

SADDLEBROOK MEADOWS

[A REPLAT OF LOTS 6 AND 7 OF JAMES TOWE SUBDIVISION]

Located in Lots 6 & 7 of JAMES TOWE SUBDIVISION and in the N.E. 1/4 of Section 21, T.36S., R.1W., W.M., Jackson County, Oregon

July 13, 2015

*** 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:

Lots Six (6) and Seven (7) of JAMES TOWE SUBDIVISION located in Jackson County, Oregon, according to the official plat thereof, now of record.

Bary D Kaiser
SURVEYOR

SURVEY FOR:
Jon and Kimberly Janakes
2631 Delta Waters Road
Medford, OR. 97504

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

We, EVERGREEN FEDERAL SAVINGS AND LOAN, are the undersigned beneficiary of certain Trust Deed dated February 27, 2015 and recorded March 3, 2015 as Document No. 2015-005990, Official Records of Jackson County, Oregon, affecting the land described herein, hereby release from the lien of said Trust Deed all property shown on Sheet 2 as dedicated to the public for public use.

Alvin K. Francis
Title: Business Development Office

Signed this 21st day of July, 20 15.

Before me: (SIGN) Joela Oetterer
Joela Oetterer NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 475700
MY COMMISSION EXPIRES 2-10-2017

REGISTERED PROFESSIONAL LAND SURVEYOR

Bary D Kaiser

OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-17

*** DECLARATION ***

Known all men by these presents, that JANAKES FAMILY LLC, an Oregon Limited Liability Company, as to Lot Six (6), and JON S. JANAKES and KIMBERLY A. JANAKES, as tenants by the entirety, as to Lot Seven (7), are the owner of the lands hereon described, hereafter referred to as Declarants, have caused the same to be subdivided into lots and streets 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 hereby designates said subdivision as SADDLEBROOK MEADOWS.

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, WE HAVE SET OUR HANDS AND SEALS THIS 21 DAY, OF July, 20 15.

Jon S. Janakes
JON S. JANAKES
Kimberly A. Janakes
KIMBERLY A. JANAKES

STATE OF OREGON)
COUNTY OF JACKSON) ss

Personally appeared the above named JON S. JANAKES and KIMBERLY A. JANAKES, acknowledge the foregoing instrument to be their voluntary act and deed.

Subscribed and sworn to before me this 21st day of July, 20 15.

(SIGN) Joela Oetterer
Joela Oetterer NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 475700
MY COMMISSION EXPIRES 2-10-2017

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 21 DAY, OF July, 20 15.

Jon S. Janakes
JON S. JANAKES
(Member/Manager, Janakes Family LLC, an Oregon Limited Liability Company)

STATE OF OREGON)
COUNTY OF JACKSON) ss

Personally appeared the above named JON S. JANAKES acting as Vice President of Janakes Family LLC, an Oregon Limited Liability Company, acknowledge the foregoing instrument to be his voluntary act and deed and it was signed on behalf of Janakes Family LLC, an Oregon Limited Liability Company.

Subscribed and sworn to before me this 21st day of July, 20 15.

(SIGN) Joela Oetterer
Joela Oetterer NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 475700
MY COMMISSION EXPIRES 2-10-2017

*** APPROVALS ***

Examined and approved this 23rd day of July, 20 15.

Joela Oetterer
JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Development Services. (File No. SUB2013-00048).
4th day of August, 20 15.

KAM Madril
JACKSON COUNTY PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 5th day of August, 20 15.

Alan H. Pender
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 5th day of Aug, 20 15.

Scotty Wilber
TAX COLLECTOR

Examined and approved by the Jackson County Department of Roads and Parks this 30th day of July, 20 15.

Mike Hunt
JACKSON COUNTY ENGINEER

Approved by a Majority for Recording.

Luke Sy 8/11/15
COUNTY COMMISSIONER DATE

*** RECORDER'S CERTIFICATE ***

Filed for record, this 12th day of August, 20 15, at 8:46 o'clock A.m., and recorded in Volume 41 of Plats on page 12 of the Records of Jackson County, Oregon.

By: Christine D. Walker Jean Shultz
COUNTY CLERK DEPUTY

** RECEIVED **
Date 8/12/15 By PB
This survey consists of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

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

SADDLEBROOK MEADOWS

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Located in Lots 6 & 7 of JAMES TOWE SUBDIVISION and in the N.E. 1/4 of Section 21, T.36S., R.1W., W.M., Jackson County, Oregon

July 13, 2015

SURVEY FOR:

Jon and Kimberly Janakes
2631 Delta Waters Road
Medford, OR. 97504

SURVEY BY:

Kaiser Surveying
19754 Highway 62
Eagle Point, OR. 97524

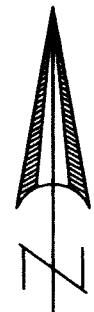
LEGEND

- = Found 5/8" Rebar JAMES TOWE SUBDIVISION
- ⊗ = Found 5/8" Rebar with Brass Cap - Marked "HARDEY ENG. & ASSOC." S.N. 18403
- △ = 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
- JTS = JAMES TOWE SUBDIVISION
- () = Record/JAMES TOWE SUBDIVISION
- (()) = Record/SUMMER HOLLY SUBDIVISION
- x-x- = Fence

EASEMENTS

1. The subject property could be subject to easements, right of way, reservations and restriction retained by the United States of America: as recorded in Vol. 325, Page 83 D.R.
2. Document recorded in Instrument No. 73-06090 1/2 O.R. pertains to sewer lines located in street right-of-ways and affects the South boundary of the subject property. This PUE and sewer easement falls in the 9.5 foot easement shown hereon and on the plat of JAMES TOWE SUBDIVISION. The document grants the sewer lines to White City Sanitary District, or its successors.
3. Property could be subject to covenants, condition, restrictions, and/or easements; but omitting any covenant and restriction, if any, including but not limited to those based upon race, color, religion, sex, handicap, family status, or national origin to the extent such covenants or restrictions is permitted by applicable law, as set forth in the document, recorded in Inst. Nos. 68-03140 O.R. and 77-21091 O.R.

SCALE: 1" = 30'



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

PURPOSE: Subdivision of tracts described in Inst. Nos. 2005-048566 O.R. and 2005-031397 O.R.

PROCEDURE: Equipment used to perform survey was a Nikon DTM 522 total station. The boundaries of subject properties were determined using information and found monuments from the plat of JAMES TOWE SUBDIVISION, Filed Survey No. 19403 and recorded deeds, Instrument Nos. 2005-048566 O.R. and 2005-031397 O.R. Found monuments from mentioned Filed Survey's and found centerline monuments were used to locate desired property boundaries.

CURVE DATA

Δ	R	L	LC
①	90°00'00"	20.00'	31.416' S45°12'00"W, 28.284'
②	90°00'00"	20.00'	31.416' N44°48'00"W, 28.284'
③	90°00'00"	20.00'	31.416' N45°12'00"E, 28.284'
④	90°00'00"	20.00'	31.416' N44°48'00"W, 28.284'
⑤	90°00'57"	20.00'	31.42' S44°48'28"E, 28.288'

RECEIVED
Date 8/12/15 By PB

This survey consists of:
2 sheet(s) Map
2 page(s) Narrative

JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Bary D Kaiser

OREGON JULY 15, 2003 BARY D. KAISER No. 52923

EXP. 6-30-17

I HEREBY CERTIFY THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT

Bary D Kaiser SURVEYOR

