

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

FILE NO. SIT-CUP 2015-03  
EXAMINED AND APPROVED by City of Rogue River Planning Department.

This 15<sup>th</sup> day of May, 20 17.

[Signature]  
Rogue River City Administrator

EXAMINED AND APPROVED this 27<sup>th</sup> day of April, 20 17.

[Signature]  
Rogue River City Public Works Director

EXAMINED AND APPROVED as required by ORS 92.100 as of April 27, 20 17.

[Signature]  
County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of May 30<sup>th</sup>, 20 17.

[Signature] Agent  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of May 30, 20 17.

[Signature] deputy  
Tax Collector

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

Know all men by these presents that HABITAT FOR HUMANITY/ROGUE VALLEY, an Oregon non-profit corporation, is the owner in fee of the lands shown on Sheets 2 and 3, more particularly described in the Surveyor's Certificate and has subdivided the same into the Lots and Common Area as shown on Sheets 2 and 3 and does hereby dedicate to the public for public use under the jurisdiction of the City of Rogue River, the Street Right of Way together with the Public Utility Easement (PUE) and Public Sanitary Sewer Easement (SSE) and does hereby designate said Subdivision as DOVE PLACE, which shall be subject to a Declaration of Covenants, Conditions and Restrictions to be recorded with this plat.

STATE OF OREGON }  
COUNTY OF JACKSON } SS.

[Signature]  
DENISE A. JAMES, EXECUTIVE DIRECTOR  
HABITAT FOR HUMANITY/ROGUE VALLEY

PERSONALLY APPEARED THE ABOVE NAMED DENISE A. JAMES OF HABITAT FOR HUMANITY/ROGUE VALLEY AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HER VOLUNTARY ACT AND DEED AND THAT IT WAS SIGNED ON BEHALF OF HABITAT FOR HUMANITY/ROGUE VALLEY.

DATED THIS 26<sup>th</sup> DAY OF April, 20 17.

[Signature]  
Tamara L. Farris NOTARY PUBLIC - OREGON

COMMISSION NO. 958772  
MY COMMISSION EXPIRES 1-30-21

**DOVE PLACE**  
A Planned Community Subdivision  
Located in the S.E. 1/4 of Section 16,  
T.36S., R.4W., W.M. & in the City of Rogue River  
Jackson County, Oregon  
(File #SIT-CUP 2015-03)

**SURVEY FOR:**  
HABITAT FOR HUMANITY  
PO BOX 688  
MEDFORD, OR 97501

**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

**DATE:**  
FEBRUARY 21, 2017

**SHEET INDEX**  
1 - SIGNATURE SHEET  
2 - NORTHERLY PORTION  
3 - SOUTHERLY PORTION

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

Filed for record this 30<sup>th</sup> day of May, 20 17 at

12:36 o'clock P.M., and recorded in Volume 43 of Plats

at Page 07 of the records of Jackson County, Oregon and recorded as

Document No. 2017-017779, Official Records of Jackson County, Oregon.

[Signature]  
County Clerk

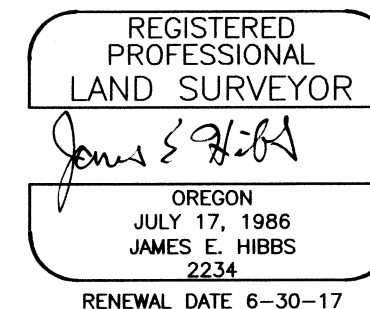
[Signature] Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. /, Official Records of Jackson County, Oregon.

\*\*\*\*\* 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 5/8 inch iron pin marking the Northeast corner of Lot 32 of FOOTHILL ESTATES, PHASE II, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the West line of that property set forth in Document No. 2015-026776, Official Records of Jackson County, Oregon, North 00°01'11" West (deed record North 00°38' East), 158.61 feet to a 5/8 inch iron pin marking an angle point; thence continue along said West line, North 11°59'53" East (deed record North 10°23' East), 81.93 feet to a 5/8 inch iron pin on the South line of Foothill Boulevard; thence along said South line, South 71°10'21" East (deed record South 71°16' East), 134.43 feet to a 5/8 inch iron pin on the East line of said property; thence along the East line thereof, South 07°13'58" West (deed record South 07°11' West), 126.80 feet to a 5/8 inch iron pin at the interior ell corner of said property; thence along the North line thereof, South 85°21'06" East, 96.09 (deed record South 85°30' East, 120.01 feet) to a 5/8 inch iron pin at the most Easterly Northeast corner thereof; thence along the East line thereof, South 00°37'33" East, 386.29 feet (deed record South 00°41' West, 388.9 feet) to a 5/8 inch iron pin on the Northerly line of the Central Oregon and Pacific Railroad; thence along said Northerly line, along the arc of a 2714.10 foot radius curve to the left having a central angle of 04°42'52", a distance of 223.32 feet (the long chord of which bears South 86°37'07" West, 223.26 feet) to a 5/8 inch iron pin at the Southeast corner of said PHASE II; thence along said East line, North 00°54'37" West, 337.67 feet (plat record North 00°56'45" West, 337.73 feet) to the initial point of beginning.



**SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209-250**

**PURPOSE:** TO SURVEY AND MONUMENT THE LOTS, COMMON AREA AND STREET RIGHT OF WAY CORNERS OF DOVE PLACE BEING A SUBDIVISION OF THAT PROPERTY SET FORTH IN DOC. 2015-026776, ORJCO. SEE CITY OF ROGUE RIVER FILE #SIT-CUP 2015-03.

**PROCEDURE:** USING TRIMBLE R6 & R8 G.P.S. RECEIVERS, MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE EXTERIOR OF THE SUBJECT PROPERTY AND HELD THESE MONUMENTS IN THEIR FOUND POSITION. COMPUTED THE POSITION OF THE LOT, COMMON AREA AND STREET R/W CORNERS AND SET MONUMENTS AS SHOWN ON SHEETS 2 & 3.

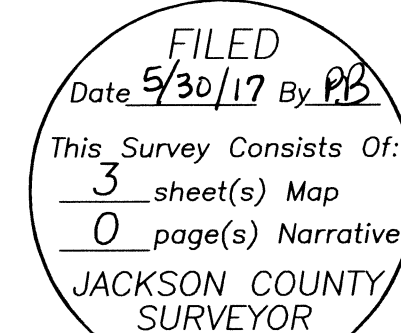
I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

[Signature]  
SURVEYOR

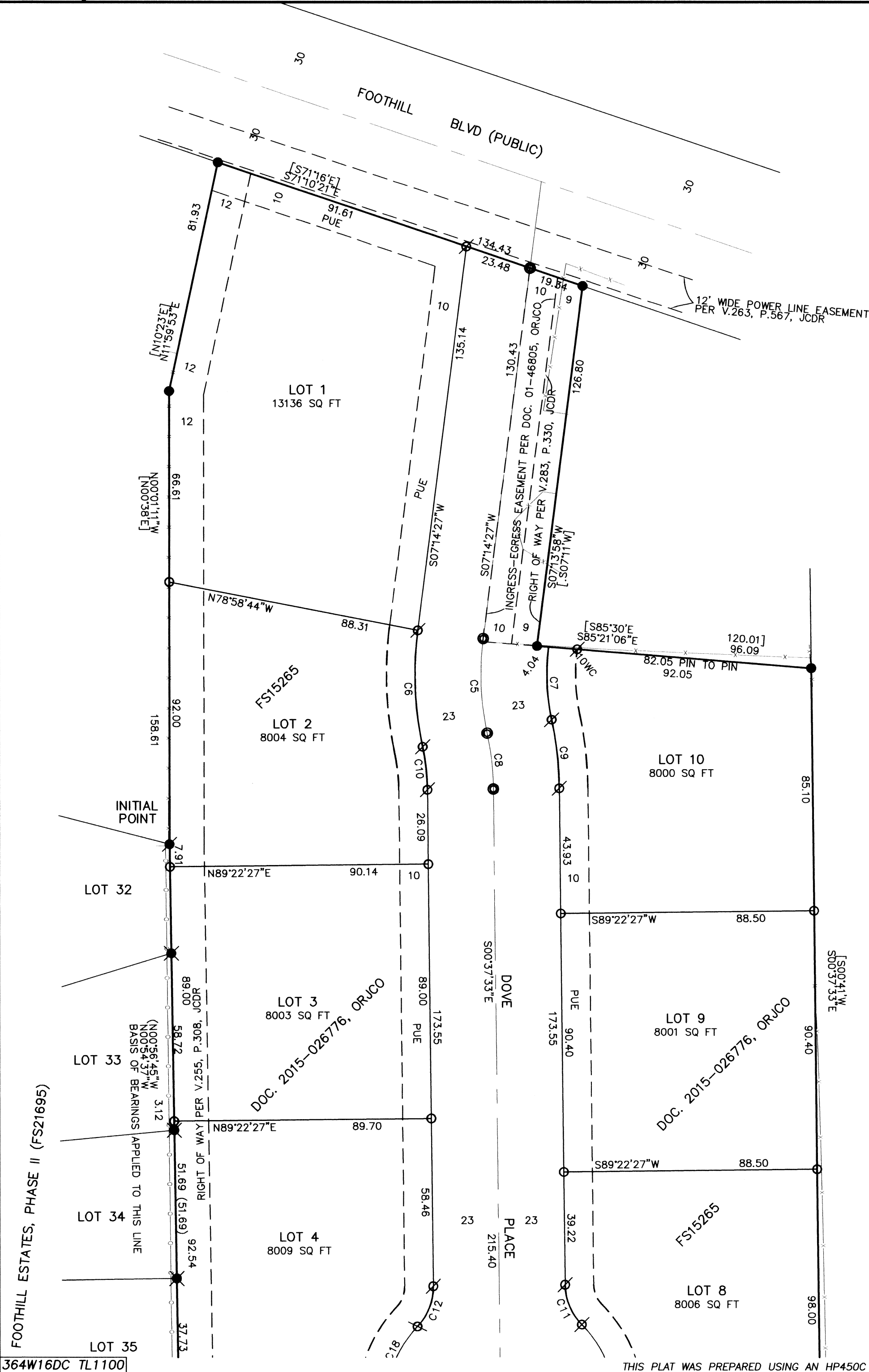
**APPROVED FOR RECORDING.**

[Signature]  
COUNTY COMMISSIONER/ADMINISTRATOR

5/30/17  
DATE



SHEET 1 OF 3



NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	04°42'52"	223.32	2714.10	S86°37'07"W 223.26
C2	00°36'18"	28.66	2714.10	S88°40'24"W 28.66
C3	03°52'55"	183.89	2714.10	S86°25'47"W 183.85
C4	00°13'39"	10.77	2714.10	S84°22'30"W 10.77
C5	19°09'28"	33.44	100.00	S02°20'17"E 33.28
C6	19°09'28"	41.13	123.00	S02°20'17"E 40.94
C7	19°06'18"	25.68	77.00	S02°21'52"E 25.56
C8	11°17'28"	19.71	100.00	N06°16'17"W 19.67
C9	11°17'28"	24.24	123.00	N06°16'17"W 24.20
C10	11°17'28"	15.17	77.00	N06°16'17"W 15.15
C11	44°13'12"	15.44	20.00	S22°44'09"E 15.06
C12	44°13'12"	15.44	20.00	N21°29'03"E 15.06
C13	268°26'24"	187.41	40.00	N89°22'27"E 57.33
C14	69°15'51"	48.36	40.00	N10°12'50"W 45.46
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C16	57°17'45"	40.00	40.00	N89°22'27"E 38.35
C17	72°33'09"	50.65	40.00	S25°42'06"E 47.33
C18	33°01'10"	23.05	40.00	S27°05'04"W 22.73

# DOVE PLACE

A Planned Community Subdivision  
 Located in the S.E. 1/4 of Section 16,  
 T.36S, R.4W, W.M. & in the City of Rogue River  
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 (File #SIT-CUP 2015-03)

**SURVEY FOR:**  
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 PO BOX 688  
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**SURVEY BY:**  
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 CONSULTING LAND SURVEYORS  
 PO BOX 1947  
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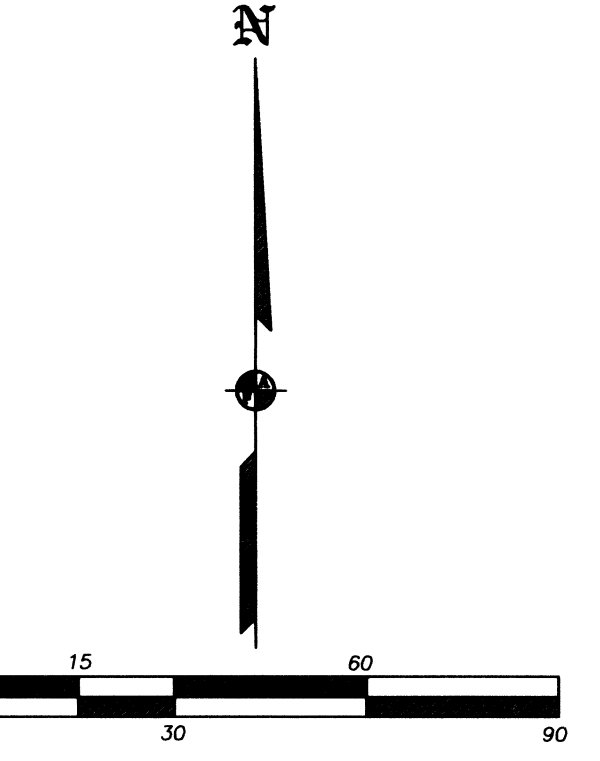
**DATE:**  
 FEBRUARY 21, 2017

- LEGEND:**
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. WICKS PLS1108 PER FS15265.
  - = FD. 5/8" IRON PIN PER FS2807.
  - ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. FARBER LS2189 PER FE2. TIED IN JANUARY 2015. THESE HAVE SINCE BEEN DESTROYED BY ADJOINER FENCE CONSTRUCTION.
  - ⊘ = 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 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- FE2 = FOOTHILL ESTATES, PHASE II (FS21695).  
 JCDR = JACKSON COUNTY DEED RECORDS.  
 ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.  
 C1 = SEE COURSE DATA TABLE.  
 { } = RECORD DATA PER FE2.  
 [ ] = RECORD DATA PER DOC. 2015-026776, ORJCO.  
 FS = FILED SURVEY #.  
 PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.  
 -X- = FENCE LINE.  
 FD. = FOUND.  
 10WC = 10.00' WITNESS CORNER MONUMENT.  
 SSE = PUBLIC SANITARY SEWER EASEMENT PER THIS PLAT.  
 CA = COMMON AREA.

**BASIS OF BEARINGS:**  
 GEODETIC NORTH BASED ON WGS 84 DATUM (EPOCH 2005.0) ESTABLISHED BY G.P.S. OBSERVATIONS APPLIED TO THE FOUND MONUMENTS ALONG THE EAST LINE OF FS21695 AS SHOWN HEREON.  
 UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

- EASEMENTS PER TITLE REPORT:**
- 1) RIGHT OF WAY PER VOL. 255, PG. 308, JCDR. SHOWN.
  - 2) ELECTRICAL EASEMENT PER VOL. 263, PG. 567, JCDR. SHOWN BUT NOT ON SUBJECT PROPERTY.
  - 3) RIGHT OF WAY PER VOL. 283, PG.330, JCDR. SHOWN.
  - 4) PUBLIC SEWER EASEMENT PER DOC. 74-08529, ORJCO. SHOWN.
  - 5) INGRESS-EGRESS EASEMENT PER DOC. 01-46805, ORJCO. SHOWN.

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 5/30/17 By RB  
 This Survey Consists Of:  
3 sheet(s) Map  
0 page(s) Narrative  
 JACKSON COUNTY SURVEYOR

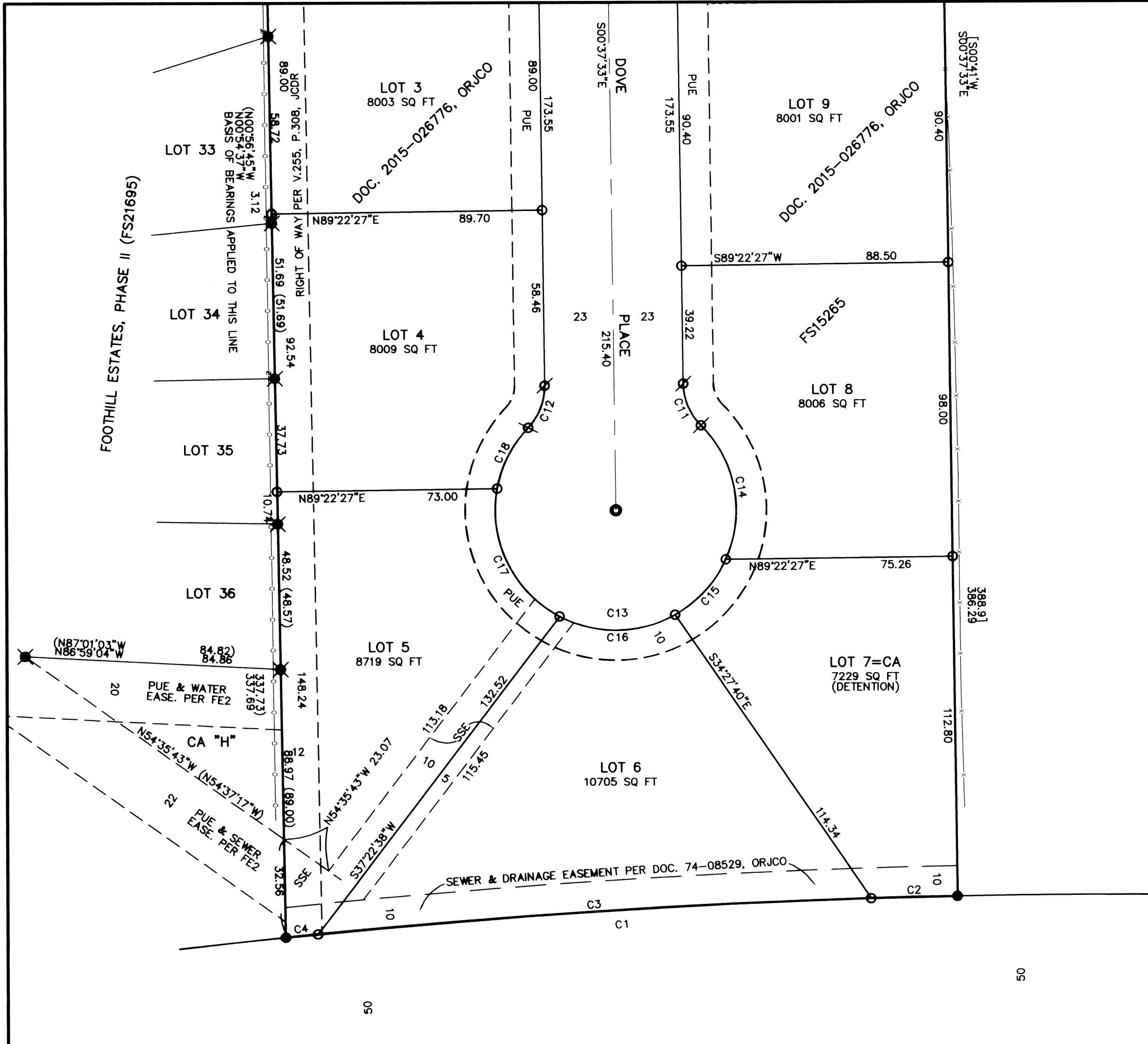
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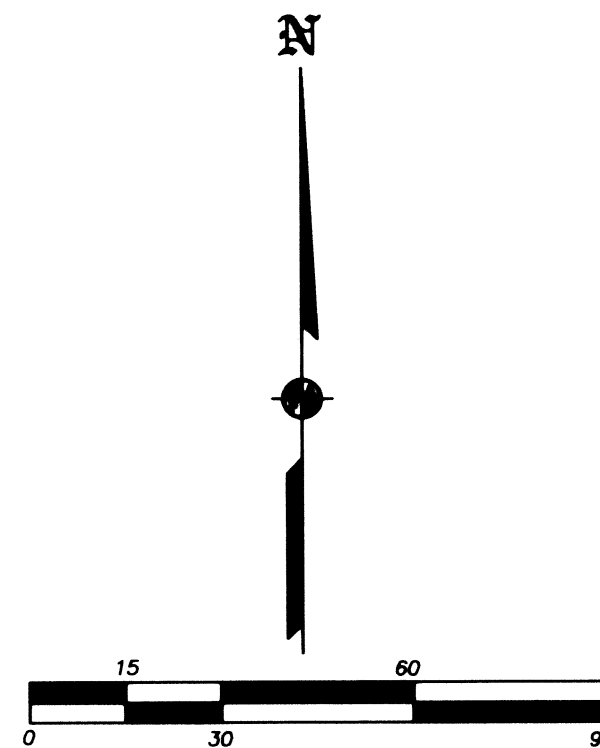
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 SURVEYOR

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



REGISTERED PROFESSIONAL LAND SURVEYOR

*James E. Hibbs*  
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