

# KYRA SUBDIVISION - PHASE 2

Located in Lot 14, Block 21 of AGATE SUBDIVISION EXTENSION NO. 4 and in the S.E. 1/4 of Section 16, T.36S., R.1W., W.M., Jackson County, Oregon

October 14, 2010

**SURVEY FOR:**  
PACIFIC CREST PROPERTIES INC  
P.O. Box 1488  
Medford, OR. 97501

**SURVEY BY:**  
Kaiser Surveying  
19754 Highway 62  
Eagle Point, OR. 97524

**\*\*\* SURVEYOR'S CERTIFICATE \*\*\***

I, Bary D. Kaiser, 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 shown on Sheet 2, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Beginning at a 5/8" rebar with plastic cap found set for the Northeast corner of Lot 14, Block 21 of AGATE SUBDIVISION EXTENSION NO. 4 in Jackson County, Oregon, according to the Official Plat thereof, now of record, also being the Northeast corner of tract described in Instrument No. 2006-049644 of the Official Records of said County for THE INITIAL POINT OF BEGINNING; thence North 89° 47' 24" West, 343.956 feet (record = North 89° 48' 00" West, 344.00 feet) to a 5/8" rebar with plastic cap set for the Northwest corner of said Lot 14, also being the Northwest corner of said tract; thence along the Easterly right-of-way line of Atlantic Avenue, South 0° 12' 00" West, 253.27 feet (record = 253.25 feet) to a 5/8" rebar with plastic cap set for the Southwest corner of said Lot 14, also being the Southwest corner of tract described in Instrument No. 2008-020761 of said Official Records; thence South 89° 47' 22" East, 343.956 feet (record = South 89° 48' 00" East, 344.00 feet) to a 5/8" rebar with plastic cap set for the Southeast corner of said Lot 14, also being the Southeast corner of last said tract; thence along the Westerly boundary of said tract, and to and along the Westerly boundary of said tract described in Instrument No. 2006-049644, North 0° 12' 00" East, 253.275 feet (record = 253.25 feet) to THE INITIAL POINT OF BEGINNING.

Bary D Kaiser  
SURVEYOR



**\*\*\* CONSENT \*\*\***

For Affidavit of Consent for Bank of the Cascades, beneficiary of certain Trust Deeds recorded in Instrument Nos. 2009-030075 O.R. and 2009-030077 O.R., see document recorded in Instrument No. 2010-038727 O.R..

**\*\*\* APPROVALS \*\*\***

Examined and approved this 10<sup>th</sup> day of DECEMBER, 20 10.

Kerry K. Bradshaw  
JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Development Services. (SUB2010-00011).

18<sup>th</sup> day of MARCH, 20 11.

K. M. M... ..  
JACKSON COUNTY PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 6<sup>th</sup> day of April, 20 11.

Amanda Alamo, 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 the 6<sup>th</sup> day of April, 20 11.

Patty Budson, Deputy  
TAX COLLECTOR

Examined and approved by the Jackson County Department of Roads and Parks this

17<sup>th</sup> day of February, 20 11.

Mike Rut  
JACKSON COUNTY ENGINEER

Approved by a Majority for Recording.

D. W. Smith April 13, 2011  
COUNTY COMMISSIONER/ADMINISTRATOR DATE

**\*\*\* RECORDER'S CERTIFICATE \*\*\***

Filed for record, this 13 day of APRIL, 20 11, at 3:48 o'clock P.m., and recorded in Volume 37 of Plats on page 3 of the Records of Jackson County, Oregon.

By: CHRISTINE WALKER COUNTY CLERK KAREN ALONZO DEPUTY

**\*\*\* DECLARATION \*\*\***

Known all men by these presents, that PACIFIC CREST PROPERTIES, INC, an Oregon Corporation, hereafter referred to as Declarant, is the owner of the lands hereon described, has caused the same to be subdivided into lots and street as shown on Sheet 2, and the number and size of the lots and course and length 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 the streets, together with all public utility easements (PUE) as shown on Sheet 2. Declarant also hereby dedicates to Jackson County that 15-foot wide stormdrain easement across Lots 11 and 12 and that 25-foot wide Stormdrain easement across Lots 17 and 18 and that "Temporary Public Turn-around Easement" across Lots 15 and 16 as shown on sheet 2. Upon the dedication of the extension of Kyra Way to a dedicated street, this temporary easement will no longer be needed and will expire. Declarant also hereby creates the 25-foot wide ingress-egress easements across Lots 17 and 18 benefiting Lots 11 and 12 and across Lots 15 and 16 benefiting Lots 13 and 14 as shown on Sheet 2. Declarant also hereby creates the 5-foot wide private water line easements across Lot 18 benefiting Lots 11 and 12 and across Lot 16 benefiting Lots 13 and 14 as shown on Sheet 2. Declarant also hereby creates the 6-foot wide private sewer line easements across Lot 17 benefiting Lots 11 and 12, and across Lot 16 benefiting Lots 13 and 14 as shown on Sheet 2. Declarant also hereby creates the 5-foot wide private utility easement across Lot 15 benefiting Lots 13 and 14, and across Lot 17 benefiting Lots 11 and 12 as shown on Sheet 2. Declarant also hereby creates the ingress-egress and private utilities area easements across Lots 13, 14, 15 and 16 benefiting Lots 13 and 14 and across Lots 11, 12, 17 and 18 benefiting Lots 11 and 12 as shown on Sheet 2. Declarant hereby designates said subdivision as KYRA SUBDIVISION - PHASE 2.

I, the declarant, hereby grant to Jackson County in Fee simple that area designated hereon as street plugs. By approval of this Plat, said Jackson County declares that upon approved dedication of the extension of the affected streets, it will automatically be dedicated for Public Street purposes.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 6 DAY, OF APRIL, 20 11.

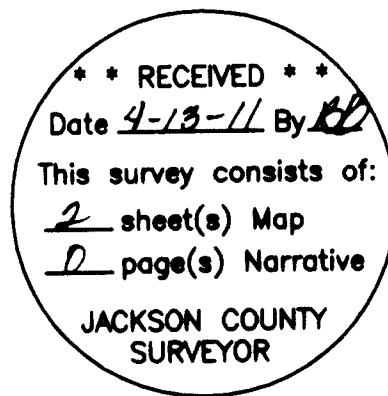
Gary T. Whittle - Pres.  
GARY T. WHITTLE  
(President, Pacific Crest Properties, Inc.)

STATE OF OREGON )  
COUNTY OF JACKSON )ss

Personally appeared the above named GARY T. WHITTLE acting as President of PACIFIC CREST PROPERTIES, INC., an Oregon Corporation, acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of PACIFIC CREST PROPERTIES, INC., an Oregon Corporation.

Subscribed and sworn to before me this 6<sup>th</sup> day of APRIL, 20 11.

(SIGN) Karen Alonzo  
KAREN ALONZO NOTARY PUBLIC - OREGON  
(PRINT)  
COMMISSION NO. 443856  
MY COMMISSION EXPIRES NOVEMBER 30, 2013



I HEREBY CERTIFY THAT THIS IS A PHOTOCOPY OF THE ORIGINAL PLAT  
Bary D Kaiser  
SURVEYOR

**EASEMENTS**

- Property could be subject to covenants, condition, restrictions, and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation of discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes: as recorded in Vol. 497, Page 438 D.R.
- Temporary Turnaround Easement recorded in Instrument No. 2006-029413 O.R., located on subject property, shall automatically expire and be extinguished upon the dedication of Kyra Way as shown hereon, which will occur upon the recording of this subdivision plat.
- Property is subject to Restrictive Covenant recorded in Instrument No. 2010-011673 O.R.

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October 14, 2010

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 19754 Highway 62  
 Eagle Point, OR. 97524

I HEREBY CERTIFY THAT THIS IS A  
 PHOTOCOPY OF THE ORIGINAL PLAT  
*Bary D Kaiser*  
 SURVEYOR



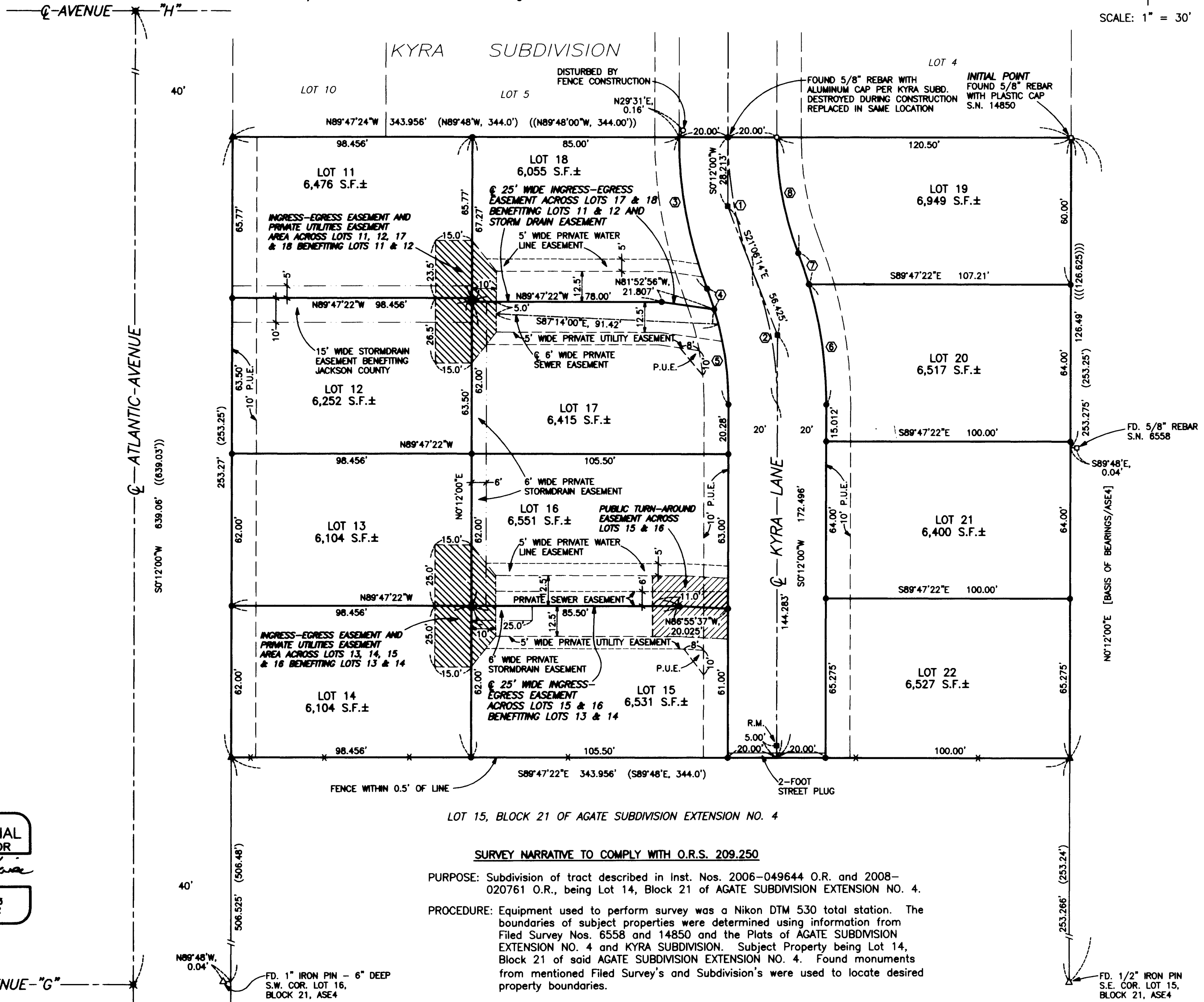
SCALE: 1" = 30'

**LEGEND**

- = Found 5/8" Rebar with Plastic Cap - KS
- ✕ = Found 5/8" Rebar with Aluminum Cap - Marked, "HARDEY ENG. & ASSOC."
- △ = Found Monument as noted per AGATE SUBDIVISION EXTENSION NO. 4
- = Found Monument as Indicated
- = Set 5/8" x 24" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
- ▲ = Set 5/8" x 30" Rebar with Plastic Cap marked "B. KAISER RLS 52923"
- = Set 5/8" x 30" Rebar with Aluminum Cap marked "B. KAISER RLS 52923"
- S.N. = Filed Survey Number County Surveyors Office
- R.M. = Reference Monument
- ASE4 = AGATE SUBDIVISION EXTENSION NO. 4
- KS = KYRA SUBDIVISION
- ( ) = Record/ASE4
- (( )) = Record/KYRA SUBDIVISION
- (( ( ))) = Record/S.N. 6558
- x-x- = Fence

**CURVE DATA**

| Δ | R         | L       | LC      | Δ                    |        |
|---|-----------|---------|---------|----------------------|--------|
| ① | 21'18"14" | 150.00' | 55.773' | S10°27'07"E, 55.453' | 28.213 |
| ② | 21'18"14" | 150.00' | 55.773' | S10°27'07"E, 55.453' | 28.213 |
| ③ | 21'18"14" | 170.00' | 63.21'  | N10°27'07"W, 62.846' |        |
| ④ | 3°58'29"  | 130.00' | 9.018'  | N19°07'00"W, 9.017'  |        |
| ⑤ | 17°19'45" | 130.00' | 39.319' | N8°27'52"W, 39.169'  |        |
| ⑥ | 16°44'55" | 170.00' | 49.694' | S8°10'28"E, 49.517'  |        |
| ⑦ | 4°33'19"  | 170.00' | 13.516' | S18°49'35"E, 13.512' |        |
| ⑧ | 21'18"14" | 130.00' | 48.337' | S10°27'07"E, 48.059' |        |



REGISTERED PROFESSIONAL LAND SURVEYOR  
*Bary D Kaiser*  
 OREGON  
 JULY 15, 2003  
 BARY D. KAISER  
 No. 52923  
 EXP. 6-30-11

RECEIVED  
 Date 4-18-11 By [Signature]  
 This survey consists of:  
 2 sheet(s) Map  
 2 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

LOT 15, BLOCK 21 OF AGATE SUBDIVISION EXTENSION NO. 4

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

**PURPOSE:** Subdivision of tract described in Inst. Nos. 2006-049644 O.R. and 2008-020761 O.R., being Lot 14, Block 21 of AGATE SUBDIVISION EXTENSION NO. 4.

**PROCEDURE:** Equipment used to perform survey was a Nikon DTM 530 total station. The boundaries of subject properties were determined using information from Filed Survey Nos. 6558 and 14850 and the Plats of AGATE SUBDIVISION EXTENSION NO. 4 and KYRA SUBDIVISION. Subject Property being Lot 14, Block 21 of said AGATE SUBDIVISION EXTENSION NO. 4. Found monuments from mentioned Filed Survey's and Subdivision's were used to locate desired property boundaries.