

THE FARMS OF JACKSONVILLE, PHASE 2

A REPLAT OF A PORTION OF
THE POOL AND KLIPPEL'S ADDITION
TO THE TOWN OF JACKSONVILLE
DATED APRIL 24, 1868

A SUBDIVISION AND
PLANNED UNIT DEVELOPMENT

located in the
SOUTHEAST ONE QUARTER OF SECTION 29,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF JACKSONVILLE
JACKSON COUNTY, OREGON

for
JACKSONVILLE FARMS, LLC.

c/o Sebren Development, Inc.
714 North Van Ness Avenue
Los Angeles, California 90038

Surveyor's Certificate:

I, Herbert A. Farber, a duly registered Professional Land Surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments, as provided by law, the tract of land hereon shown, this plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

BEGINNING at a 5/8 inch by 30 inch iron pin marking the westerly southwest corner of THE FARMS OF JACKSONVILLE, PHASE 1, recorded in Volume 33, Page 09 of the plat records of Jackson County, Oregon, and filed as Survey Number 19493 in the office of the Jackson County Surveyor, as shown hereon, said point also being the INITIAL POINT OF THIS SUBDIVISION; thence North 00°05'54" East, along the westerly boundary of said Phase, 71.82 feet to a 5/8 inch iron pin; thence, continuing along said westerly boundary, South 89°58'20" East, 63.98 feet to a 5/8 inch iron pin; thence, continuing along said westerly boundary, North 00°00'06" West, 141.05 feet to a tack and washer set in concrete; thence, continuing along said westerly boundary, North 56°24'23" West, 7.21 feet to a tack and washer set in concrete; thence, continuing along said westerly boundary, North 00°02'58" East, 21.97 feet to the northwest corner of said Phase to a tack and washer set in concrete, thence South 89°57'21" West, 220.87 feet to the easterly boundary of Partition Plat Number P-92-1991, recorded in the records of Jackson County, Oregon, Index Volume 2, Page 92; thence South 00°00'45" West, along said Partition Boundary, 386.30 feet to the northerly right-of-way line of Hueners Lane to a 5/8 inch iron pin; thence North 78°48'22" East, along said north right-of-way and the southerly boundary of the boundary of Parcel 1 as described in Instrument Number 2005-4982 of the Official Records of said County, 31.80 feet; thence leaving said right-of-way, North 00°00'45" East, along said parcel boundary, 115.06 feet to a 5/8 inch iron pin; thence, continuing along said parcel boundary, North 78°36'02" East 134.31 feet to the POINT OF BEGINNING.

386.30

Herbert A. Farber

Herbert A. Farber, PLS 2189

Release Affidavits:

From Umpqua Bank, as beneficiary, recorded as
Instrument No. 2009-11350
Official Records of Jackson County, Oregon.

From Umpqua Bank, as beneficiary, recorded as
Instrument No. 2009-11351
Official Records of Jackson County, Oregon.

EASEMENTS NOT SHOWN HEREON:

- The easement for transmission and distribution of electricity recorded in Vol. 363 Pg. 1 of the deed records of Jackson County, Oregon does not fall within the boundary of this plat.
- The easement for transmission and distribution of electricity recorded in Vol. 363 Pg. 2 of the deed records of Jackson County, Oregon does not fall within the boundary of this plat.
- The encroachment of fence onto said premises on the Easterly line of the Flag portion, and the southeasterly line at the north boundary, as disclosed by Survey No. 17993, no longer exists.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber
OREGON
JULY 28, 1988
HERBERT A. FARBER
2189

RENEWAL DATE 12-31-09

** RECEIVED **
DATE 3-31-09 BY AB
This survey consists of:
3 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

I, Herbert A. Farber, do hereby certify
that this is an exact copy of the original.

Herbert A. Farber

Declaration:

KNOW ALL MEN BY THESE PRESENTS, that JACKSONVILLE FARMS, LLC an California Limited Liability Company, is the owner of the lands hereon described, and has subdivided the same into lots and streets as shown hereon and the number and size of the lots and the courses and lengths of all lines are plainly set forth, and that this plat is a correct representation of the Subdivision, and does hereby dedicate to the public for public use, as shown hereon, the public utility easements, and does hereby create the private street for the benefit of emergency vehicles and for the benefit of Lots 1 through 11 and 26 through 46 and does hereby create the utility service easement for the benefit of Lots 1 through 11 and 26 through 46 of the Farms of Jacksonville Phase 1 and 2, and the FARMS OF JACKSONVILLE HOMEOWNER'S ASSOCIATION, INC. We hereby designate said subdivision "The Farms of Jacksonville, Phase 2"

Consent to Plat Affidavit:

From Jacksonville Farms, LLC, as owner, recorded as
Instrument No. 2009-11349
Official Records of Jackson County, Oregon.

Survey Narrative to Comply with Paragraph 209.250 Oregon Revised Statutes

Purpose:
To survey and monument the Farms of Jacksonville as approved by the city of Jacksonville, Oregon.

Procedure:
Using control established in Phase 1 of this project, I resurveyed the set monuments as shown hereon. The resurvey was conducted to check the integrity of the survey control and the set monuments after construction of Phase 1. All found monuments shown hereon were held. All portions of the exterior boundary of this subdivision not adjacent to Phase 1 are described in Instrument Number 2005-004982 as Parcel 1 and survey number 17993. The westerly boundary of the subdivision is the east boundary of Partition P-92-1991.

PLAT PAGE INDEX

- PAGE -1- SIGNATURE PAGE
- PAGE -2- PLAT MAP
- PAGE -3- EASEMENT MAP

Approvals:

Examined and approved by the Jackson County Surveyor this 26
day of MARCH 2009.

Kerry K. Bradburn
County Surveyor

Examined and approved by the City Planning Department this 26th
day of March 2009.

Scott C. G.
City Planner

Examined and approved by the City Engineer this 26
day of MARCH 2009.

Scott A. Pingle
City Engineer

Examined and approved as required by O.R.S. 92.100 this 31st
day of March 2009.

Amanda Kirkpatrick, deputy
Assessor

All taxes, fees, assessments, or other charges as required by
O.R.S. 92.095 have been paid as of 3-31-2009

J. M. Kauf, Deputy
Tax Collector

Approved for Recording
David W. 3/31/09
County Commissioner/Administrator Date

Recorder:

Filed for record this 31 day of MARCH 2009 at 10:44 o'clock
A. M. and recorded in Volume 35 at Page 10 of the
Plat Records of Jackson County, Oregon

Christine D. Walker *Barbara J Shaw*
County Clerk Deputy

THE FARMS OF JACKSONVILLE

PHASE 2

A REPLAT OF A PORTION OF THE POOL AND KLIPPEL'S ADDITION TO THE TOWN OF JACKSONVILLE DATED APRIL 24, 1868

A SUBDIVISION AND PLANNED UNIT DEVELOPMENT

located in the
SOUTHEAST ONE QUARTER OF SECTION 29,
TOWNSHIP 37 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF JACKSONVILLE
JACKSON COUNTY, OREGON

for
JACKSONVILLE FARMS, LLC.

c/o Sebren Development, Inc.
714 North Van Ness Avenue
Los Angeles, California 90038

For the area outside the boundary of this plat
Temporary PUE easement Inst. No. 2006-60321

WATER EASEMENT

NUM	BEARING	DISTANCE
L17	N0°02'58"W	30.00
L18	S89°59'15"E	171.57
L19	N0°00'45"E	3.19
L20	S89°59'15"E	10.00
L21	N0°00'45"E	10.00
L22	N0°00'45"E	10.91
L23	N0°00'45"E	13.74
L24	N0°00'45"E	10.10
L25	N0°00'45"E	16.20
L26	N0°00'45"E	56.72
L27	N0°00'45"E	11.20
L28	N0°00'45"E	10.89
L29	N23°18'47"E	3.57
L30	N89°58'03"W	9.85
L31	N89°58'03"W	14.15
L32	N23°18'47"E	8.03
L33	N0°00'45"E	119.08
L34	N78°48'22"E	10.19
L35	S0°00'45"W	123.12
L36	S23°18'47"W	20.49
L37	S0°00'45"W	200.88
L38	S41°43'45"E	24.40
L39	S48°16'15"W	10.00
L40	N41°43'45"W	18.52
L41	N89°59'15"W	2.32
L42	S0°00'45"W	20.00
L43	N89°59'15"W	10.00
L44	N89°59'15"W	11.55
L45	N89°59'15"W	14.79
L46	N89°59'15"W	102.89
L47	N0°02'58"W	20.00

P.U.E. EASEMENT

NUM	BEARING	DISTANCE
L55	S0°02'58"W	10.00
L56	S89°59'15"E	181.55
L57	S0°00'45"W	245.00
L58	S23°23'25"W	20.48
L59	S0°00'45"W	115.06
L60	S78°48'22"W	10.19
L61	N0°00'45"E	119.10
L62	S23°23'25"W	20.48
L63	S0°00'45"W	252.94
L64	S89°59'15"E	191.54

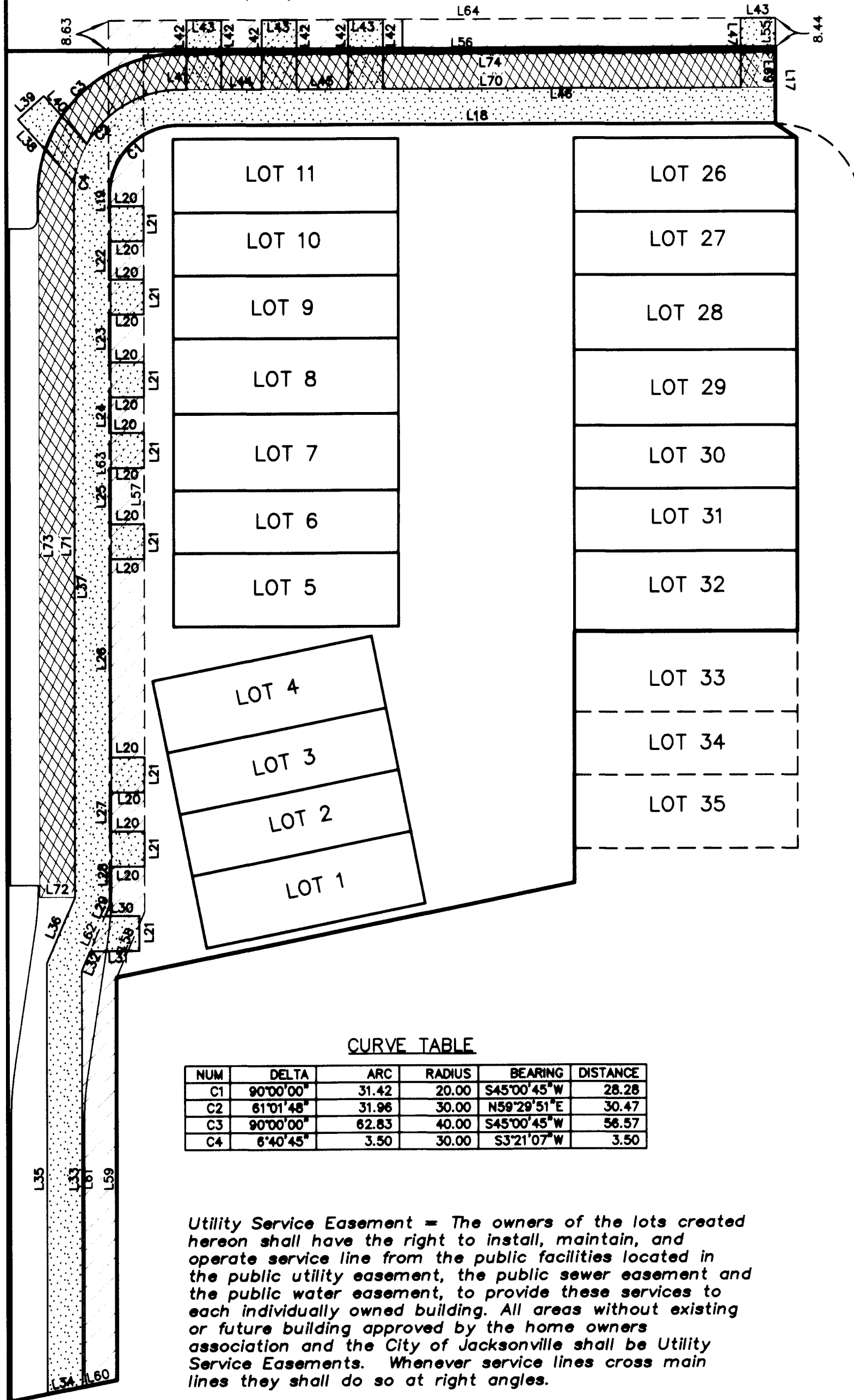
SEWER EASEMENT

NUM	BEARING	DISTANCE
L68	S0°00'58"W	186.04
L69	N0°03'10"W	10.00
L70	S89°59'15"E	171.54
L71	N0°00'45"E	200.88
L72	S89°59'02"E	10.00
L73	S0°00'45"W	200.88
L74	N89°59'15"W	171.53

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90°00'00"	31.42	20.00	S45°00'45"W	28.28
C2	61°01'48"	31.96	30.00	N59°29'51"E	30.47
C3	90°00'00"	62.83	40.00	S45°00'45"W	56.57
C4	6°40'45"	3.50	30.00	S3°21'07"W	3.50

Utility Service Easement = The owners of the lots created hereon shall have the right to install, maintain, and operate service line from the public facilities located in the public utility easement, the public sewer easement and the public water easement, to provide these services to each individually owned building. All areas without existing or future building approved by the home owners association and the City of Jacksonville shall be Utility Service Easements. Whenever service lines cross main lines they shall do so at right angles.



EASEMENT LOCATIONS AND DEFINITIONS

LEGEND

- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
- INST. No. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

= 10' PUBLIC SEWER EASEMENT PER INST. NO. 2006-080320

= 10' PUBLIC WATER EASEMENT (EXCEPT WHERE NOTED) PER INST. NO. 2006-080322

= 10' PUBLIC UTILITY EASEMENT (PUE) (EXCEPT WHERE NOTED) BEING DEDICATED HEREON.

"UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS (PUE) IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE."

Surveyed by:
FARBER & SONS, INC.
dba FARBER SURVEYING
(541) 664-5599

P.O. BOX 5286
431 OAK STREET
CENTRAL POINT, OREGON 97502

SCALE: 1" = 30'
30' 0' 30' 60'

DRAWN BY: RYON KERSHNER, edited by HAF
DATE: SEPTEMBER 6, 2007-completed March 19, 2009
JOB NO.: 1314-07
DRAWING FILE: JOBS\JACKSONVILLE\THE FARMS\
FINAL PLAT\PHASE2 Easement Page-032109.DWG

** RECEIVED **
DATE 3-31-09 BY *AB*
This survey consists of:
3 sheet(s) Map
2 page(s) Narrative
JACKSON COUNTY
SURVEYOR

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber
OREGON
JULY 26, 1985
HERBERT A. FARBER
2189

RENEWAL DATE 12-31-09

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

EASEMENT MAP
Sheet 3 of 3

THE FARMS OF JACKSONVILLE

PHASE 2

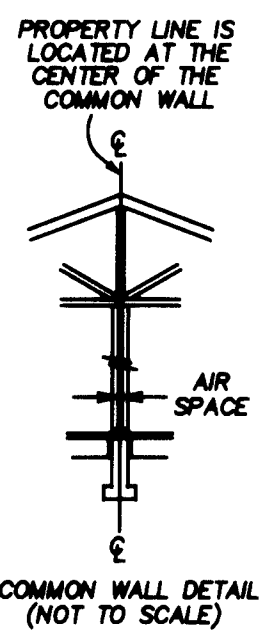
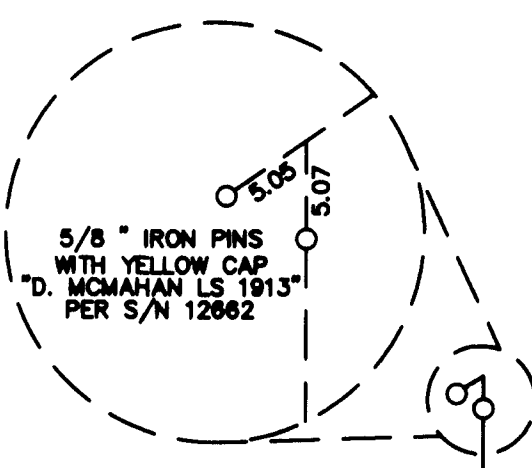
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JACKSON COUNTY, OREGON

for
JACKSONVILLE FARMS, LLC.

c/o Sebren Development, Inc.
714 North Van Ness Avenue
Los Angeles, California 90038



NOTE:
IF THE SUBDIVISION LINE AS MONUMENTED, CONFLICTS WITH THE LOCATION OF THE COMMON WALL, THEN THE LOCATION OF THE SUBDIVISION LINE SHALL BE IN REFERENCE TO THE COMMON WALL AS SHOWN HEREON AND THE SUBDIVISION LINE OUTSIDE OF THE WALL SHALL BE DETERMINED BY THE MONUMENTATION.

LINE TABLE

NUM	BEARING	DISTANCE
L1	N89°59'02"W	5.50
L2	N89°59'02"W	8.00
L3	N0°00'58"E	7.05

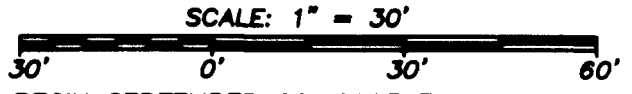
CURVE TABLE

CURVE	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	8°30'22"	14.85	100.00	S4°18'09"W	14.83
C2	8°30'22"	14.85	100.00	N4°18'09"E	14.83
C3	89°58'24"	47.11	30.00	S45°00'10"W	42.42
C4	90°00'00"	3.93	2.50	N45°00'58"E	3.54

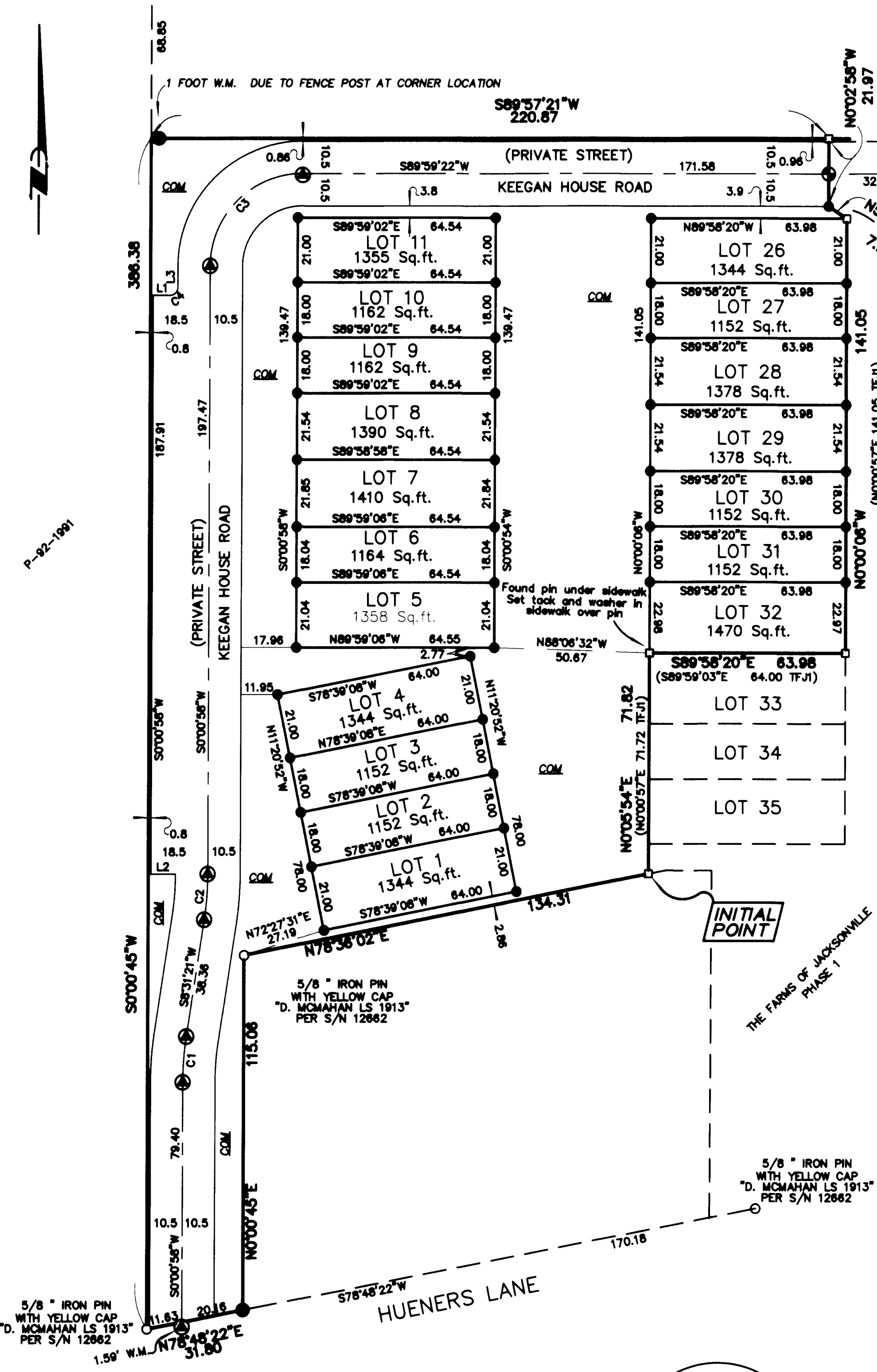
LEGEND

- ⊙ = FOUND 1-1/2" ALUMINUM CAP - STREET CENTERLINE PER TFJ1
- = FOUND MONUMENT PER TFJ1
- = FOUND MONUMENT, AS DESCRIBED
- ⊙ = SET 1-1/2" ALUMINUM CAP - STREET CENTERLINE
- = SET 5/8" x 30" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189", OR AS DESCRIBED
- S/N = RECORD FILED SURVEY NUMBER
- W.M. = WITNESS CORNER
- TFJ1 = THE FARMS OF JACKSONVILLE PHASE 1, S/N 19493 DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
- BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.
- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED SURVEY DATA WHERE APPLICABLE.
- INST. No. = INSTRUMENT NUMBER AS RECORDED IN THE OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PUE = PUBLIC UTILITY EASEMENT FOR POWER, PHONE, GAS AND CABLE TV.
- COM = COMMON AREA AND PRIVATE UTILITY SERVICE EASEMENT

Surveyed by:
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dba FARBER SURVEYING
(541) 664-5599
P.O. BOX 5286
431 OAK STREET
CENTRAL POINT, OREGON 97502



DATE: BEGIN SEPTEMBER 26, 2007 FINAL MARCH 19, 2009
JOB NO.: 1314-05
DRAWING FILE: JOBS\JACKSONVILLE\THE FARMS\
FINAL PLAT\PHASE2_FINAL PLAT-031909.DWG



5/8" IRON PIN WITH YELLOW CAP "D. MCMAHAN LS 1913" PER S/N 12662

5/8" IRON PIN WITH YELLOW CAP "D. MCMAHAN LS 1913" PER S/N 12662

REGISTERED PROFESSIONAL LAND SURVEYOR

HERBERT A. FARBER
JULY 28, 1986
RENEWAL DATE 12-31-09

I, Herbert A. Farber, do hereby certify that this is an exact copy of the original.

Herbert A. Farber

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JACKSON COUNTY SURVEYOR

PLAT MAP
Sheet 2 of 3