

FOOTHILL ESTATES, PHASE II
PLANNED UNIT DEVELOPMENT /
SUBDIVISION

located in
SOUTHEAST ONE QUARTER OF SECTION 16
TOWNSHIP 36 SOUTH, RANGE 4 WEST
WILLAMETTE MERIDIAN, CITY OF ROGUE RIVER
JACKSON COUNTY, OREGON

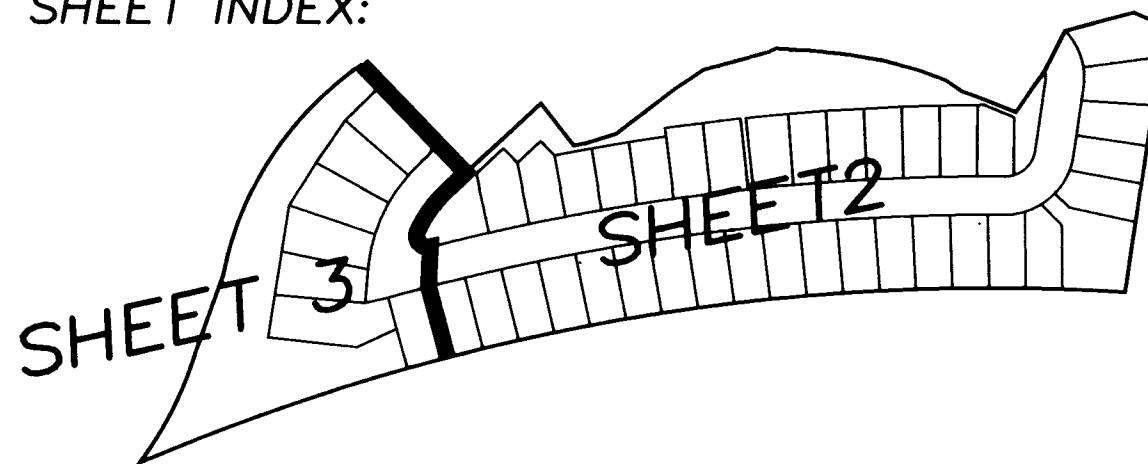
Surveyor's Certificate:

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 iron pin on the Southerly right-of-way line of Foothill Boulevard, said point bears North 28°22'23" West, 687.04 feet from a 1 1/2 inch iron pipe with a yellow plastic cap marked "Jackson C.S." marking the South 1/4 corner of Section 16, Township 36 South, Range 4 West, of the Willamette Meridian, Jackson County, Oregon, also being the Initial Point of Foothill Estates, Phase I, a Subdivision recorded in Volume 34, Page 54 of the plat records of said Jackson County, and the INITIAL POINT of this plat; thence along said right-of-way along a curve to the left having a radius of 666.20 feet, through a central angle of 27°20'31" and an arc length of 317.91 feet (the long chord of which bears South 23°52'30" West, 314.91 feet) to a 5/8 inch iron pin; thence South 10°12'14" West, 124.22 feet, to a 5/8 inch iron pin; thence along a curve to the right having a radius of 459.24 feet, through a central angle of 17°12'53" and an arc length of 137.98 feet (the long chord of which bears South 18°48'41" West, 137.46 feet) to the intersection of said right-of-way and the Northerly right-of-way of the Central Oregon and Pacific Railroad, marked with a 5/8 inch iron pin; thence leaving said Foothill Boulevard along said Railroad right-of-way along a non tangent curve to the right having a radius of 2694.55 feet, through a central angle of 26°52'33" and an arc length of 1263.94 feet (the long chord of which bears North 70°44'11" East, 1252.38 feet) to a 5/8 inch iron pin at the southeast corner of Parcel 2 of Partition Plat P-120-1991 filed November 26, 1991 in the record of Partition Plats of Jackson County, Oregon and filed as Survey No 12751 in the office of the Jackson County Surveyor; thence leaving said Railroad right-of-way North 00°56'45" West, 337.73 feet, to a 5/8 inch iron pin; thence North 75°26'46" West, 42.21 feet to a point marked by a 5/8 inch iron pin on the Southerly boundary of Foothill Estates, Phase I, a Subdivision recorded in Volume 34, Page 54 of the plat records of said Jackson County; thence along said Southerly line, South 65°48'12" West, 88.78 feet; thence South 17°52'29" West, 56.10 feet; thence South 25°28'10" West, 63.74 feet; thence North 77°19'33" West, 47.17 feet; thence North 79°17'08" West, 25.03 feet; thence North 64°31'50" West, 25.17 feet; thence North 79°11'01" West, 34.58 feet; thence North 83°50'39" West, 45.10 feet; thence West, 46.00 feet; thence South 87°00'45" West, 45.45 feet; thence South 84°07'19" West, 45.47 feet; thence South 52°42'23" West, 9.39 feet; thence South 65°28'17" West, 43.31 feet; thence South 65°28'17" West, 42.39 feet; thence South 46°26'58" West, 43.67 feet; thence South 43°03'13" West, 45.07 feet; thence South 43°03'13" West, 46.75 feet; thence South 63°07'12" West, 39.33 feet; thence South 69°55'33" West, 16.03 feet; thence North 46°56'47" West, 67.00 feet; thence along a non tangent arc of a curve to the left having a radius of 493.00 feet, an internal angle of 3°21'50" and an arc length of 28.94 feet (the long chord of which bears South 38°55'02" West, 28.94 feet); thence South 37°14'07" West, 99.91 feet; thence North 52°45'53" West, 188.61 feet to the POINT OF BEGINNING.

for
McAndrews Properties, LLC
2316 HILLSIDE DRIVE
CENTRAL POINT, OREGON 97502

SHEET INDEX:



Easement Notes:

- Document No. 2008-034158 is a Temporary utility easement and is extinguished upon the filing of this plat.
- The easement recorded in Volume 252, Page 34 does not fall within the project limits.
- The easement recorded in Volume 263, Page 566 does not fall within the project limits.
- The easement recorded in Volume 280, Page 103 does not fall within the project limits.
- The easement recorded in Volume 427, Page 10 does not fall within the project limits.

Declaration:

KNOWN BY ALL MEN THESE PRESENTS, that McAndrews Properties, LLC, an Oregon liability company, is the owner of the lands hereon described and has subdivided the same into lots, and streets, 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 streets, and Public Utility Easements, the 1 foot public pedestrian access easements, and do hereby grant to the City of Rogue River an ingress and egress easement for maintenance of a water line and sanitary sewer line as shown in Common Area "H" and "G" and an easement for the purpose of ingress, egress and maintenance of water, sewer and storm water lines on lot 56 and Lot 57 as shown hereon. We hereby designate said subdivision as "Foothill Estates, Phase II".

Approvals:

Examined and approved this 13th day of February, 2015.

Scott J. ...
County Surveyor

Examined and approved by the City of Rogue River this 16th day of April, 2015.

Mike Rf City Administrator
John Kraus Director of Public Works

All taxes, fees, assessments, or other charges as required by O.R.S. 92.095 have been paid as of 4-18-15

Deputy Tax Collector
84715 Date

Examined and approved as required by O.R.S. 92.100 this 18th day of April, 2015

Deputy Assessor
4/18/15 Date

Recorder:

Filed for record this 17th day of April, 2015 at 3:19 o'clock P. M. and recorded in Volume 41, Page 5 of the Plat Records of Jackson County, Oregon.

Christine D. Walker County Clerk
David S. Morgan Deputy

Approved for Recording: *Commissioner/Administrator* 4/17/15 Date

Herbert A. Farber
Herbert A. Farber, PLS 2189

Release Affidavits:

-Evergreen Federal Savings and Loan as Beneficiary, recorded as Instrument Number 2015-11386 of the Official Records of Jackson County, Oregon.

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

Herbert A. Farber

James K. Johnson, manager
McAndrews Properties, LLC

State of Oregon)
) ss
County of Jackson)

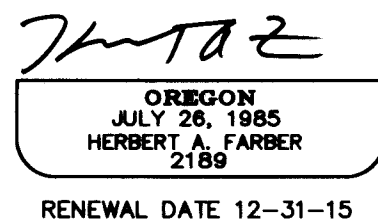
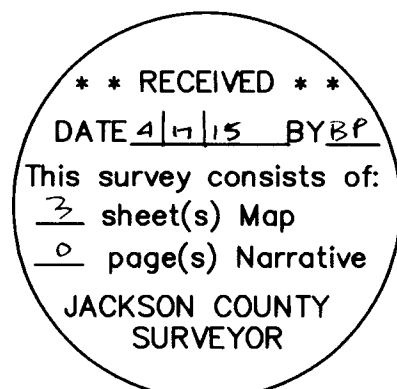
The foregoing instrument was acknowledged before me this 16th day of February, 2015, by James K. Johnson, as Manager

(Signature) *James K. Johnson*

(Printed Name) James K. Johnson

Notary Public for Oregon Commission No. 470914

My commission expires 8-15-16



FOOTHILL ESTATES, PHASE II
PLANNED UNIT DEVELOPMENT /
SUBDIVISION

located in
SOUTHEAST ONE QUARTER OF SECTION 16
TOWNSHIP 36 SOUTH, RANGE 4 WEST
WILLAMETTE MERIDIAN, CITY OF ROGUE RIVER
JACKSON COUNTY, OREGON

for
McAndrews Properties, LLC
2316 HILLSIDE DRIVE
CENTRAL POINT, OREGON 97502

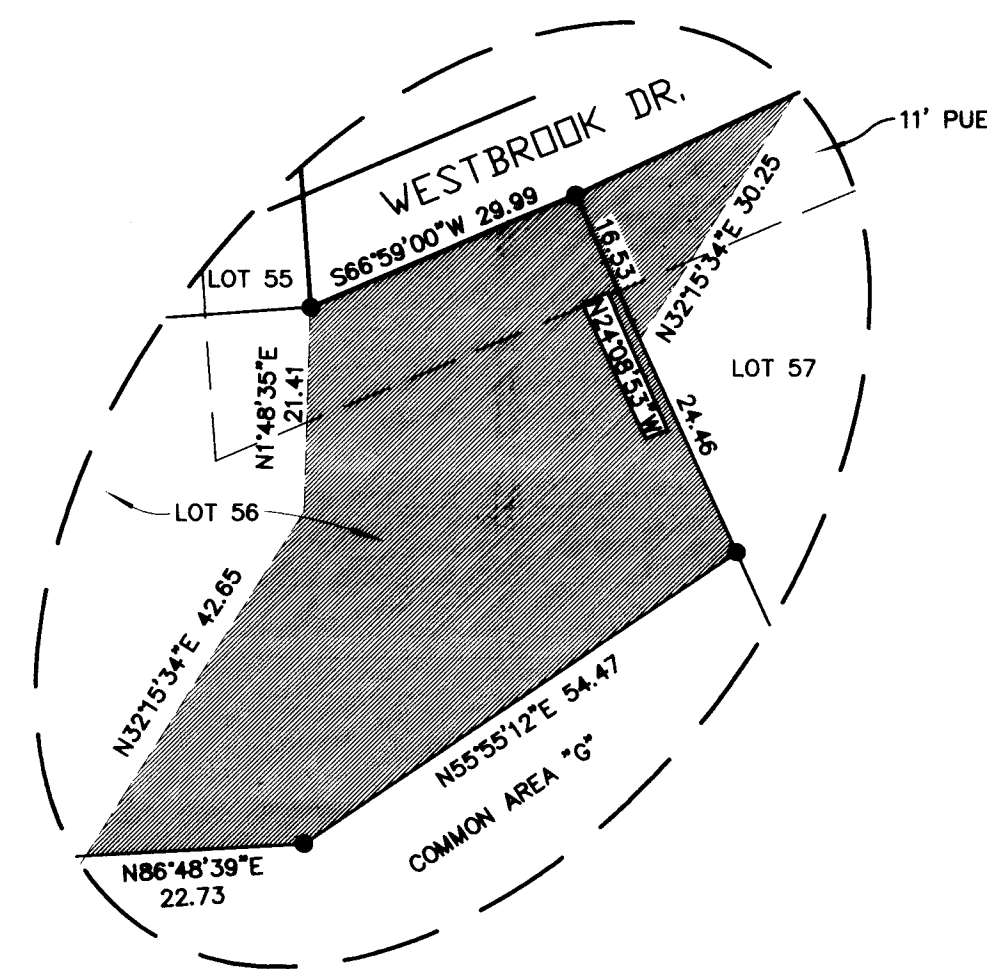
LEGEND

- ⊕ = FOUND 1 1/2" ALUMINUM CAP STAMPED "FARBER PLS 2189" - STREET CENTERLINE
- ⊙ = SET 5/8" x 30" IRON PIN WITH 1 1/2" ALUMINUM CAP STAMPED "FARBER PLS 2189"
- = FOUND 5/8" IRON PIN PER S/N 20128, OR AS DESCRIBED
- ⊙ = FOUND 5/8" IRON PIN PER S/N 20207 OR AS DESCRIBED
- = SET 5/8" x 24" IRON PIN w/ YELLOW PLASTIC CAP MARKED "FARBER PLS 2189"
- ▨ = INGRESS AND EGRESS EASEMENT AREA CREATED HEREON

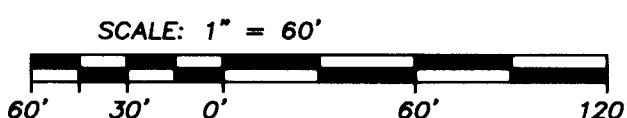
S/N = RECORD FILED SURVEY NUMBER
W.C. = WITNESS CORNER

- 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.

EASEMENT DETAIL:
(NOT TO SCALE)

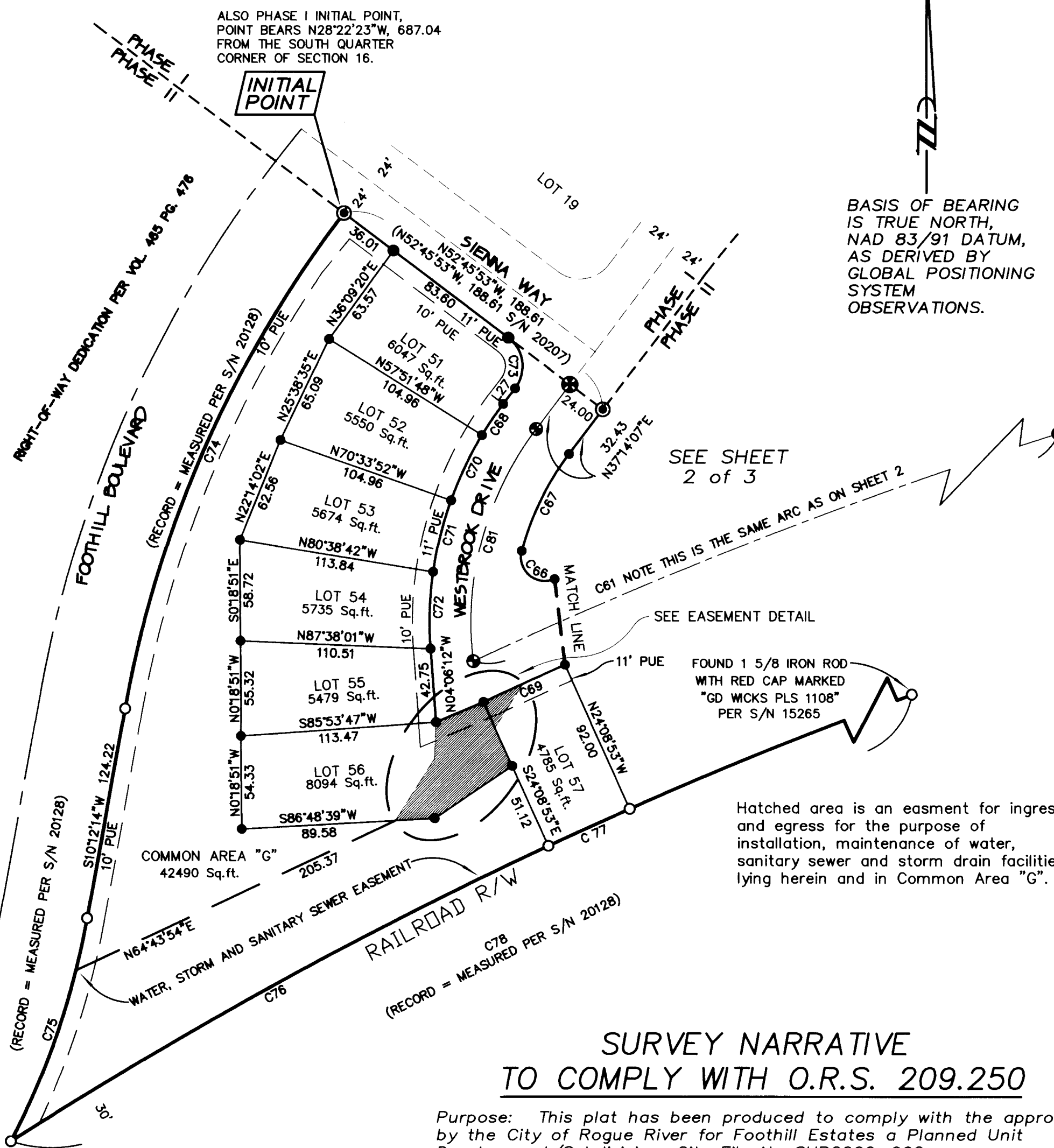


BASIS OF BEARING IS TRUE NORTH, NAD 83/91 DATUM, AS DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS.



NUM	BEARING	DISTANCE
L27	N37°14'07"E	11.43

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C61	15°56'23"	781.89	2810.55	S72°59'06"W	779.38
C66	128°42'13"	31.45	14.00	S49°21'29"E	25.24
C67	22°14'29"	62.89	162.00	S26°06'52"W	62.49
C68	5°57'40"	21.85	210.00	S34°15'17"W	21.84
C69	0°42'31"	52.00	4204.32	S65°33'14"W	52.00
C70	11°26'39"	41.95	210.00	S25°33'07"W	41.88
C71	11°41'08"	42.83	210.00	S13°59'14"W	42.76
C72	12°14'52"	44.89	210.00	S2°01'14"W	44.81
C73	90°00'00"	32.99	21.00	N7°45'53"W	29.70
C74	27°20'31"	317.91	666.20	S23°52'30"W	314.91
C75	17°12'53"	137.98	459.24	N18°48'41"E	137.46
C76	7°35'19"	356.88	2694.55	S61°05'34"W	356.62
C77	1°06'21"	52.00	2694.55	S65°26'23"W	52.00
C78	26°52'33"	1263.94	2694.55	N70°44'11"E	1252.38
C81	44°07'01"	143.22	186.00	S15°10'36"W	139.71



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

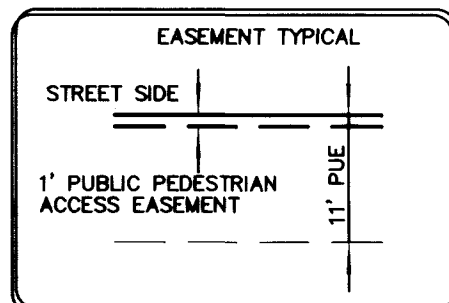
Purpose: This plat has been produced to comply with the approval by the City of Rogue River for Foothill Estates a Planned Unit Development/Subdivision, City File No SUB2006-002.

Procedure: The exterior boundary was established by S/N 20128 and 20207 performed by this office and are on file in the Jackson County Surveyor's office. All monuments were recovered and verified in the production of this plat. Additional monuments have been placed with a Trimble robotic total station for the interior lots and streets as shown hereon.

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

Herbert A. Farber

POINT BEARS N82°58'29"W,
524.20' FROM THE SOUTH
QUARTER CORNER OF SECTION 16



A 1.00 FOOT STRIP INSIDE THE 11.00 FOOT PUE ALONG THE RIGHT OF WAY SHALL BE DEDICATED AS A PUBLIC PEDESTRIAN ACCESS EASEMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

RENEWAL DATE 12-31-13

** RECEIVED **
DATE 7/17/15 BY BP
This survey consists of:
3 sheet(s) Map
5 page(s) Narrative
JACKSON COUNTY SURVEYOR

FOOTHILL ESTATES, PHASE II
PLANNED UNIT DEVELOPMENT /
SUBDIVISION

located in
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TOWNSHIP 36 SOUTH, RANGE 4 WEST
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JACKSON COUNTY, OREGON

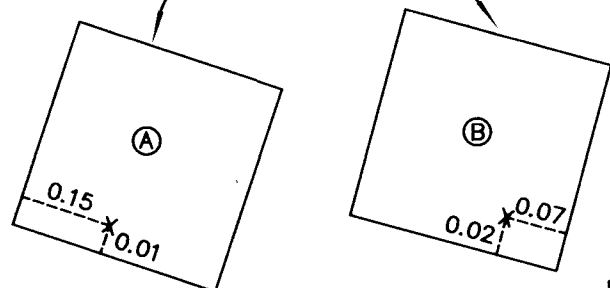
for
McAndrews Properties, LLC
2316 HILLSIDE DRIVE
CENTRAL POINT, OREGON 97502

**** RECEIVED ****
DATE 4/17/15 BY BP
This survey consists of:
3 sheet(s) Map
6 page(s) Narrative
JACKSON COUNTY
SURVEYOR

ALSO PHASE I INITIAL POINT
POINT BEARS N28°22'23"W, 687.04
FROM THE SOUTH QUARTER
CORNER OF SECTION 16.

INITIAL
POINT

NOTE: DETAIL (A) AND DETAIL (B) ARE NOT TO SCALE
X = CORNER LOCATION
4"x4" VINYL POST



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Herbert A. Farber
OREGON
JULY 26, 1985
HERBERT A. FARBER
2189
RENEWAL DATE 12-31-15

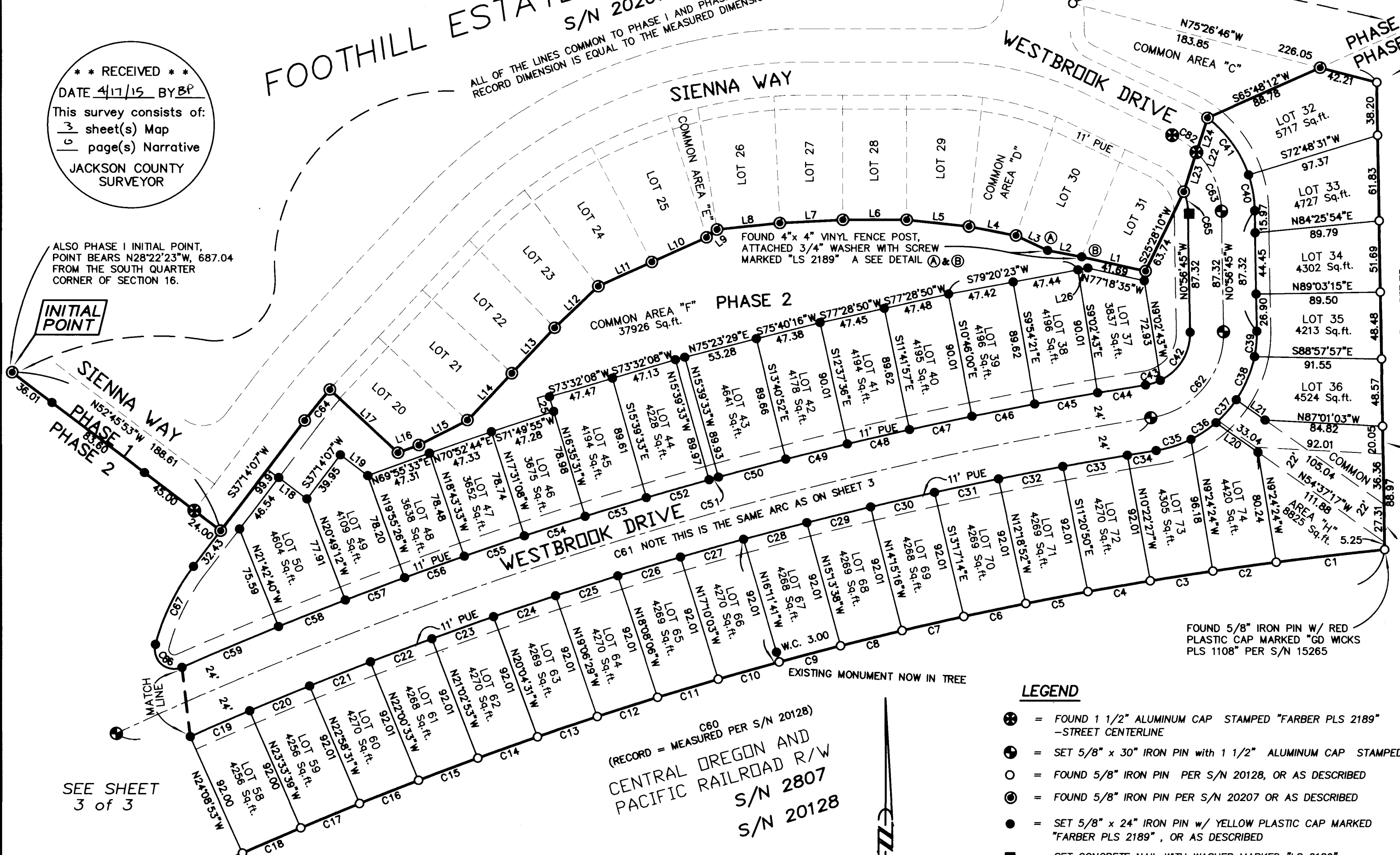
NUM	BEARING	DISTANCE
L1	N77°19'33"W	47.17
L2	N79°17'08"W	25.03
L3	N64°31'50"W	25.17
L4	N79°11'01"W	34.58
L5	N83°50'39"W	45.10
L6	N90°00'00"W	46.00
L7	S87°00'45"W	45.45
L8	S84°07'19"W	45.47
L9	S52°42'23"W	9.39
L10	S65°28'17"W	43.31
L11	S65°28'17"W	42.39
L12	S46°26'58"W	43.67

L13	S43°03'13"W	45.07
L14	S43°03'13"W	46.75
L15	S63°07'12"W	39.33
L16	S69°55'33"W	16.03
L17	N46°56'47"W	67.00
L18	S52°45'53"E	25.38
L19	S52°45'53"E	24.71
L20	N54°37'17"W	37.02
L21	N54°37'17"W	25.35
L22	S17°52'29"W	56.10
L23	N17°52'29"E	30.00
L24	N17°52'29"E	26.10
L25	S16°35'31"E	11.03
L26	S79°20'23"W	7.28

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	1°40'26"	78.72	2694.55	S83°20'15"W	78.72
C2	0°58'42"	46.01	2694.55	S82°00'40"W	46.01
C3	0°58'12"	45.62	2694.55	S81°02'13"W	45.62
C4	0°58'13"	45.63	2694.55	S80°04'00"W	45.63
C5	0°58'12"	45.62	2694.55	S79°05'48"W	45.62
C6	0°58'13"	45.62	2694.55	S78°07'35"W	45.62
C7	0°58'12"	45.62	2694.55	S77°09'23"W	45.62
C8	0°58'13"	45.62	2694.55	S76°11'11"W	45.62
C9	0°58'12"	45.62	2694.55	S75°12'59"W	45.62
C10	0°58'13"	45.63	2694.55	S74°14'46"W	45.63
C11	0°58'12"	45.62	2694.55	S73°16'34"W	45.62
C12	0°58'13"	45.63	2694.55	S72°18'21"W	45.63
C13	0°58'12"	45.62	2694.55	S71°20'08"W	45.62
C14	0°58'13"	45.63	2694.55	S70°21'56"W	45.63
C15	0°58'12"	45.62	2694.55	S69°23'43"W	45.62
C16	0°58'13"	45.63	2694.55	S68°25'30"W	45.63
C17	0°58'25"	45.79	2694.55	S67°27'17"W	45.79
C18	0°58'25"	45.79	2694.55	S66°28'46"W	45.79
C19	0°57'39"	46.73	2786.55	S66°28'07"W	46.73
C20	0°57'39"	46.73	2786.55	S67°25'45"W	46.73
C21	0°58'13"	47.19	2786.55	S68°23'41"W	47.18
C22	0°58'11"	47.17	2786.55	S69°21'53"W	47.17
C23	0°58'13"	47.19	2786.55	S70°20'06"W	47.19
C24	0°58'12"	47.18	2786.55	S71°18'18"W	47.17
C25	0°58'13"	47.19	2786.55	S72°16'31"W	47.19
C26	0°58'12"	47.18	2786.55	S73°14'43"W	47.17
C27	0°58'13"	47.19	2786.55	S74°12'56"W	47.19
C28	0°58'12"	47.17	2786.55	S75°11'08"W	47.17
C29	0°58'13"	47.19	2786.55	S76°09'21"W	47.19
C30	0°58'12"	47.17	2786.55	S77°07'33"W	47.17
C31	0°58'13"	47.19	2786.55	S78°05'45"W	47.19
C32	0°58'12"	47.18	2786.55	S79°03'57"W	47.17
C33	0°58'13"	47.19	2786.55	S80°02'10"W	47.19
C34	0°26'01"	21.08	2786.55	S80°44'17"W	21.08
C35	17°38'35"	26.48	86.00	N72°08'00"E	26.38
C36	14°29'07"	21.74	86.00	N56°04'09"E	21.68
C37	14°46'49"	22.19	86.00	N41°26'11"E	22.12
C38	22°37'40"	33.96	86.00	N22°43'56"E	33.74
C39	12°21'50"	18.56	86.00	N51°14'11"E	18.52
C40	17°30'01"	26.27	86.00	N9°41'45"W	26.17
C41	34°14'19"	51.39	86.00	N35°33'55"W	50.63
C42	65°04'27"	43.16	38.00	N31°35'29"E	40.88
C43	16°49'35"	11.16	38.00	N72°32'30"E	11.12
C44	0°42'27"	35.00	2834.55	S80°36'04"W	35.00
C45	0°55'54"	46.09	2834.55	S79°46'54"W	46.08
C46	0°55'53"	46.08	2834.55	S78°51'00"W	46.08
C47	0°55'48"	46.01	2834.55	S77°55'10"W	46.01
C48	0°55'48"	46.00	2834.55	S76°59'22"W	46.00
C49	0°55'27"	45.72	2834.55	S76°03'45"W	45.72
C50	1°00'52"	50.19	2834.55	S75°05'35"W	50.19
C51	0°08'29"	7.00	2834.55	S74°30'55"W	7.00
C52	0°57'09"	47.12	2834.55	S73°58'05"W	47.12
C53	0°55'48"	46.01	2834.55	S73°01'37"W	46.01
C54	0°55'48"	46.00	2834.55	S72°05'49"W	46.00
C55	0°55'23"	45.67	2834.55	S71°10'13"W	45.67
C56	0°55'23"	45.67	2834.55	S70°14'50"W	45.67
C57	0°55'29"	45.75	2834.55	S69°19'24"W	45.75
C58	1°02'46"	51.75	2834.55	S68°20'16"W	51.75
C59	1°31'29"	75.43	2834.55	S67°03'09"W	75.43
C60	26°52'33"	1263.94	2694.55	S70°44'11"W	1252.38
C61	15°56'23"	781.89	2810.55	S72°59'06"W	779.38
C62	81°54'02"	88.62	62.00	N40°00'16"E	81.27
C63	43°41'06"	47.27	62.00	N22°47'17"W	46.13
C64	3°21'50"	28.94	493.00	S38°55'02"W	28.94
C65	22°18'26"	14.79	38.00	N12°05'58"W	14.70
C66	128°42'13"	31.45	14.00	S49°21'29"E	25.24
C67	22°14'29"	62.89	162.00	S26°06'52"W	62.49
C68	19°54'00"	21.53	62.00	S54°34'50"W	21.43
C62-63	63°35'06"	68.81	62.00	S32°44'17"W	65.33

FOOTHILL ESTATES PHASE I
S/N 20207

ALL OF THE LINES COMMON TO PHASE I AND PHASE II
RECORD DIMENSION IS EQUAL TO THE MEASURED DIMENSION.



FOUND 5/8" IRON PIN W/ RED
PLASTIC CAP MARKED "GD WICKS
PLS 1108" PER S/N 15265

FOUND 4" x 4" VINYL FENCE POST,
ATTACHED 3/4" WASHER WITH SCREW
MARKED "LS 2189" A SEE DETAIL (A) & (B)

FOUND 5/8" IRON PIN W/ RED
PLASTIC CAP MARKED "GD WICKS
PLS 1108" PER S/N 15265

NO 56°45'W 337.73
(RECORD = MEASURED PER S/N 20128)

C60 (RECORD = MEASURED PER S/N 20128)
CENTRAL OREGON AND
PACIFIC RAILROAD R/W
S/N 2807
S/N 20128

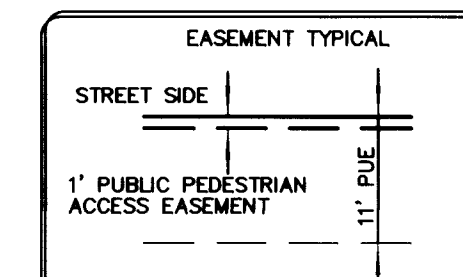
LEGEND

- ⊕ = FOUND 1 1/2" ALUMINUM CAP STAMPED "FARBER PLS 2189"
- STREET CENTERLINE
- ⊙ = SET 5/8" x 30" IRON PIN WITH 1 1/2" ALUMINUM CAP STAMPED "FARBER PLS 2189"
- = FOUND 5/8" IRON PIN PER S/N 20128, OR AS DESCRIBED
- ⊙ = FOUND 5/8" IRON PIN PER S/N 20207 OR AS DESCRIBED
- = SET 5/8" x 24" IRON PIN W/ YELLOW PLASTIC CAP MARKED
"FARBER PLS 2189", OR AS DESCRIBED
- = SET CONCRETE NAIL WITH WASHER MARKED "LS 2189"
- S/N = RECORD FILED SURVEY NUMBER
- W.C. = WITNESS CORNER

- RECORD SURVEY DATA IS SHOWN IN PARENTHESIS ADJACENT TO MEASURED
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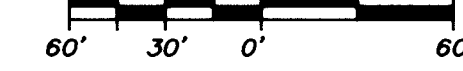
I, Herbert A. Farber, do hereby certify
that this is an exact copy of the original.

Herbert A. Farber



A 1.00 FOOT STRIP INSIDE THE 11.00
FOOT PUE ALONG THE RIGHT OF WAY
SHALL BE DEDICATED AS A PUBLIC
PEDESTRIAN ACCESS EASEMENT.

BASIS OF BEARING
IS TRUE NORTH,
NAD 83/91 DATUM,
AS DERIVED BY
GLOBAL POSITIONING
SYSTEM
OBSERVATIONS.
SCALE: 1" = 60'



Surveyed by:
FARBER & SONS, INC. dba

FARBER
SURVEYING
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DATE: August 19, 2014
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