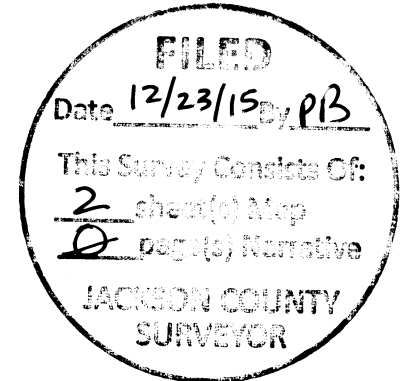


# ANNAPOLIS DRIVE ESTATES

Located in:  
Parcel 2 of Partition Plat P-23-2015  
in the Southeast 1/4 of Section 16,  
Township 37 South, Range 1 West, W.M.,  
in the City of Medford, Jackson County, Oregon



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

KNOW ALL MEN BY THESE PRESENTS THAT APPLE INVESTMENTS, LLC, AN OREGON LIMITED LIABILITY COMPANY, HEREAFTER REFERRED TO AS DECLARANT, IS THE OWNER IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED AND HAS SUB-DIVIDED THE SAME INTO LOTS AND STREETS AS SHOWN HEREON, AND THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUB-DIVISION. DECLARANT HEREBY DEDICATES TO THE PUBLIC FOR PUBLIC USE THE STREETS SHOWN HEREON, TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS (PUE). DECLARANT HEREBY GRANTS TO THE CITY OF MEDFORD AND ITS ASSIGNS, PUBLIC SANITARY SEWER EASEMENTS (PSSE) FOR ACCESS AND MAINTENANCE OF SANITARY SEWER FACILITIES OVER AND ACROSS LOTS 2, 4, 5 AND 6. DECLARANT HEREBY GRANTS TO THE CITY OF MEDFORD AND ITS ASSIGNS, PUBLIC STORM DRAIN EASEMENTS (PSDE) FOR ACCESS AND MAINTENANCE OF STORM DRAIN FACILITIES OVER AND ACROSS LOTS 2, 5, 6, 7 AND 8. DECLARANT HEREBY CREATES FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 4, 5, 6, 7, 8 AND 9, PRIVATE SANITARY SEWER EASEMENTS (SSE) OVER AND ACROSS LOTS 5, 6 AND 7. DECLARANT HEREBY CREATES FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 3, 4 AND 5, A MINIMUM ACCESS EASEMENT (MAE) OVER AND ACROSS LOTS 3, 4, 5 AND 6. DECLARANT HEREBY GRANTS TO THE CITY OF MEDFORD IN FEE SIMPLE THAT AREA PORTRAYED AND DESIGNATED AS A 1-FOOT STREET PLUG. BY ITS APPROVAL OF THIS PLAT, THE CITY OF MEDFORD DECLARES THAT UPON DEDICATION OF THE EXTENSION OF THE AFFECTED STREET, IT THEREBY DEDICATES THE STREET PLUG FOR PUBLIC STREET PURPOSES. DECLARANT HEREBY DESIGNATES SAID SUBDIVISION AS ANNAPOLIS DRIVE ESTATES.

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

STATE OF OREGON )  
COUNTY OF JACKSON )SS

I, DARRELL L. HUCK, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS PROVIDED BY LAW THE TRACT OF LAND HEREON SHOWN AND THE PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE BOUNDARY LINES:

PARCEL 2 OF PARTITION PLAT NO. P-23-2015, RECORDED JUNE 24, 2015 IN THE RECORD OF PARTITION PLATS IN JACKSON COUNTY, OREGON, AND FILED AS SURVEY NO. 21744 IN THE OFFICE OF THE COUNTY SURVEYOR.

Darrell L. Huck  
SURVEYOR

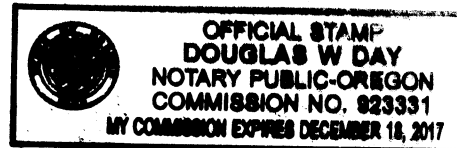
APPLE INVESTMENTS, LLC.

STATE OF OREGON )  
COUNTY OF JACKSON )SS

BY: [Signature]  
LEN MERRYMAN  
MANAGING MEMBER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS 23<sup>rd</sup> DAY OF November, 2015, BY LEN MERRYMAN, KNOW TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF APPLE INVESTMENTS, LLC.

BEFORE ME:



[Signature]  
NOTARY

SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250  
OREGON REVISED STATUTES

PURPOSE: TO SURVEY, MONUMENT AND RECORD A SUBDIVISION PLAT FOR ANNAPOLIS DRIVE ESTATES, A LAND DIVISION APPROVED BY THE CITY OF MEDFORD PLANNING DEPARTMENT (FILE NO. LDS 14-072/E-14-073).

PROCEDURE: THE OUTSIDE BOUNDARY OF THIS SUBDIVISION WAS CREATED AS PARCEL 2 OF PARTITION PLAT P-23-2015 RECORDED AS SURVEY NO. 21744 IN JUNE OF 2015. THE MONUMENTS FROM THIS SURVEY WERE RECOVERED AND MONUMENTS REFERENCING THE NEW LOT AND STREET CONFIGURATION WERE SET. THIS PROPERTY IS CURRENTLY DESCRIBED IN DOCUMENT NO. 2015-022031, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.

EQUIPMENT USED: TRIMBLE S6 ROBOTIC INSTRUMENT.

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

MEDFORD CITY PLANNING:  
(FILE NO. LDS 14-072/E 14-073)

I CERTIFY THAT, PURSUANT TO AUTHORITY GRANTED IN ORDINANCE NO. 5785 THIS PLAT IS HEREBY APPROVED.

[Signature] 12/16/15  
PLANNING DIRECTOR DATE

EXAMINED AND APPROVED THIS 8 DAY OF DECEMBER, 2015.

[Signature] [Signature]  
CITY ENGINEER CITY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 23 DAY OF December, 2015.

[Signature] 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 THIS 23<sup>rd</sup> DAY OF December, 2015.

[Signature]  
TAX COLLECTOR

APPROVED FOR RECORDING:

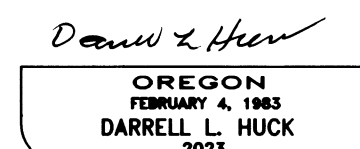
[Signature] 12/23/15  
COUNTY COMMISSIONER/ADMINISTRATOR DATE

RECORDER:

FOR ORDER OF THE COUNTY COURT APPROVING THIS PLAT SEE VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ OF COUNTY COMMISSIONERS JOURNAL OF PROCEEDINGS.

FILED FOR RECORD THIS 23<sup>rd</sup> DAY OF December, 2015 AT 3:30 O'CLOCK P.M.  
AND RECORDED IN VOLUME 41 OF PLATS AT PAGE 20 OF RECORDS OF JACKSON COUNTY, OREGON.

[Signature] [Signature]  
COUNTY CLERK DEPUTY



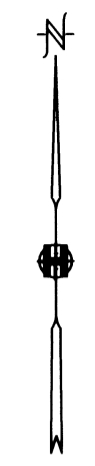
Expires 6/30/2017

I certify this plat to be an exact photocopy of the original.  
[Signature]  
SURVEYOR

# ANNAPOLIS DRIVE ESTATES

Located in:  
 Parcel 2 of Partition Plat P-23-2015  
 in the Southeast 1/4 of Section 16,  
 Township 37 South, Range 1 West, W.M.,  
 in the City of Medford, Jackson County, Oregon

**FILED**  
 Date 12/23/15 By PB  
 This Survey Consists Of:  
 2 sheet(s) Map  
 8 page(s) Narrative  
**JACKSON COUNTY**  
**SURVEYOR**



**LOT SIZE**

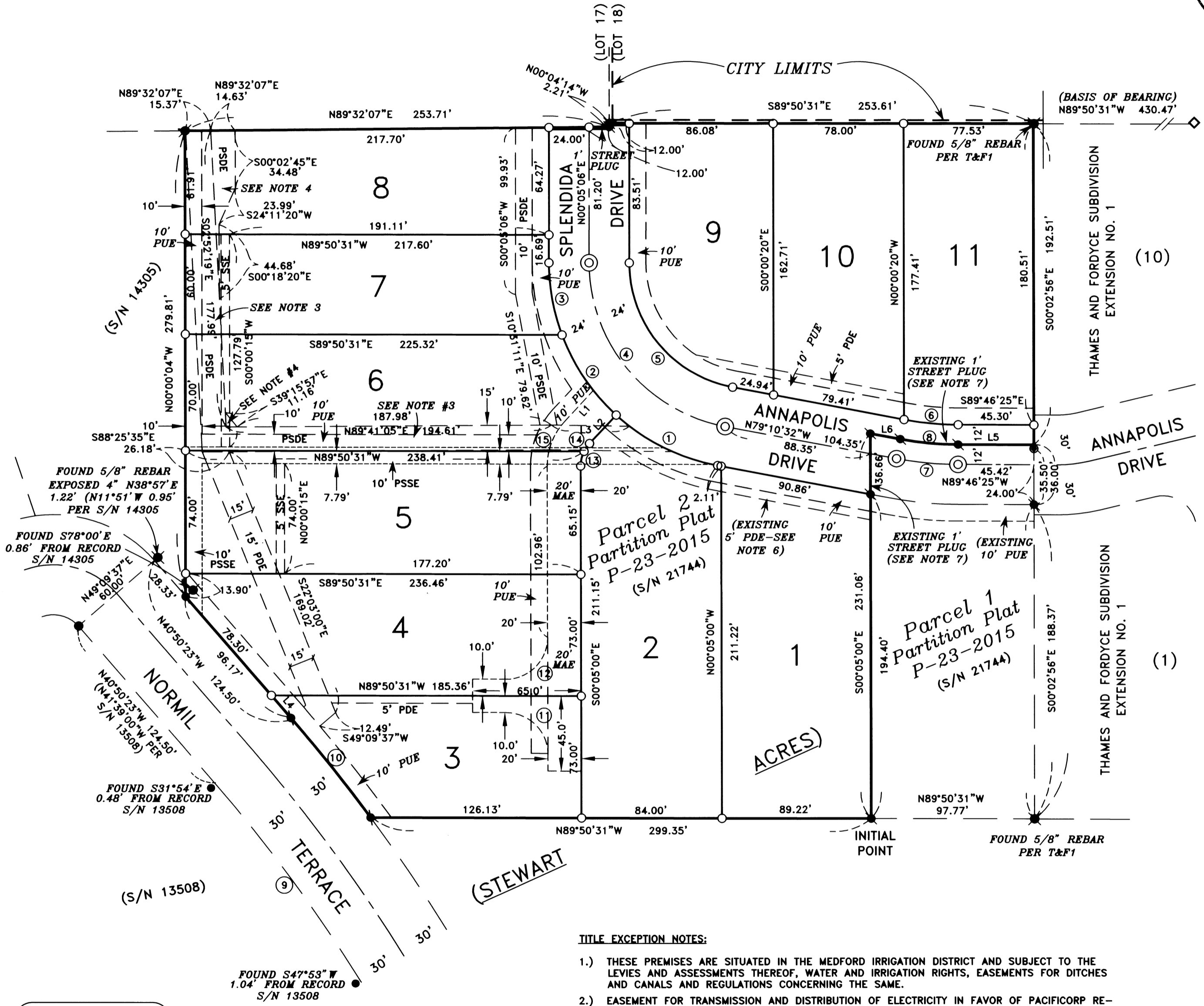
LOT NO.	SQUARE FEET
1	18,094
2	18,874
3	11,305
4	15,752
5	17,500
6	16,903
7	13,165
8	13,732
9	12,537
10	13,265
11	13,970

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S42°54'54"W	24.88'
L2	S42°54'54"W	23.37'
L3	N89°41'05"E	46.64'
L4	N40°50'23"W	17.87'
L5	N89°46'25"W	45.36'
L6	N79°10'32"W	18.32'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	31°47'02"	124.00'	68.79'	67.91'	S63°17'01"E
2	27°01'51"	124.00'	58.50'	57.96'	S33°52'34"E
3	20°26'45"	124.00'	44.25'	44.01'	S10°08'16"E
4	79°15'38"	100.00'	138.34'	127.57'	N39°32'43"W
5	79°15'37"	76.00'	105.14'	96.95'	N39°32'43"W
6	10°35'53"	176.00'	32.56'	32.51'	N84°28'28"W
7	10°35'53"	200.00'	36.99'	36.94'	N84°28'28"W
8	10°35'53"	188.00'	34.77'	34.73'	N84°28'28"W
9	09°09'00"	924.93'	147.71'	147.55'	S36°15'23"E
10	04°26'31"	984.93'	76.36'	76.34'	N38°37'07"W
11	89°45'31"	25.00'	39.16'	35.28'	S44°57'46"E
12	89°45'31"	25.00'	39.38'	35.43'	N45°02'14"E
13	26°14'18"	20.00'	9.16'	9.08'	S13°02'09"W
14	16°45'36"	20.00'	5.85'	5.83'	S34°32'07"W
15	42°59'53"	40.00'	30.02'	29.32'	N21°24'57"E



HOFFBUHR & ASSOCIATES, INC.  
 880 GOLF VIEW DRIVE, SUITE 201  
 (541) 779-4641  
 MEDFORD, OREGON 97504

BY: DARRELL L. HUCK PLS No. 2023  
 SCALE: 1" = 50' DATE: JULY 16, 2015  
 BASIS OF BEARING: NORTH LINE EAST TERRACE ESTATES

- = SET 5/8"x24" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊗ = SET 5/8"x30" REBAR WITH PLASTIC CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊙ = SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "HOFFBUHR & ASSOC. INC."
- = FOUND LEAD PLUG, TACK AND METAL WASHER STAMPED "HUCK LS 2023" IN CONCRETE.
- ⊗ = FOUND 5/8" IRON ROD AS DESCRIBED.
- = FOUND 5/8" REBAR WITH CAP STAMPED "HOFFBUHR AND ASSOC., INC." PER S/N 21744.
- = FOUND 5/8" REBAR WITH CAP STAMPED "D. HUCK LS 2023" PER S/N 14305.
- = FOUND 5/8" REBAR WITH CAP STAMPED "D. HUCK LS 2023" PER S/N 13508.
- ◇ = FOUND 5/8" REBAR WITH CAP STAMPED "HOFFBUHR & ASSOC., INC." PER EAST TERRACE ESTATES PLAT.
- PUE = EASEMENT FOR PUBLIC UTILITIES, STORM DRAINAGE, GAS, WATER, ELECTRIC, TELEPHONE, CABLE TELEVISION AND SANITARY SEWER CONSTRUCTION AND MAINTENANCE.
- PSDE = PUBLIC STORM DRAINAGE EASEMENT BEING CREATED HEREON
- PDE = PRIVATE STORM DRAINAGE EASEMENT BEING CREATED HEREON
- PSSE = PUBLIC SANITARY SEWER EASEMENT BEING CREATED HEREON
- SSE = PRIVATE SANITARY SEWER EASEMENT BEING CREATED HEREON
- MAE = MINIMUM ACCESS EASEMENT BEING CREATED HEREON
- T&F1 = THAMES AND FORDYCE SUBDIVISION EXTENSION NO.1
- S/N = FILED SURVEY NUMBER
- W.C. = WITNESS CORNER

- TITLE EXCEPTION NOTES:**
- 1.) THESE PREMISES ARE SITUATED IN THE MEDFORD IRRIGATION DISTRICT AND SUBJECT TO THE LEVIES AND ASSESSMENTS THEREOF, WATER AND IRRIGATION RIGHTS, EASEMENTS FOR DITCHES AND CANALS AND REGULATIONS CONCERNING THE SAME.
  - 2.) EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY IN FAVOR OF PACIFICORP RECORDED OCTOBER 18, 1995 AS INSTRUMENT NO. 95-29728 (SPECIFIC LOCATION NOT GIVEN.)
  - 3.) TEMPORARY EASEMENT FOR STORM DRAINAGE IN FAVOR OF THE CITY OF MEDFORD RECORDED APRIL 22, 2008 AS INSTRUMENT NO. 2008-015116. (SHOWN TO WESTERLY RIGHT-OF-WAY LINE OF ANNAPOLIS DRIVE-PERMANENT EASEMENT GRANTED HEREON)
  - 4.) TEMPORARY EASEMENT FOR STORM DRAINAGE IN FAVOR OF THE CITY OF MEDFORD RECORDED MAY 15, 2008 AS INSTRUMENT NO. 2008-018518. (SHOWN-PERMANENT EASEMENT GRANTED HEREON)
  - 5.) 10' EASEMENT FOR PUBLIC UTILITIES AS SHOWN ON RECORDED PLAT/PARTITION.
  - 6.) 5' EASEMENT FOR PRIVATE STORM DRAIN AS SHOWN ON RECORDED PLAT/PARTITION.
  - 7.) LIMITATIONS OF ACCESS TO ANNAPOLIS DRIVE AS SHOWN ON PARTITION PLAT P-25-2015. (TO BE EXTINGUISHED UPON CITY OF MEDFORD'S ACCEPTANCE OF THIS PLAT).

REGISTERED PROFESSIONAL LAND SURVEYOR

Darrell L. Huck  
 OREGON  
 FEBRUARY 4, 1983  
 DARRELL L. HUCK  
 2023  
 Expires 6/30/2017

I certify this plat to be an exact photocopy of the original.  
 Darrell L. Huck  
 SURVEYOR