

THE FARMS OF JACKSONVILLE, PHASE 3

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 AYALA PROPERTIES, LLC 132 WEST MAIN STREET, SUITE 103 MEDFORD, OREGON 97501

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 northeast 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 South 89°57'20" West, along the north line of said Phase, 131.65 feet to a tack and washer marking the northwest corner of said Phase; thence South 89°57'20" West, along the north line of THE FARMS OF JACKSONVILLE, PHASE 2, recorded in Volume 35, Page 10 of the Plat Records of Jackson County, Oregon, and filed as Survey Number 20355 in the office of the Jackson County Surveyor, 220.87 feet to the northwest corner of said Phase 2; thence North 0°00'45" East, along the east line of Parcel 2 of Partition Plat No P-92-1991, recorded in the Records of Jackson County, Oregon, Index Volume 2, Page 92, County Surveyor's File No 12662, a distance of 68.85 feet to a 5/8 inch iron pin; thence continuing North 0°00'45" East (record North 0°03'00" West), 5.07 feet to the northeast corner of said Parcel; thence North 55°34'11" East, along the north line of the tract described in Instrument No 2005-4982 recorded in the Official Records of Jackson County, Oregon, 223.84 feet (record North 55°28'35" East, 223.67 feet) to a 5/8 inch iron pin; thence North 55°58'15" East, along said north line, 50.67 feet (record North 55°56'20" East, 50.58 feet) to a 5/8 inch iron pin; thence South 33°58'03" East, along the easterly line of said tract, 260.06 feet (record South 34°03'40" East, 260.00 feet) to a 5/8 inch iron pin; thence South 56°25'34" West (record South 55°54'20" West), along the northerly line of "G" Street (formerly Park Street), 23.31 feet to the POINT OF BEGINNING.

Herbert A Farber, PLS 2189

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 easement for sanitary sewer to the City of Jacksonville recorded in Vol. 561 Pg. 244 of the deed records of Jackson County, Oregon does not fall within the boundary of this plat.

Declaration:

KNOWN ALL MEN BY THESE PRESENTS, that Ayala Properties, LLC, an Oregon Limited Liability Company in 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 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, as shown hereon and does hereby create the private street for the benefit of emergency vehicles and for the benefit of Lots 1 thorough 46 of the Farms of Jacksonville Phase 1, 2 and 3, and the FARMS OF JACKSONVILLE HOMEOWNER'S ASSOCIATION, INC. We hereby designate said subdivision "The Farms of Jacksonville, Phase 3".

Laz Ayala, Member

State of Oregon)
County of Jackson)

This instrument was acknowledged before me on the 29th day of February 2012 by Laz Ayala, as Member for Ayala Properties, LLC, an Oregon Limited Liability Company

(Signature) Susan Morgan Farber

(Printed Name) SUSAN MORGAN FARBER

Notary Public - Oregon Commission NO. 426455

My commission expires April 24, 2012 Month, Day, Year

Approvals:

Examined and approved by the Jackson County Surveyor this 27th day of FEBRUARY 2012.

Kerry K. Bradshaw County Surveyor

Examined and approved by the City Planning Department this 1st day of March 2012.

Amy Steen City Planner

Examined and approved by the City Engineer this 20th day of FEBRUARY 2012.

Scott D. Pingle City Engineer

Examined and approved as required by O.R.S. 92.100 this 2nd day of MARCH 2012.

Hona Crawford Deputy Assessor

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of March 2, 2012

Patty Budrong Deputy Tax Collector

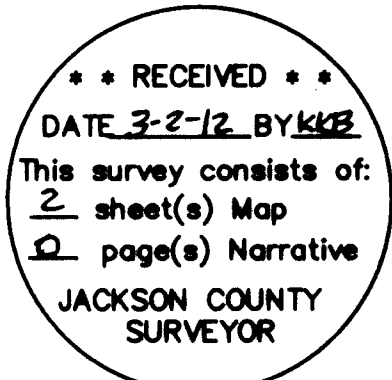
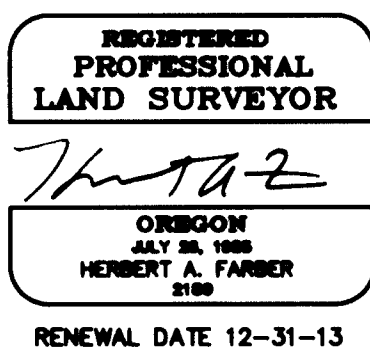
Approved for Recording

County Commissioner/Administrator Date 3/2/12

Recorder:

Filed for record this 2nd day of MARCH 2012, at 10:58 clock A.M. and recorded in Volume 38 at Page 1 of the Plat Records of Jackson County, Oregon

CHRISTINE WALKER County Clerk KAREN ALONZO Deputy



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

Herbert A Farber

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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 AYALA PROPERTIES, LLC

132 WEST MAIN STREET, SUITE 201
MEDFORD, OREGON 97501

LEGEND

- = FOUND 1-1/2" ALUMINUM CAP - STREET CENTERLINE PER S/N 19493, 20355.
- = FOUND 5/8 INCH IRON PIN OR OTHERWISE NOTED
- = 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 MONUMENT
- T.W. = TACK AND WASHER MARKED LS 2189
- 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

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

Purpose: To survey and monument the Farms of Jacksonville, Phase 3 as approved by the city of Jacksonville, Oregon, as described in Instrument No 2012-002916 recorded in the Official Records of Jackson County, Oregon.

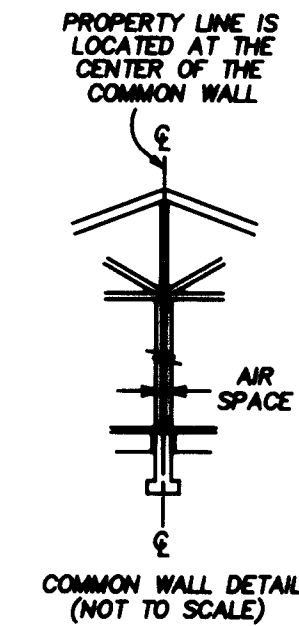
Procedure: Using control established in Phase 1 and 2 of this project and filed S/N 19493 and 20355 respectively. All found monuments shown hereon were held. The North boundary of Phases 1 and 2 and the East boundary of P-92-1991 are defined by said found monuments and noted hereon. The remaining boundary was surveyed and described as Instrument Number 2005-004982 and S/N 17993, which were again described in Instrument No 2012-002916. Primary control was established with Trimble R-8 and 5800 receivers by static and RTK surveys. The final work was performed with a Trimble 5600 Robotic Total Station.

Surveyed by:
FARBER & SONS, INC. dba



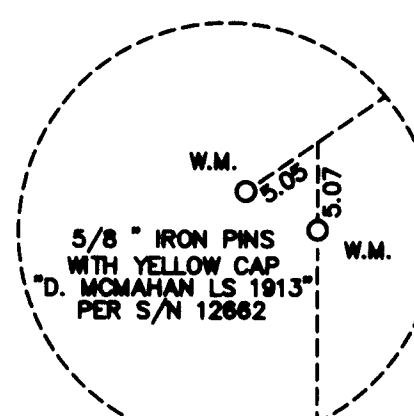
PO BOX 5286
431 OAK STREET
CENTRAL POINT, OREGON 97502
(541) 664-5599

DATE: JANUARY 24, 2012
JOB NO.: 1314-11
JAVILLE\THE FARMS\MICROSURVEY\FINAL\PHASE 3 PLAT.DWG
DRAWN BY: HAF ORIG. DATE: 01-20-12 REVISED BY: DATE:



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 REFER-
ENCE TO THE COMMON WALL AS SHOWN
HEREON AND THE SUBDIVISION LINE OUTSIDE
OF THE WALL SHALL BE DETERMINED BY
THE MONUMENTATION.

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.



**** RECEIVED ****
DATE 3-2-12 BY KKB
This survey consists of:
2 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.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

HERBERT A. FARBER
JULY 28, 1985
2189

RENEWAL DATE 12-31-13

