

***** APPROVALS *****

FILE NO. SUB2006-00059
EXAMINED AND APPROVED by the Jackson County Department of Planning and Development
this 2ND day of SEPTEMBER, 20 16.

Attest: [Signature]
Planning Director

EXAMINED AND APPROVED as required by ORS 92.100 as of August 24, 20 16.

[Signature]
County Surveyor

EXAMINED AND APPROVED this 30th day of August, 20 16.

[Signature]
County Engineer

EXAMINED AND APPROVED as required by ORS 92.100 (d) as of Sept. 7th, 20 16.

[Signature] Deputy
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid

as of Sept 7th, 20 16.

[Signature] Tax Deputy
Tax Collector

***** DECLARATION *****

Know all men by these presents that BOB FELLOWS CONSTRUCTION, LLC, an Oregon limited liability company, (1) is the owner in fee of the land shown on this Plat, more particularly described in the Surveyor's Certificate, and (2) has subdivided the same into the Lots and Streets as shown on Sheet 2, and (3) that the size of the Lots and the course and length of all lines are plainly set forth, and (4) that this Plat is a correct representation of the Subdivision, and (5) does hereby dedicate to the public for public use the Streets together with those easements shown on Sheet 2 labeled as Public Utility Easement (PUE) and Public Storm Drainage Easement (SDE) and (6) does hereby make and establish the Private Storm Drainage Easements (PSDE1, PSDE2, PSDE 3 & PSDE 4) for the benefit and use by the Lots as noted and the Shared Driveway Easement (DE) for the benefit of and use by the Lots as noted and (7) does hereby make and establish the Irrigation Easement for the benefit of Rogue River Irrigation District to maintain their facilities and (8) does hereby designate said Subdivision as LISK ESTATES, PHASE 2.

[Signature]
BOB FELLOWS, Manager
Bob Fellows Construction, LLC

STATE OF OREGON)
COUNTY OF JACKSON) SS.

Personally appeared the above named BOB FELLOWS and acknowledged the foregoing to be his voluntary act and deed and was signed on behalf of Bob Fellows Construction, LLC.

Dated this 19th day of August, 20 16.

[Signature]
Suzanne Marie Lunsford Notary Public - Oregon

Commission No. 933244

My Commission Expires 10-20-18

LISK ESTATES, PHASE 2
A Subdivision being a re-plat of a portion of
Lot 171 Roguelands Irrigated Orchard Tracts &
located in the N.E. 1/4 of Sec. 16, T.36S, R.1W., W.M.
White City Jackson County, Oregon
(File No. SUB2006-00059)

SURVEY FOR:

BOB FELLOWS CONST., LLC
2950 PHILLIPS WAY
CENTRAL POINT, OR 97502

DATE:

AUGUST 5, 2016

SURVEY BY:

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

***** RECORDER'S CERTIFICATE *****

Filed for record this 13th day of September, 20 16 at 1:42
o'clock P.M., and recorded in Volume 42 of Plats at Page 24 of the
Records of Jackson County, Oregon and Document No. 2016-030135 ORJCO.

[Signature] County Clerk
[Signature] Deputy

Covenants, Conditions and Restrictions recorded as Doc. #2008-009017, 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:

Beginning at the Southeast corner of LISK ESTATES, PHASE 1, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the East line of said PHASE 1 the following seven (7) courses: North 00°04'37" West, 211.41 feet (record North 00°02'00" West, 211.46 feet); thence North 46°53'17" East, 29.13 feet (record North 46°49'03" East, 29.09 feet); thence North 46°38'35" East, 29.00 feet (record North 46°49'03" East, 29.09 feet); thence North 00°00'26" West (record North 00°02'32" West), 210.00 feet; thence North 00°22'00" East (record North 00°28'24" East), 20.00 feet; thence North 00°19'58" East (North 00°28'24" East), 20.00 feet; thence North 00°01'36" West, 210.91 feet (record North 00°02'32" West, 211.00 feet); thence North 32°16'24" East, 23.59 feet (record North 32°17'56" East, 23.595 feet); thence North 33°06'49" East, 23.81 feet (record North 32°17'56" East, 23.595 feet); thence North 00°15'06" West, 115.85 feet (record North 00°02'00" West, 115.77 feet) to the Northeast corner of said PHASE 1; thence along the North line of that tract described in Document No. 2013-031974, Official Records of Jackson County, Oregon, North 89°59'14" East, 262.16 feet (record North 89°58'00" East, 261.95 feet) to the Northeast corner thereof; thence along the East line thereof, South 00°02'41" East, 657.925 feet (record South 00°03'05" East, 658.07 feet) to the Northeast corner of that tract described in Document No. 2006-009274, said Official Records; thence along the North line thereof, North 89°44'35" West, 102.96 feet (record North 89°45'00" West, 103.00 feet) to the Northwest corner thereof; thence along the West line thereof, South 00°00'59" East, 211.36 feet (record South 00°03'05" East, 211.455 feet) to the Southwest corner thereof; thence along the North line of Avenue "H", North 89°46'26" West, 227.05 feet (record North 89°45'00" West, 227.20 feet) to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-17

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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREETS OF LISK ESTATES, PHASE 2. SEE JACKSON COUNTY FILE #SUB2006-00059.

PROCEDURE: USING TRIMBLE R6 & R8 G.P.S. RECEIVERS, TIED MONUMENTS ESTABLISHED BY FS14199, 19089 & 19961 (LISK ESTATES, PHASE 1). THESE MONUMENTS WERE HELD IN THEIR FOUND POSITION TO FIX THE EXTERIOR OF PHASE 2. COMPUTED THE INTERIOR LOT & STREET R/W CORNER POSITIONS AND SET MONUMENTS AS SHOWN ON SHEET 2.

APPROVED BY MAJORITY FOR RECORDING.

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

[Signature]
SURVEYOR

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

9-13-16
DATE

FILED
Date 9/13/16 PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 1 OF 2

15140FM

22072

SURVEY FOR:

BOB FELLOWS CONST., LLC
2950 PHILLIPS WAY
CENTRAL POINT, OR 97502

DATE:

AUGUST 5, 2016

LISK ESTATES, PHASE 2
A Subdivision being a re-plot of a portion of
Lot 171 Roguelands Irrigated Orchard Tracts &
located in the N.E. 1/4 of Sec. 16, T.36S, R.1W, W.M.
White City Jackson County, Oregon
(File No. SUB2006-00059)

SURVEY BY:

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

LEGEND:

- = FD. MONUMENT PER FS1017 AS NOTED.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. SMITH PLS2011 PER FS9873.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. LJ FRIAR & ASSOC. PER FS19089 OR LEP1.
- = FD. 5/8" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. PER LEP1
- = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET MAG NAIL & BRASS TAG MKD. LJ FRIAR & ASSOC. IN CONCRETE.
- = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.

- C1/L1 = SEE COURSE DATA TABLE.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- JCDR = JACKSON COUNTY DEED RECORDS.
- LEP1 = LISK ESTATES PHASE 1 (FS19961).
- PI = POINT OF INTERSECTION.
- DE(8) = SHARED DRIVEWAY EASEMENT PER THIS PLAT (LOTS BENEFITTING).
- PSDE1 = 5' WIDE PRIVATE STORM DRAINAGE EASEMENT FOR LOTS 36-38 PER THIS PLAT.
- PSDE2 = 5' WIDE PRIVATE STORM DRAINAGE EASEMENT FOR LOTS 39-45 PER THIS PLAT.
- PSDE3 = 5' WIDE PRIVATE STORM DRAINAGE EASEMENT FOR LOT 41 PER THIS PLAT.
- PSDE4 = 5' WIDE PRIVATE STORM DRAINAGE EASEMENT FOR LOT 44 PER THIS PLAT.
- SDE = RECORD DATA PER LEP1.
- 1WC = RECORD DATA PER FS19089.
- 2WC = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.
- IE = 1" WITNESS CORNER MONUMENT.
- IE = 20" WITNESS CORNER MONUMENT.
- IE = 2" WITNESS CORNER MONUMENT.
- IE = IRRIGATION EASEMENT TO ROGUE RIVER IRRIGATION DISTRICT PER THIS PLAT.

BASIS OF BEARINGS:

LISK ESTATES PHASE 1 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 50'

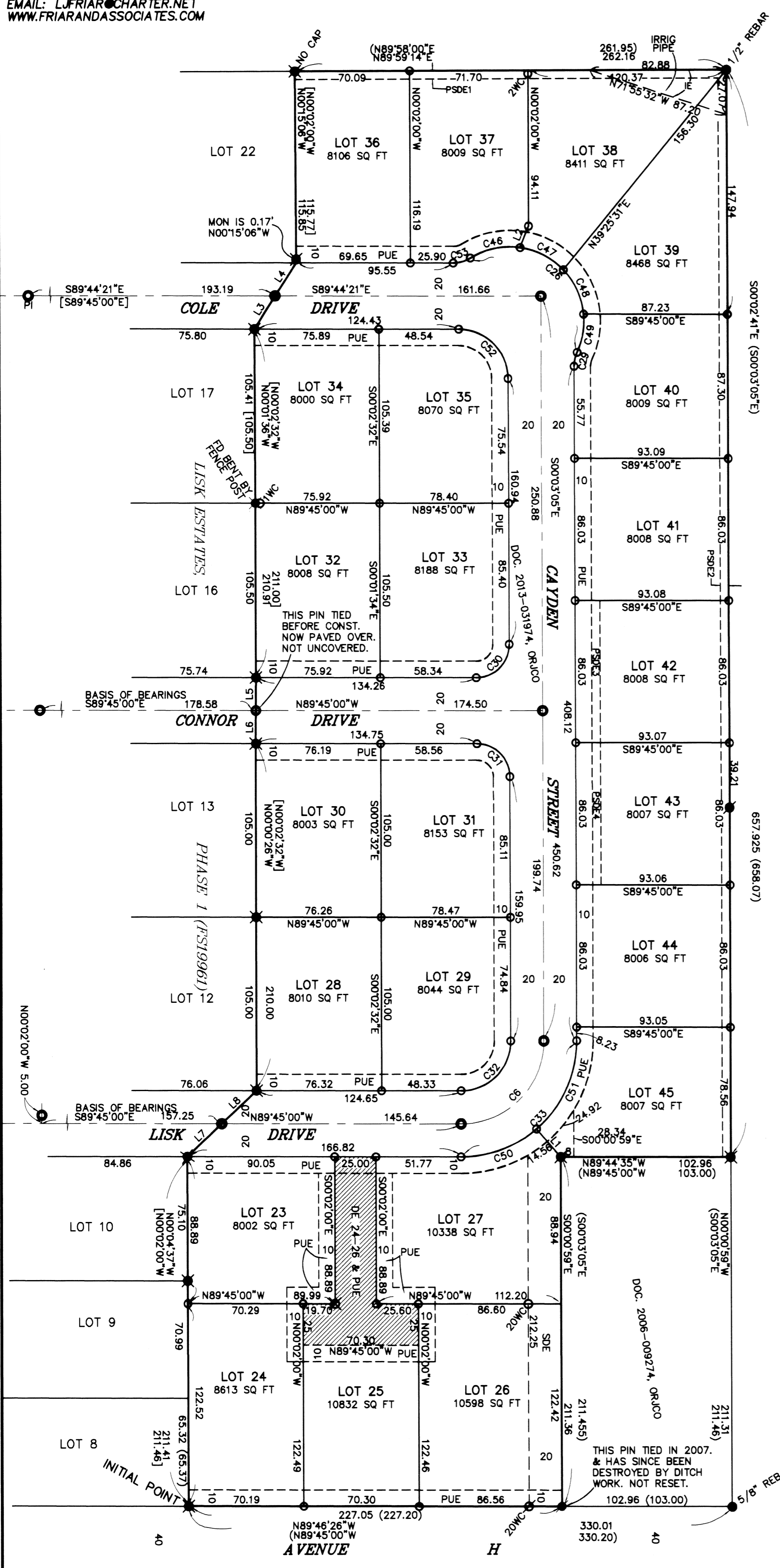
EASEMENTS PER SUBDIVISION GUARANTEE

- 1) EASEMENTS PER V.325, P.83, JCDR CANNOT BE DEFINITELY LOCATED BUT MAY AFFECT THE SUBJECT PROPERTY.
- 2) POWER EASEMENTS PER V.456, P.164 & V.458, P.306, JCDR CANNOT BE DEFINITELY LOCATED BUT MAY AFFECT THE SUBJECT PROPERTY.

COURSE DATA TABLE

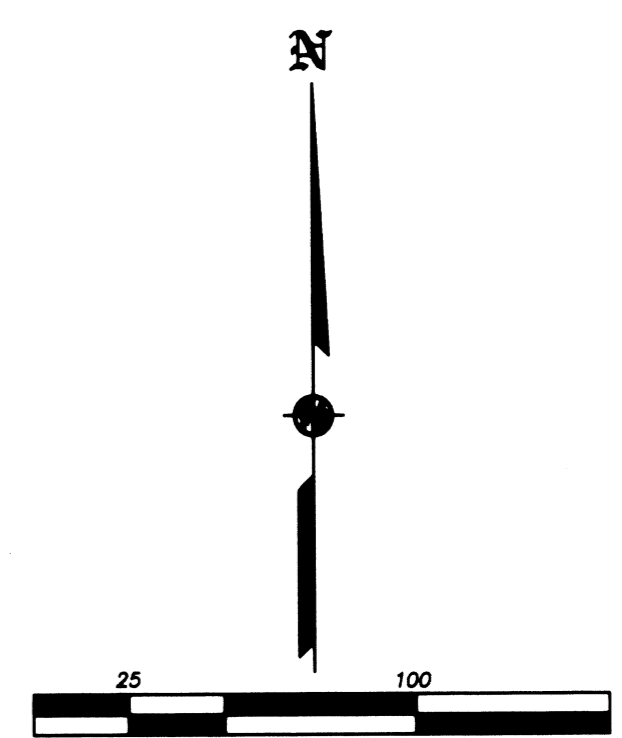
NUM	DELTA	ARC	RADIUS	CHORD
C6	90°18'05"	78.80	50.00	N45°05'58"E 70.90
C26	146°19'13"	114.92	45.00	N48°16'28"W 86.14
C29	24°56'13"	8.70	20.00	S12°25'02"W 8.64
C30	90°18'05"	31.52	20.00	N45°05'58"E 28.36
C31	89°41'55"	31.31	20.00	N44°54'02"W 28.21
C32	90°18'05"	47.28	30.00	N45°05'58"E 42.54
C33	90°18'05"	110.32	70.00	N45°05'58"E 99.25
C46	38°57'58"	31.39	45.00	S78°21'20"W 30.76
C47	38°11'50"	30.00	45.00	N62°33'46"W 29.45
C48	38°11'50"	30.00	45.00	N24°21'56"W 29.45
C49	30°09'10"	23.68	45.00	N09°48'34"E 23.41
C50	40°46'30"	49.82	70.00	N69°51'45"E 48.77
C51	49°31'35"	60.51	70.00	N24°42'43"E 58.64
C52	89°41'16"	46.96	30.00	N44°53'43"W 42.31
C53	31°53'18"	11.13	20.00	N74°19'00"E 10.99

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N40°31'30"W	22.44	L6	N00°22'00"E	20.00
L2	N21°17'47"E	13.99		[N00°28'24"E]	
L3	N32°16'24"E	23.59	L7	N46°53'17"E	29.13
	[N32°17'56"E]	[23.595]		[N46°49'03"E]	[29.09]
L4	N33°06'49"E	23.81	L8	N46°38'35"E	29.00
	[N32°17'56"E]	[23.595]		[N46°49'03"E]	[29.09]
L5	N00°19'58"E	20.00			
	[N00°28'24"E]				



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

James E. Hibbs
SURVEYOR



REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-17

FILED
Date 9/13/16 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

22072

22072
16R/23