

*** APPROVALS ***

ANJOU VIEW SUBDIVISION, PHASES 1 & 2 ** RECORDER'S CERTIFICATE **

File LDS-13-067

I certify that pursuant to authority granted in Ordinance No. 5785 this plat is hereby approved.

In the S.E. 1/4 of Sec. 35, T.37S., R.2W., W.M. & in the City of Medford Jackson County, Oregon (Planning File No. LDS-13-067)

Filed for record this 14th day of July, 2016, at 2:34 o'clock P.M., and recorded in Volume 42 of Plats at Page 21

of the records of Jackson County, Oregon and recorded as Document No. 2016-022536 Official Records of Jackson County, Oregon.

Bianca Pottou Acting Planning Director July 6, 2016 Date

EXAMINED AND APPROVED this 29 day of JUNE, 2016

[Signature] City Engineer [Signature] City Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 as of JUNE 29 July 14 2016

[Signature] Deputy Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of July 14th, 2016

[Signature] Deputy Tax Collector

SURVEY FOR: MCJOYA PROPERTIES AND DEVELOPMENT, LLC 685 MARKET ST. MEDFORD, OR 97504

SURVEY BY: L.J. FRIAR & ASSOCIATES, P.C. CONSULTING LAND SURVEYORS P.O. BOX 1947 PHOENIX, OR 97535 PHONE: (541) 772-2782 EMAIL: LJFRIAR@CHARTER.NET

[Signature] County Clerk [Signature] Deputy

Covenants, Conditions and Restrictions recorded as Document No. 2016-022535 ORJCO.

*** SURVEYOR'S CERTIFICATE ***

I, JAMES E. HIBBS, A REGISTERED LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED, WITH PROPER MONUMENTS AS PROVIDED BY LAW, THE TRACT OF LAND SHOWN HEREON, SAID PLAT BEING AN ACCURATE REPRESENTATION OF THE SAME, AND THAT THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE EXTERIOR BOUNDARY LINES:

Commencing at the Southeast corner of Donation Land Claim No. 41, Township 38 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence North 45°18'29" East, 1479.97 feet to a 5/8 inch iron pin at the Southeast corner of that tract described in Document No. 2014-030684, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the South line of said tract, South 89°55'07" West (record WEST), 502.02 feet to a 5/8 inch iron pin at the Southwest corner thereof; thence along the West line thereof, North 00°03'45" West, 309.75 feet (record NORTH, 309.75 feet) to the Northwest corner thereof; thence along the North line thereof, North 89°55'07" East (record EAST), 502.02 feet to the Northeast corner thereof; thence along the East line thereof, South 00°03'45" East, 309.75 feet (record SOUTH, 309.75 feet) to the initial point of beginning.

*** DECLARATION ***

Know all men by these presents that MCJOYA PROPERTIES AND DEVELOPMENT, LLC, is the owner in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate and had subdivided the same into the Lots and streets as shown on Sheet 2 and (1) does hereby dedicate to the public for public use under the jurisdiction of the City of Medford, the Streets (Westwood Drive and Tivoli Drive), the Thomas Road right of way dedication together with the Public Utility Easements (PUE) and Public Storm Drainage Easement (SDE) and (2) do hereby grant to the City of Medford in fee the one foot Street Plugs (1SP) that will automatically be dedicated to the public as street right of way upon dedication of the extension of Tavoli Drive and (3) does hereby designate said Subdivision as ANJOU VIEW SUBDIVISION, PHASES 1 & 2. This Subdivision shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this plat.

Terry W. Smith, Member MCJOYA PROPERTIES AND DEVELOPMENT, LLC

Chris R. McIntosh, Member MCJOYA PROPERTIES AND DEVELOPMENT, LLC

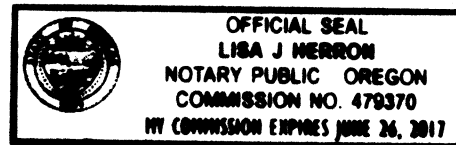


STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named Terry W. Smith and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of McJoya Properties and Development, LLC.

Dated this 27th day of June, 2016

[Signature] Notary Public - Oregon Commission No. 479370 My Commission Expires June 26, 2017

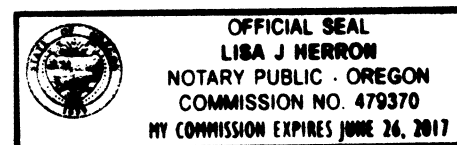


STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named Chris McIntosh and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of McJoya Properties and Development, LLC.

Dated this 27th day of June, 2016

[Signature] Notary Public - Oregon Commission No. June 26, 2017 #479370 My Commission Expires June 26, 2017



* AFFIDAVIT OF CONSENT *

From Viking Distributing Co., Inc. Profit Sharing Plan and Trust recorded as Doc. #2016-022534 ORJCO.

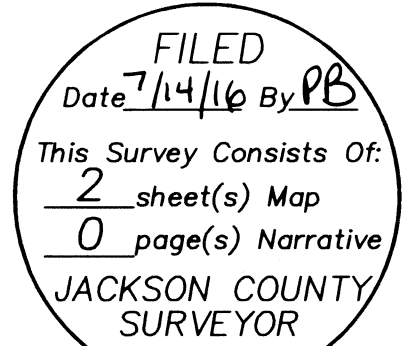
I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

[Signature] SURVEYOR

APPROVED FOR RECORDING.

[Signature] COUNTY COMMISSIONER/ADMINISTRATOR

7/14/16 DATE



SHEET 1 OF 2

22030

SURVEY FOR:
MCJOYA PROPERTIES AND
DEVELOPMENT, LLC
685 MARKET ST.
MEDFORD, OR 97504

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
EMAIL: LJFRIAR@CHARTER.NET

DATE:
JUNE 27, 2016

ANJOU VIEW SUBDIVISION, PHASES 1 & 2

In the S.E. 1/4 of Sec. 35, T.37S., R.2W., W.M. &
in the City of Medford Jackson County, Oregon
(Planning File No. LDS-13-067)

LEGEND:

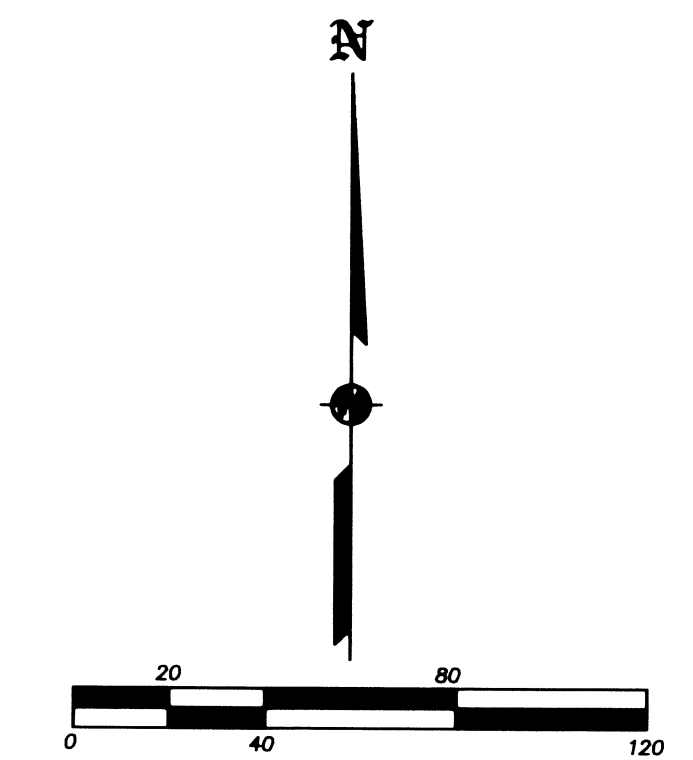
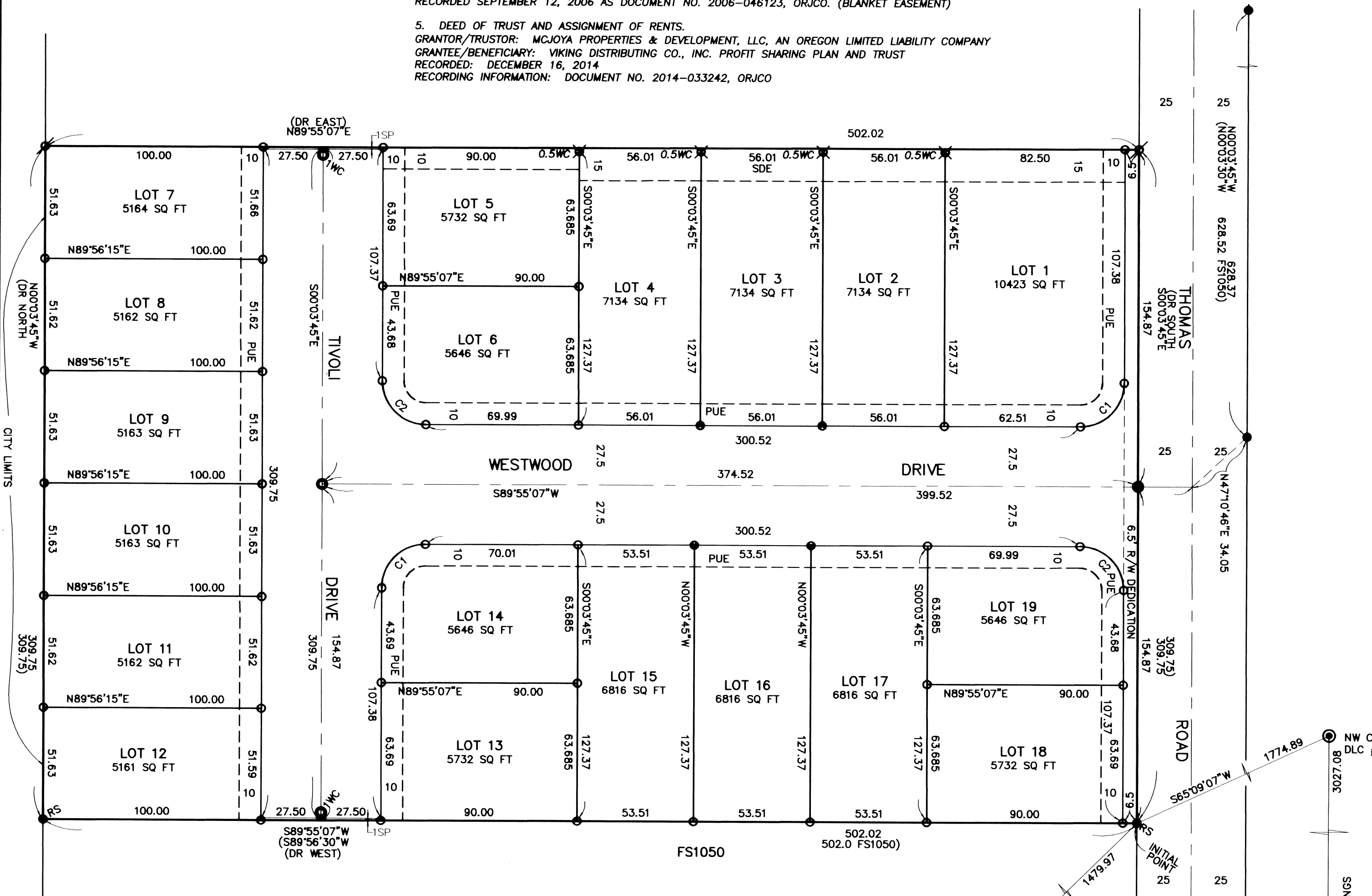
- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER RE-ESTAB'S.
- = FD. 5/8" IRON PIN PER FS1050.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊠ = SET MAG NAIL & BRASS TAG MKD. L.J. & FRIAR ASSOC. IN TOP OF CONCRETE WALL.
- ⦿ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- () = RECORD DATA AS SHOWN.
- DR = DEED RECORD DATA PER DOC. 2014-030684, ORJCO.
- FS = FILED SURVEY #.
- X- = FENCE LINE.
- 1WC = 1.00 FOOT WITNESS CORNER MONUMENT.
- 1SP = ONE FOOT STREET PLUG.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- SDE = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.
- C1 = SEE COURSE DATA TABLE.
- DLC = DONATION LAND CLAIM.
- R/W = RIGHT OF WAY.
- SQ FT = SQUARE FEET.
- 0.5WC = 0.50' WITNESS CORNER MONUMENT.
- RS = FOUND MONUMENT DESTROYED BY CONSTRUCTION. RESET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

EXCEPTIONS PER PUBLIC RECORD REPORT FOR NEW SUBDIVISION

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. THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.
3. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: VOLUME 175, PAGE 27, JCDR
FOR: DITCH PURPOSES (NO SPECIFIC LOCATION GIVEN)
4. RESTRICTIVE COVENANTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS IMPOSED BY JACKSON COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT, THROUGH THE JACKSON COUNTY LAND DEVELOPMENT ORDINANCE, AND RECORDED SEPTEMBER 12, 2006 AS DOCUMENT NO. 2006-046123, ORJCO. (BLANKET EASEMENT)
5. DEED OF TRUST AND ASSIGNMENT OF RENTS.
GRANTOR/TRUSTOR: MCJOYA PROPERTIES & DEVELOPMENT, LLC, AN OREGON LIMITED LIABILITY COMPANY
GRANTEE/BENEFICIARY: VIKING DISTRIBUTING CO., INC. PROFIT SHARING PLAN AND TRUST
RECORDED: DECEMBER 16, 2014
RECORDING INFORMATION: DOCUMENT NO. 2014-033242, ORJCO

BASIS OF BEARINGS:

THE MEADOWS OF GRIFFIN CREEK (FS16476) AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'



COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	89°58'52"	31.41	20.00	N44°55'41"E 28.28
C2	90°01'08"	31.42	20.00	N45°04'19"W 28.29

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

SW COR. DLC #39

NW COR. DLC #81

INITIAL POINT

SE COR. DLC #41

372W35DC TL300

REGISTERED PROFESSIONAL LAND SURVEYOR

JAMES E. HIBBS

OREGON JULY 17, 1986

RENEWAL DATE 6-30-17

FILED Date 7/14/16 By PS

This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative

JACKSON COUNTY SURVEYOR

SHEET 2 OF 2

THIS PLAT WAS PREPARED USING AN HP450C DESIGNJET WITH 51640A INKJET INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

22030
16R/20