

# COLTON ESTATES

A subdivision being located in the Southwest One-quarter of Section 36, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

## PREPARED FOR:

**B & S Investments Medford, Inc.**  
1985 Rosanley Drive  
Medford, OR 97501

## DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS, that B & S INVESTMENTS MEDFORD, INC., an Oregon Corporation, hereinafter referred to as DECLARANT, is the owner in fee simple of the lands as described in the "Surveyor's Certificate" herewith. Declarant has caused this tract of land to be surveyed and platted into Lots, streets and easements, as depicted hereon, and hereby designates this subdivision as COLTON ESTATES, to the City of Medford. Declarant hereby dedicates to the City of Medford that area designated as Peachwood Court hereon as a right of way dedication for public street purposes. Declarant hereby dedicates, for public use, those areas portrayed hereon as Public Utility Easements. Declarant hereby creates for the use and benefit of Lots 6 to 10, that area portrayed hereon as the 6-foot Private Storm Drain Easement, being over, through and across said Lots 6 to 10. Further, the Declarant convey in fee simple, to the City of Medford, that area portrayed and designated hereon as a "1.00' STREET PLUG". By the approval of this plat, the City of Medford declares that upon dedication of the extension of the affected street, it thereby dedicates the street plug for public street purposes. COLTON ESTATES is subject to the CONDITIONS COVENANTS AND RESTRICTIONS as set forth in Instrument Number 2008-011573, of the Official Records of Jackson County, Oregon.

IN WITNESS WHEREOF, signed this 28 day of February, 2008.

Dennis Sullivan  
Dennis Sullivan, Registered Agent  
B & S INVESTMENTS MEDFORD, INC.

STATE OF OREGON }  
County of Jackson } ss

Personally appeared the above named Dennis Sullivan, known to me as a Registered Agent of B & S INVESTMENTS MEDFORD, INC., an Oregon Corporation, and by authority of its bylaws or by resolution of its board of directors, acknowledged the foregoing instrument, pursuant to the authority of the corporations bylaws, to be his voluntary act and deed.

WITNESS my hand and seal this 28 day of February, 2008.

Before me:  
Miriam E. Ellis  
Miriam E. Ellis NOTARY PUBLIC-OREGON  
COMMISSION NO.: 410279  
MY COMMISSION EXPIRES: Sept. 25, 2010

## NOTES:

COLTON ESTATES is subject to the following matters of record as contained in the title report supplied for this subdivision:

The herein described property has been excluded from the boundaries of the Medford Irrigation District by instrument recorded as No. 96-30540, 96-42291 and 96-42292 of the Official Records of Jackson County, Oregon, however, as set forth therein, the property remains subject to any lien(s) of the United States government by and through it's Bureau of Reclamation for any outstanding contractual indebtedness of the District to the Bureau, as provided in ORS 545.620.

The subject property lies within the boundaries of Rogue Valley Sewer Services and is subject to the levies and assessments thereof.

Restrictive covenant executed in compliance with the City of Medford Land Development Ordinance recorded October 5, 2005 as 2005-061090, of the Official Records of Jackson County, Oregon.

## SURVEYOR'S CERTIFICATE

I, Cael E. Neathamer, a Registered Professional Land Surveyor of 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 depicted hereon and that this plat is a correct representation of said tract and that the following is an accurate description of the boundary lines of the parent tract of land as set forth hereon:

All that real property being located in the Southwest One-quarter of Section 36, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon, and as described in Instrument Number 2006-045144 of the Official Records of Jackson County, Oregon, as now surveyed and more particularly described as follows:

Commencing at the southwest corner of PEAR VALLEY SUBDIVISION, according to the official plat thereof, filed for record April 8, 1997, recorded in Volume 22 of Plats at Page 8 of the Records of Jackson County, Oregon, and filed as Survey Number 15335 in the office of the Jackson County Surveyor; thence along the south line thereof, North 89°35'30" East, 154.43 feet to the True Point of Beginning; thence South 00°07'27" West, 22.00 feet; thence South 89°52'33" East, 13.08 feet; thence South 00°07'27" West, 204.61 feet to the south line of that tract described in Document No. 2005-037322, Official Records of Jackson County, Oregon; thence along said south line, North 89°50'39" East, 242.54 feet to the southeast corner thereof; thence along the east line of said tract and the east line of Block 4 of ORCHARD HOME ASSOCIATION TRACT, according to the official plat thereof, now of record, in Jackson County, Oregon, North 00°07'16" East, 100.10 feet to the southeast corner of Donation Land Claim No. 87; thence North 00°06'26" East, 120.26 feet to the southeast corner of said PEAR VALLEY SUBDIVISION; thence along the south line thereof, South 89°35'30" West, 255.59 feet to the true point of beginning.

Cael E. Neathamer  
Surveyor

## SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250, OREGON REVISED STATUTES

PURPOSE: Perform a boundary survey and prepare a Final Plat pursuant to Client's instructions and as approved by the City of Medford Planning Commission (File No. LDS-06-168).

PROCEDURE: Utilizing a Trimble 5600 and 56 robotic instruments, Trimble 5700 Global Positioning System (GPS) and Trimble Data Collectors with Trimble Survey Controller Software, all found monuments were tied via closed traverses or by redundant ties. Records utilized: Instruments numbered 05-037322, 06-045144 and 06-055427 of the Official Records of Jackson County, Oregon; Diamond Village Subdivision, Unit No.1 (recorded September 3, 1993, in Volume 18 of Plats at Page 28 of the Records of Jackson County, Oregon, and filed as Survey Number 13640 in the office of the Jackson County Surveyor); Pear Valley Subdivision (recorded April 8, 1997, in Volume 22 of Plats at Page 8 of the Records of Jackson County, Oregon, and filed as Survey Number 15335 in the office of the Jackson County Surveyor); Herrin Estates (recorded February 9, 2005, in Volume 31 of Plats at Page 9 of the Records of Jackson County, Oregon, and filed as Survey Number 18619 in the office of the Jackson County Surveyor); and Survey No. 1135 as filed in the office of the Jackson County Surveyor.

Established the northerly boundary utilizing found monuments per Survey Number 15335. The easterly boundary was established utilizing found monuments per said Survey Number 15335, the found monuments marking the southeast corner of DLC 87 and the southwest corner of DLC 84. The southerly boundary was established utilizing the original monuments per Survey Number 1135. The southeast corner was then established at the intersection of the southerly and easterly boundaries. The centerline and right of way of South Columbus Avenue was established utilizing found monuments per surveys numbered 18619, 1135 and 15335. The westerly boundary was then established utilizing instruments numbered 06-055427 and 06-045144, holding record angles and distances to the point of intersection with said established southerly boundary.

The interior lot corners and centerline monument were computed, and were set as depicted hereon. The first monument of which was established on May 10, 2007.

## APPROVALS:

CITY OF MEDFORD PLANNING FILE NUMBER: LDS-06-168

I certify that, pursuant to the authority granted in Ordinance No. 5785, of the City of Medford Municipal Code, that this plat is hereby approved.

Valerie Fox March 25, 2008  
Planning Director Date

Examined and approved this 12<sup>th</sup> day of March, 2008.  
Thomas Beahm [Signature]  
City Engineer City Surveyor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of March 27, 2008.

[Signature] [Signature]  
Tax Collector Deputy

Examined and approved as required by O.R.S. 92.100 this 27<sup>th</sup> day of March, 2008.

DAN ROSS [Signature]  
Assessor Deputy

## RECORDING

FILED FOR RECORD THIS THE 27<sup>th</sup> DAY OF March, 2008 AT 1:00 O'CLOCK P.M AND RECORDED IN VOLUME 34 OF PLATS AT PAGE 18 OF THE RECORDS OF JACKSON COUNTY, OREGON.

Christine D. Walker Carma D. Helman  
County Clerk Deputy

APPROVED FOR RECORDING: [Signature] 3-27-08  
County Commissioner/Administrator Date

I hereby certify that this is an exact copy of the original.  
Cael E. Neathamer  
Surveyor

**\*\* RECEIVED \*\***  
DATE 3-27-08 BY [Signature]  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Cael E. Neathamer  
OREGON  
JULY 9, 2001  
CAEL E. NEATHAMER  
58545

Renewal Date 12/31/08

PREPARED BY: **Neathamer Surveying, Inc.**  
3132 State St., Suite 110  
PO Box 1584  
Medford, Oregon 97501  
Phone (541) 732-2869  
FAX (541) 732-1382

DATE: February 26, 2008 PROJECT NUMBER: 07009

Sheet 1 of 2 © DPC

# COLTON ESTATES

A subdivision being located in the Southwest One-quarter of Section 36, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon.

C/L R.P. LINE TABLE

LINE	BEARING	DISTANCE
R1	N76°33'50"W	14.66'
R2	N75°49'04"E	14.71'

LINE TABLE

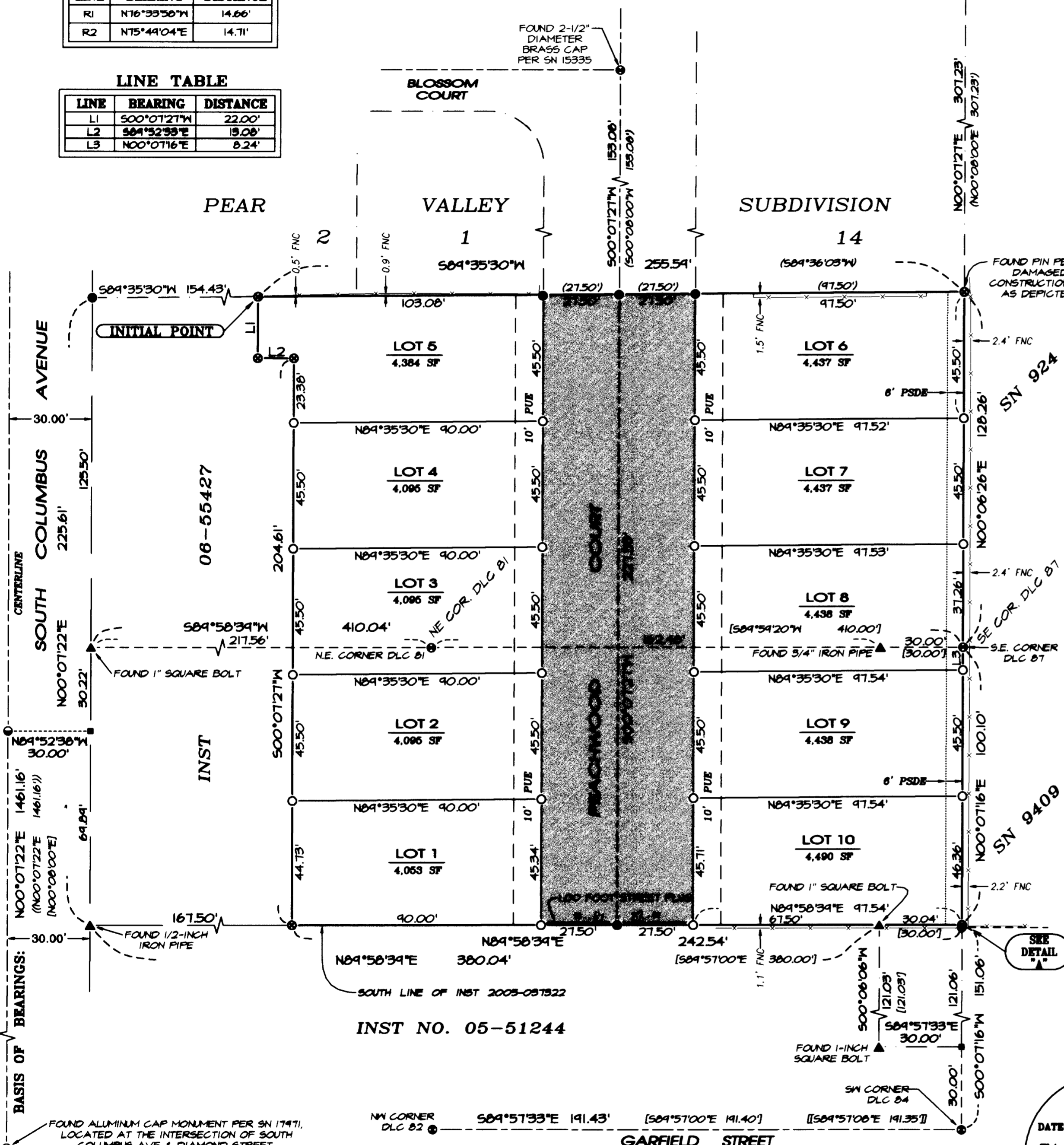
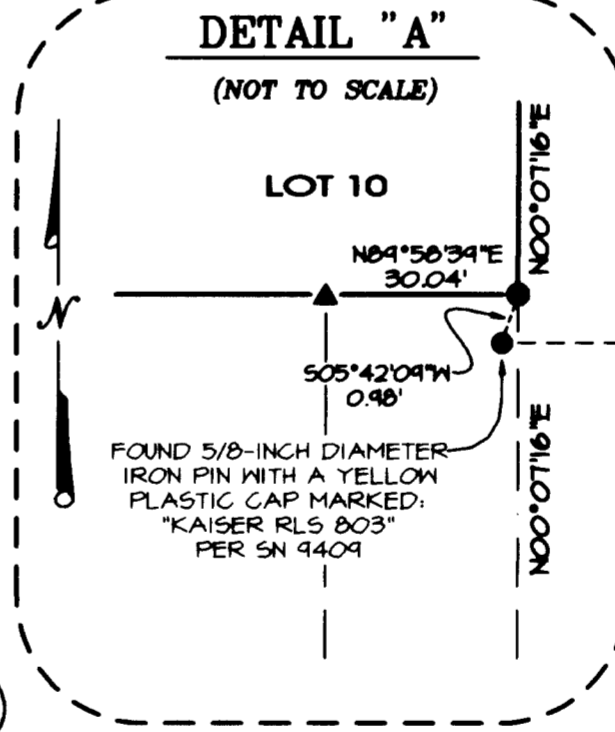
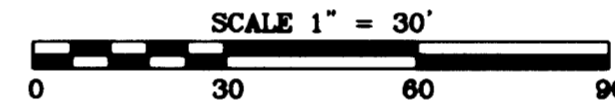
LINE	BEARING	DISTANCE
L1	S00°07'27"W	22.00'
L2	S04°52'33"E	19.00'
L3	N00°07'16"E	8.24'

**PREPARED FOR:**

B & S Investments Medford, Inc.  
1988 Rosemary Drive  
Medford, OR 97501

**LEGEND:**

- Indicates a set 5/8-inch diameter by 24-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- ⊙ Indicates a set 5/8-inch diameter by 30-inch long iron pin with an orange plastic cap marked "NEATHAMER SURVEYING".
- Indicates a set 5/8-inch diameter by 30-inch long iron pin with an aluminum cap marked "NEATHAMER SURVEYING".
- Indicates a set .030 caliber shell casing, lead, tack and brass washer marked "NEATHAMER SURVEYING".
- Indicates a found 5/8-inch diameter iron pin with a yellow plastic cap marked "Farber PLS 2184" per SN 15335, or as noted hereon.
- ⊙ Indicates a found 2 1/2-inch diameter brass cap monument as noted.
- Indicates a found aluminum cap monument per SN 18619.
- Indicates a found 3/4-inch diameter iron pin, refer to SN 18619.
- ▲ Indicates a found monument per SN 1135, as noted.
- Indicates a computed position, nothing found or set.
- PUE Indicates a Public Utility Easement.
- PSDE Indicates a Private Storm Drain Easement.
- SN Indicates a survey filed by number in the office of the Jackson County Surveyor.
- SF Indicates the number of square feet within a closed area such as a lot.
- INST Indicates an instrument recorded by number of the Official Records of Jackson County, Oregon.
- ( ) Indicates record information as per SN 15335.
- (( )) Indicates record information as per SN 18619.
- [ ] Indicates record information as per SN 1135.
- [ ] Indicates record information as per SN 13640.
- 0.5' FNC Indicates the distance and which side from the boundary line that the centerline of fence line is.
- x— Indicates the centerline of an existing fence.



I hereby certify that this is an exact copy of the original.  
**Carl E. Neathamer**  
Surveyor

RECEIVED  
DATE 3-27-08 BY [Signature]  
This survey consists of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
**Carl E. Neathamer**  
OREGON JULY 8, 2001  
CAEL E. NEATHAMER 56545  
Renewal Date 12/31/08

**BASIS OF BEARINGS:**  
Geodetic North based on N55 84 Datum, established by Global Positioning System Observations, per SN 18619. Bearing applied to found monuments at the centerline of South Columbus Avenue, as depicted hereon.

**PREPARED BY:** Neathamer Surveying, Inc.  
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