W. After consulting with Pat Dickerson at Jackson County Road Department, he had no record of any other R/W acquisition by the County other than the original 60 feet. At the time that the City took jurisdiction of this road in 1975. The two surveys in question were completed before 1975 and I believe should have held 60 feet from the Section line to position the Northerly R/W. Computed the Lot corner positions per the approved tentative plat and set pins as shown on Sheet 2.

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

APPROVED FOR RECORDING.

COUNTY COMMISSIONER/ADMINISTRATOR

3-19-08 DATE

RECEIVED DATE 3-19-08 BY This survey consists of: 2 sheet(s) Map 0 page(s) Narrative JACKSON COUNTY SURVEYOR SHEET 1 OF 2



**SURVEY FOR:**

R. CRUME CONST., INC.  
560-A NE "F" STREET  
GRANTS PASS, OR 97526

**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  
WWW.LJFRIARANDASSOCIATES.COM

**DATE:**

OCTOBER 17, 2007

# BROOKS SQUARE

## A Subdivision

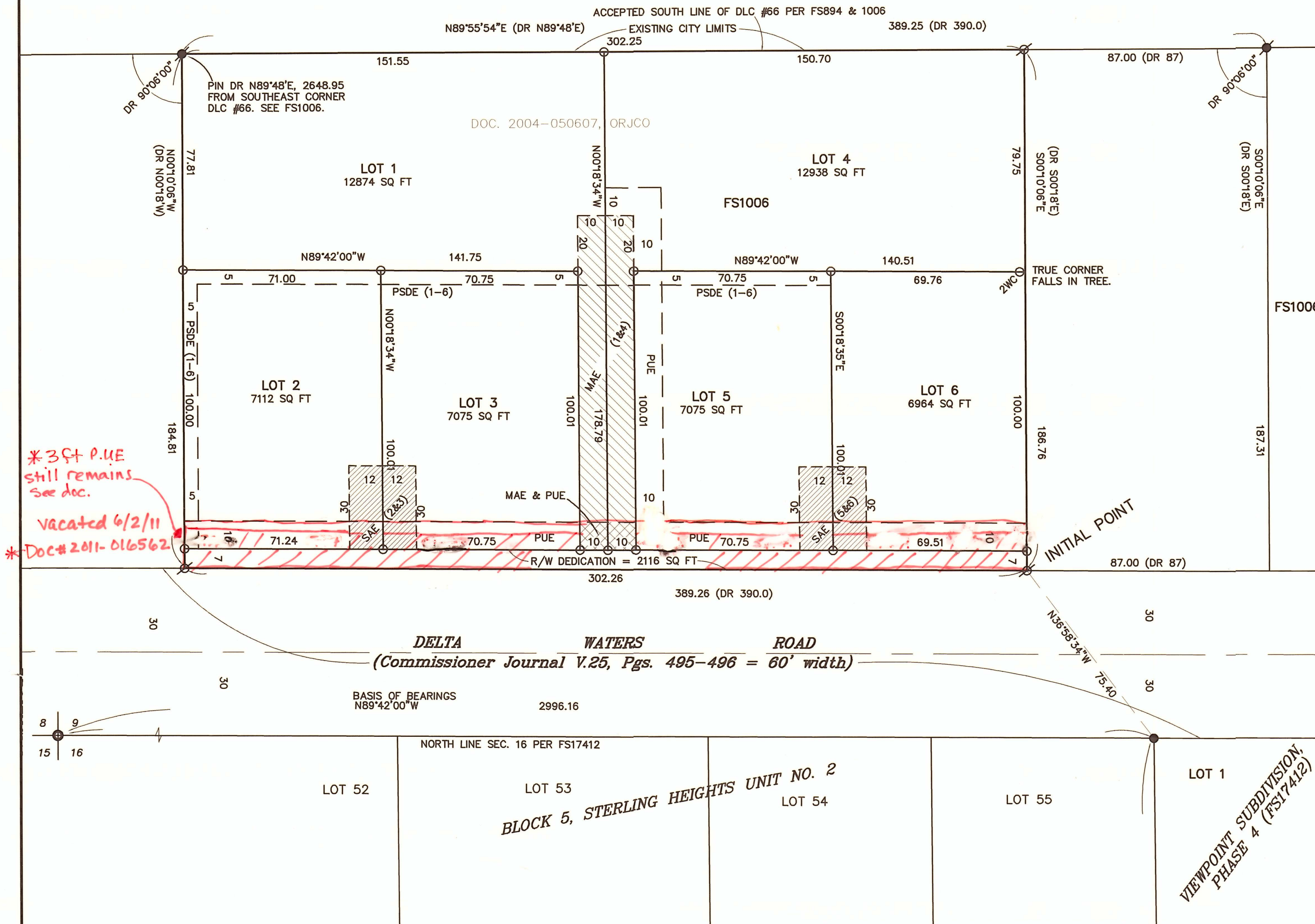
Located in the Southeast 1/4 of Section 9,  
T.37S., R.1W., W.M. & in the City of Medford  
Jackson County, Oregon  
(File #LDS-05-300)

**LEGEND**

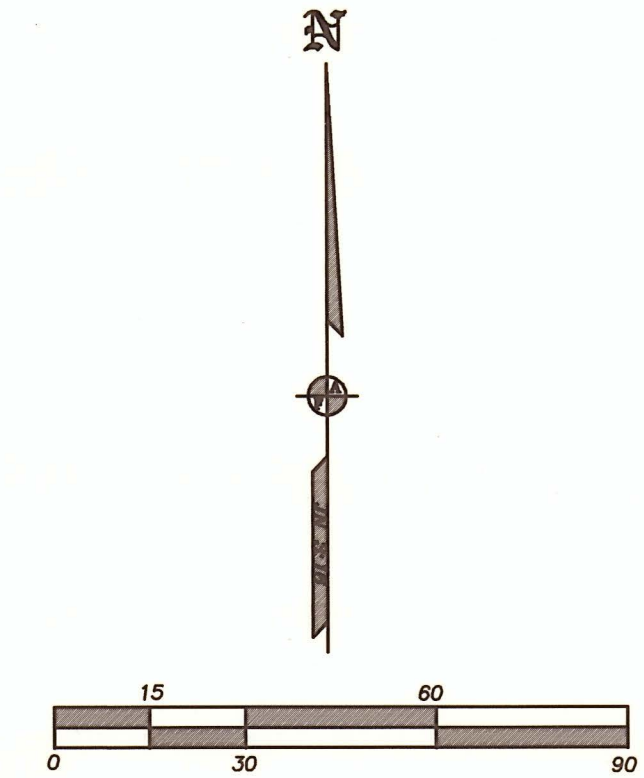
- = FD. COUNTY SURVEYORS BRASS CAP MONUMENT PER RE-ESTAB'S.
- ⊙ = FD. 5/8" IRON PIN PER FS1006.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. THOMAS LS505 PER SH2.
- ⊙ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- X- = FENCE LINE.
- ( ) = RECORD DATA AS SHOWN.
- DR = DEED RECORD DATA PER DOC. #2004-050607, ORJCO.
- FS = FILED SURVEY #.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON
- PSDE(#)= NON-EXCLUSIVE PRIVATE STORM DRAINAGE EASEMENT (LOTS WITH RIGHT TO USE).
- PUE = PUBLIC UTILITY EASEMENT.
- SH2 = STERLING HEIGHTS UNIT NO. 2.
- MAE = NON-EXCLUSIVE MINIMUM ACCESS & PRIVATE UTILITY EASEMENT (LOTS BENEFITTING).
- SAE(#)= NON-EXCLUSIVE SHARED ACCESS EASEMENT (LOTS BENEFITTING).
- ZWC = 2' WITNESS CORNER MONUMENT.
- MKD. = MARKED.

BASIS OF BEARINGS: NORTH LINE SECTION 16 PER FS17412.

UNIT OF MEASUREMENT: FEET SCALE: 1" = 30'



\*3ft P.U.E still remains see doc.  
vacated 6/2/11  
\*Doc# 2011-016562



VIEWPOINT SUBDIVISION PHASE 4 (FS17412)

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

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

\*\* RECEIVED \*\*  
DATE 3-19-08 BY *[Signature]*  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR  
SHEET 2 OF 2  
071708M