

*** APPROVALS ***

File No. LDS-16-002/E-16-003

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

James E. Halber
Planning Director

September 15, 2016
Date

EXAMINED AND APPROVED as required by ORS 92.100 as of September 1, 2016

[Signature]
City Surveyor

EXAMINED AND APPROVED this 7 day of SEPTEMBER, 20 16

[Signature]
City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96

as of September 19, 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 September 19, 2016

[Signature]
Tax Collector

*** DECLARATION ***

Know all men by these presents that SUSAN CALZARETTA is the owner in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate and has subdivided the same into the Lot and Tract as shown on Sheet 2, and that the size of the Lot and Tract and the course and length of all lines are plainly set forth, and that this Plat is a correct representation of the same and does hereby dedicate to the public, under the jurisdiction of the City of Medford, the Public Utility Easement (PUE) shown on Sheet 2 and does hereby designate said Subdivision as KASEY COURT SUBDIVISION, PHASE 1.

[Signature]
SUSAN CALZARETTA

STATE OF OREGON }
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named Susan Calzaretta and acknowledged the foregoing instrument to be her voluntary act and deed.

Dated this 26th day of August, 20 16

[Signature]
Andrew Herman Notary Public - Oregon

Commission No. 473627

My Commission Expires 11/26/2016

KASEY COURT SUBDIVISION, PHASE 1

Located in the N.E. 1/4 of Section 2,
T.38S, R.2W., W.M., City of Medford,
Jackson County, Oregon
(Medford File #LDS-16-002/E-16-003)

SURVEY FOR:

SUNCREST HOMES, LLC
P.O. BOX 1313
TALENT, OR 97540

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

DATE:

AUGUST 26, 2016

*** RECORDER'S CERTIFICATE ***

Filed for record this 20th day of September, 20 16 at

8:30 o'clock A.M., and recorded in Volume 42 of Plats

at Page 25 of the records of Jackson County, Oregon and recorded as

Document No. 2016-030761, Official Records of Jackson County, Oregon.

[Signature]
County Clerk

[Signature]
Deputy

*** 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 Southwest corner of Lot 1 of EVERGREEN COUNTRY ESTATES, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the North line of Orchard Home Court set forth in Document No. 69-07341, Official Records of Jackson County, Oregon, North 89°51'05" West, 160.39 feet to the Southeast corner of that tract described in Document No. 2015-024472, Official Records of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence continue along said North line, North 89°51'05" West, 131.78 feet to a 5/8 inch iron pin; thence North 00°02'41" East, 109.30 feet to a 5/8 inch iron pin; thence North 89°56'28" West, 25.00 feet to a 5/8 inch iron pin on the West line of that tract described in Document No. 2015-024472, said Official Records; thence along said West line, North 00°02'41" East, 242.87 feet to the Northwest corner thereof; thence along the North line of said tract, North 89°58'26" East, 156.86 feet to the Northeast corner thereof; thence along the East line of said tract, South 00°03'32" West, 352.61 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

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

[Signature]
SURVEYOR

APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

9/19/16
DATE

FILED
Date 9/20/16 by RS
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 1 OF 2

22077

SURVEY FOR:
SUNCREST HOMES, LLC
P.O. BOX 1313
TALENT, OR 97540

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
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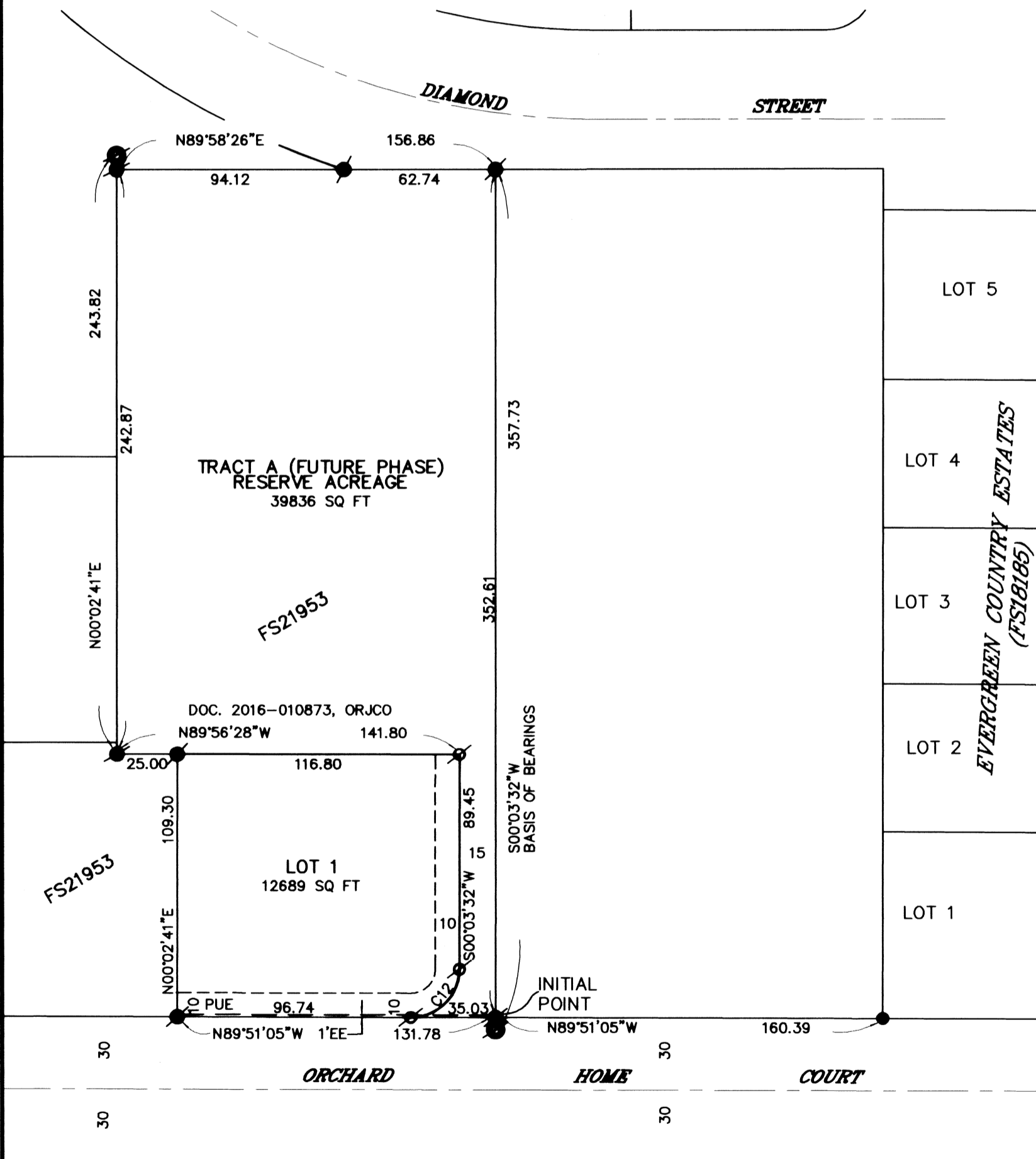
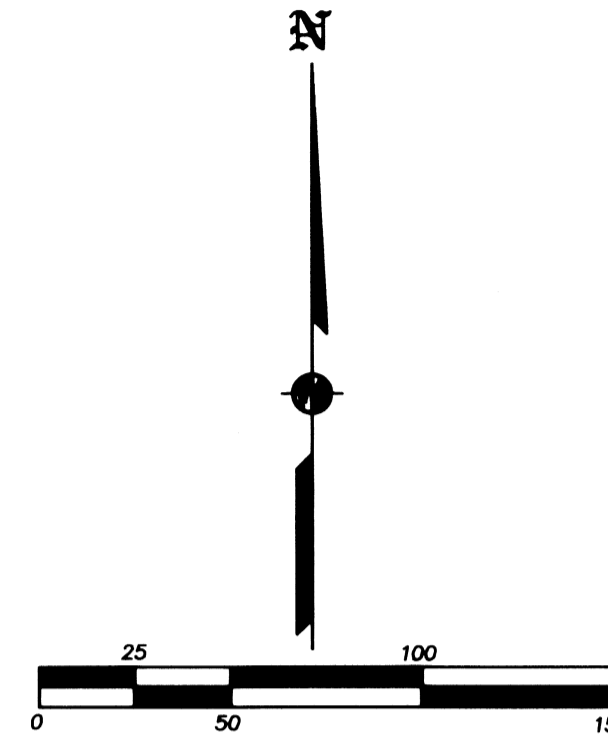
KASEY COURT SUBDIVISION, PHASE 1

Located in the N.E. 1/4 of Section 2,
T.38S, R.2W., W.M., City of Medford,
Jackson County, Oregon
(Medford File #LDS-16-002/E-16-003)

DATE:
AUGUST 26, 2016

LEGEND:

- = FOUND 5/8" IRON PIN & PLASTIC CAP MKD C NEATHAMER LS56545 PER FS18185.
 - = FOUND 5/8" IRON PIN & PLASTIC CAP MKD L.J. FRIAR & ASSOC. PER FS20200 OR 21953.
 - = FOUND 3/4" IRON PIPE PER FS16592.
 - = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
 - ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 - FS = FILED SURVEY NO.
 - MKD. = MARKED.
 - C1/L1 = SEE COURSE DATA TABLE.
 - EE = ELECTRICAL FACILITIES EASEMENT PER VOL276, PG 9, JCDR.
 - WP2 = WARREN PARK SUBDIVISION, PHASE 2 (FS21955).
- BASIS OF BEARINGS: SURVEY 21953 AS SHOWN HEREON.
UNIT OF MEASUREMENT: FEET SCALE: 1" = 50'



COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C12	90°05'23"	31.45	20.00	N45°06'13"E 28.31

EXCEPTIONS PER PUBLIC RECORD REPORT FOR NEW SUBDIVISION

- 1) CITY LIENS, IF ANY, OF THE CITY OF MEDFORD.
- 2) THE PREMISES HEREIN DESCRIBED ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF THE ROGUE VALLEY SEWER SERVICES.
- 3) 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.
- 4) EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER VOL. 276, PG. 9, JCDR. (SHOWN)
- 5) 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 JANUARY 04, 2006 AS DOCUMENT NO. 2006-000282, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON. (BLANKET)

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

PURPOSE: To survey and monument the Lot and Tract of KASEY COURT SUBDIVISION, PHASE 1. See City of Medford File Nos. LDS-16-002/E-16-003.

PROCEDURE: The exterior of this subdivision was monumented by this office via FS21953. Computed the Lot & Tract corner positions per the approved tentative and set monuments at the locations shown hereon.

382W02AA TL100

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

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

REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-17

FILED
Date 9/20/16 By PB

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

JACKSON COUNTY SURVEYOR

SHEET 2 OF 2

14145FM

22077
16R/24