

\*\*\*\*\* 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.

*[Signature]*  
Planning Director

JULY 19, 2017  
Date

EXAMINED AND APPROVED as required by ORS 92.100 as of July 10, 2017

*[Signature]*  
City Surveyor

EXAMINED AND APPROVED this 12 day of JULY, 2017

*[Signature]*  
City Engineer

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

as of July 21, 2017

*[Signature]*  
Assessor, Department of Assessment

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

of July 21<sup>st</sup>, 2017

*[Signature]*  
Deputy Tax Collector

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

Know all men by these presents that SUNCREST HOMES, LLC is the owner in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate and have subdivided the same into the Lots, street and Public Pedestrian Access Way (PAW) as shown on Sheet 2, and that the size of the Lots 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 streets and Public Pedestrian Access Way (PAW) together with the Public Utility Easements (PUE) and Public Pedestrian Easement (PAE) shown on Sheet 2 and does hereby grant to the City of Medford in fee the one-foot non-access strip (ISP) with the condition that upon the extension of Milton Way the non-access strip will automatically be dedicated as public right of way and does hereby make and establish the Private Storm Drainage Easement for Lots 4, 5 & 6 (PSDE) and does hereby designate said Subdivision as KASEY COURT SUBDIVISION, PHASE 2.

*[Signature]*  
CHARLES HAMILTON, Member  
Suncrest Homes, LLC

STATE OF OREGON }  
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named Charles Hamilton and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Suncrest Homes, LLC.

Dated this 30<sup>th</sup> day of June, 2017

Charles Hamilton, Member

*[Signature]* Notary Public - Oregon

Commission No. 977938

My Commission Expires 4-20-2019

KASEY COURT SUBDIVISION, PHASE 2

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:

JUNE 30, 2017

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

Filed for record this 24<sup>th</sup> day of July, 2017 at

9:51 o'clock A.M., and recorded in Volume 43 of Plats

at Page 14 of the records of Jackson County, Oregon and recorded as

Document No. 2017-025006 Official Records of Jackson County, Oregon.

*[Signature]*  
County Clerk

*[Signature]*  
Deputy

Deed Declaration for Sidewalks recorded as Document No. 2017-025007  
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:

Tract A of KASEY COURT SUBDIVISION, PHASE 1 according to the official plat thereof, now of record, in Jackson County, Oregon.

REGISTERED PROFESSIONAL LAND SURVEYOR  
*[Signature]*  
OREGON  
JULY 17, 1986  
JAMES E. HIBBS  
2234  
RENEWAL DATE 6-30-19

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

PURPOSE: To survey and monument the Lots, Streets and PAW of KASEY COURT SUBDIVISION, PHASE 2. 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 & 22077. Computed the Lot, street & PAW corner positions per the approved tentative and set monuments at the locations shown hereon.

APPROVED FOR RECORDING.

*[Signature]*  
COUNTY COMMISSIONER/ADMINISTRATOR

7/21/17  
DATE

FILED  
Date 7-24-17 By SP  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

SHEET 1 OF 2

**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  
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 PHONE: (541) 772-2782  
 EMAIL: LJFRIAR@CHARTER.NET

# KASEY COURT SUBDIVISION, PHASE 2

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)

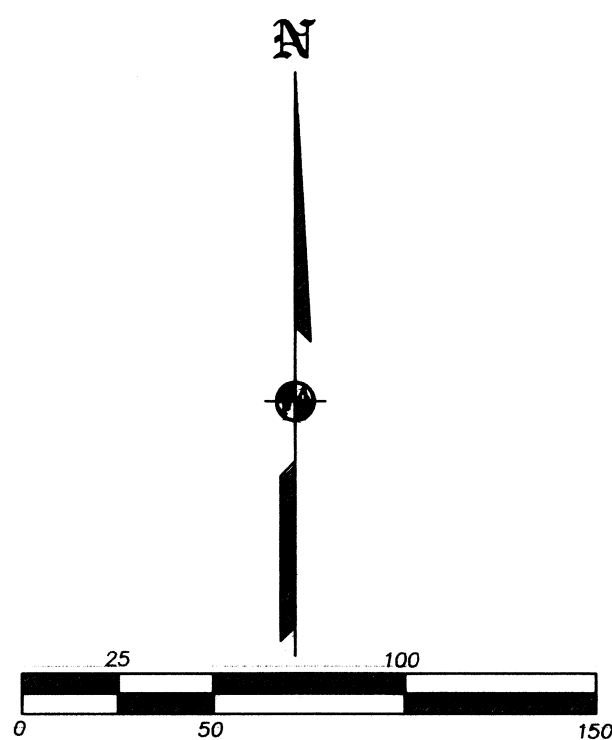
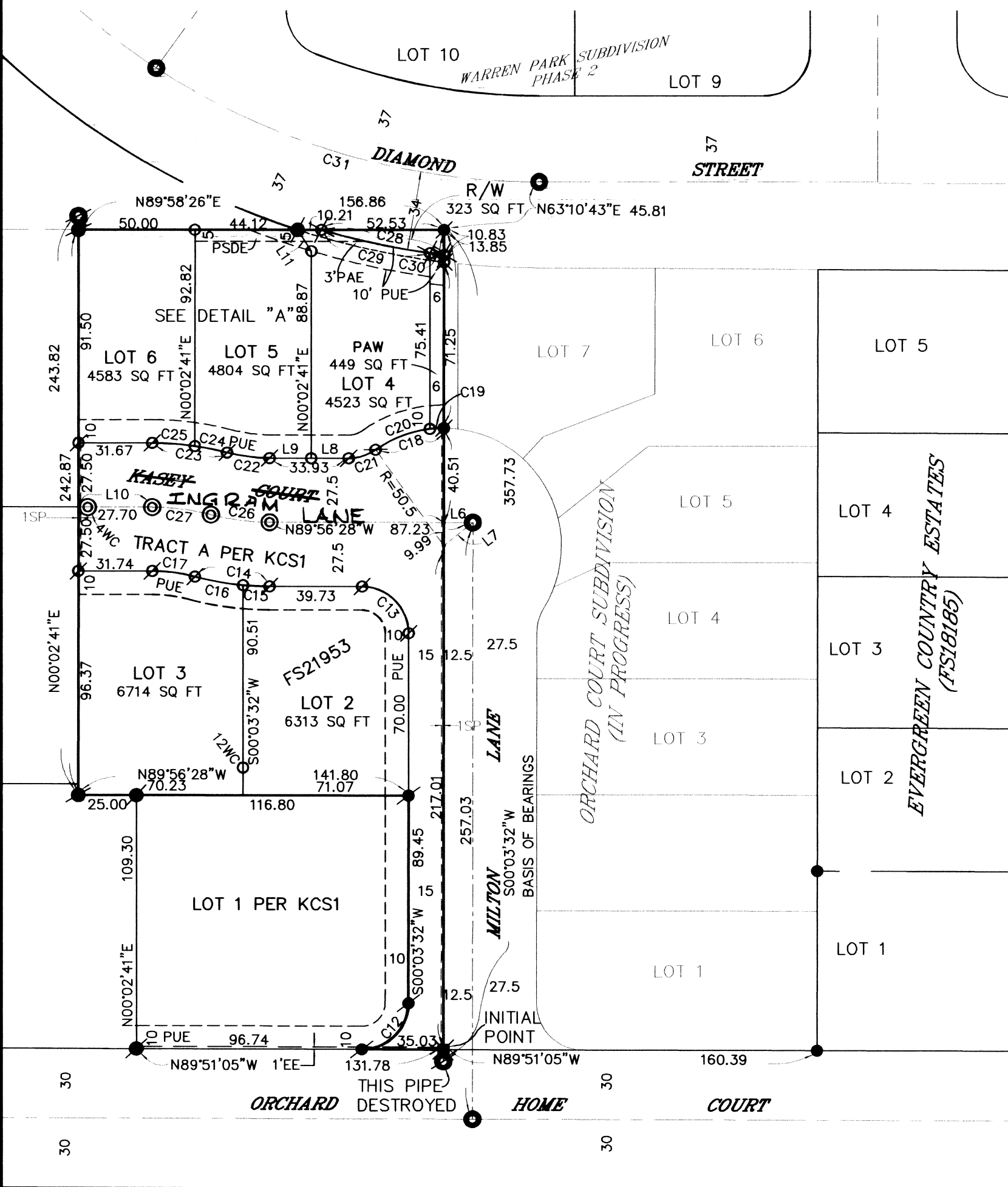
**LEGEND:**

- = FOUND 5/8" IRON PIN & PLASTIC CAP MKD C NEATHAMER LS56545 PER ECE
- = FOUND 5/8" IRON PIN & PLASTIC CAP MKD L.J. FRIAR & ASSOC. PER FS20200, 21953 OR 22077.
- = FOUND 5/8" IRON PIN & ALUMINUM CAP MKD LJ FRIAR & ASSOC PER OCS OR WP2.
- = FOUND 3/4" IRON PIPE PER FS16592.
- = FOUND MAG NAIL & BRASS TAG MKD LJ FRIAR & ASSOC PER OCS.
- = FOUND MAG NAIL & BRASS WASHER MKD LJ FRIAR & ASSOC PER OCS.
- = 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 CONCRETE.
- = SET 5/8" X 30" IRON PIN & ALUMINUM 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.
- CT/L1 = SEE COURSE DATA TABLE.
- L1SP = ONE FOOT NON-ACCESS STRIP PER THIS PLAT.
- PAE = PUBLIC PEDESTRIAN EASEMENT PER THIS PLAT.
- WP2 = WARREN PARK SUBDIVISION, PHASE 2 (FS21955).
- ECE = EVERGREEN COUNTRY ESTATES (FS18185).
- KCS1 = KASEY COURT SUBDIVISION, PHASE 1 (FS22077).
- OCS = ORCHARD COURT SUBDIVISION IN PROGRESS.
- PI = POINT OF INTERSECTION.
- EE = ELECTRICAL FACILITIES EASEMENT PER VOL276, PG 9, JCDR.
- PAW = PUBLIC PEDESTRIAN ACCESS WAY PER THIS PLAT.
- R/W = STREET RIGHT OF WAY.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT FOR LOTS 4, 5 & 6 PER THIS PLAT.
- 4WC = 4.00 FOOT WITNESS CORNER MONUMENT.
- 12WC = 12.00 FOOT WITNESS CORNER MONUMENT.

**DATE:**  
 JUNE 30, 2017

**NOTE REQUIRED BY PLANNING COMMISSION FINAL ORDER:**

LOTS 4, 5 & 6 SHALL NOT HAVE VEHICULAR ACCESS TO DIAMOND STREET, PER MLDC, 10.383.

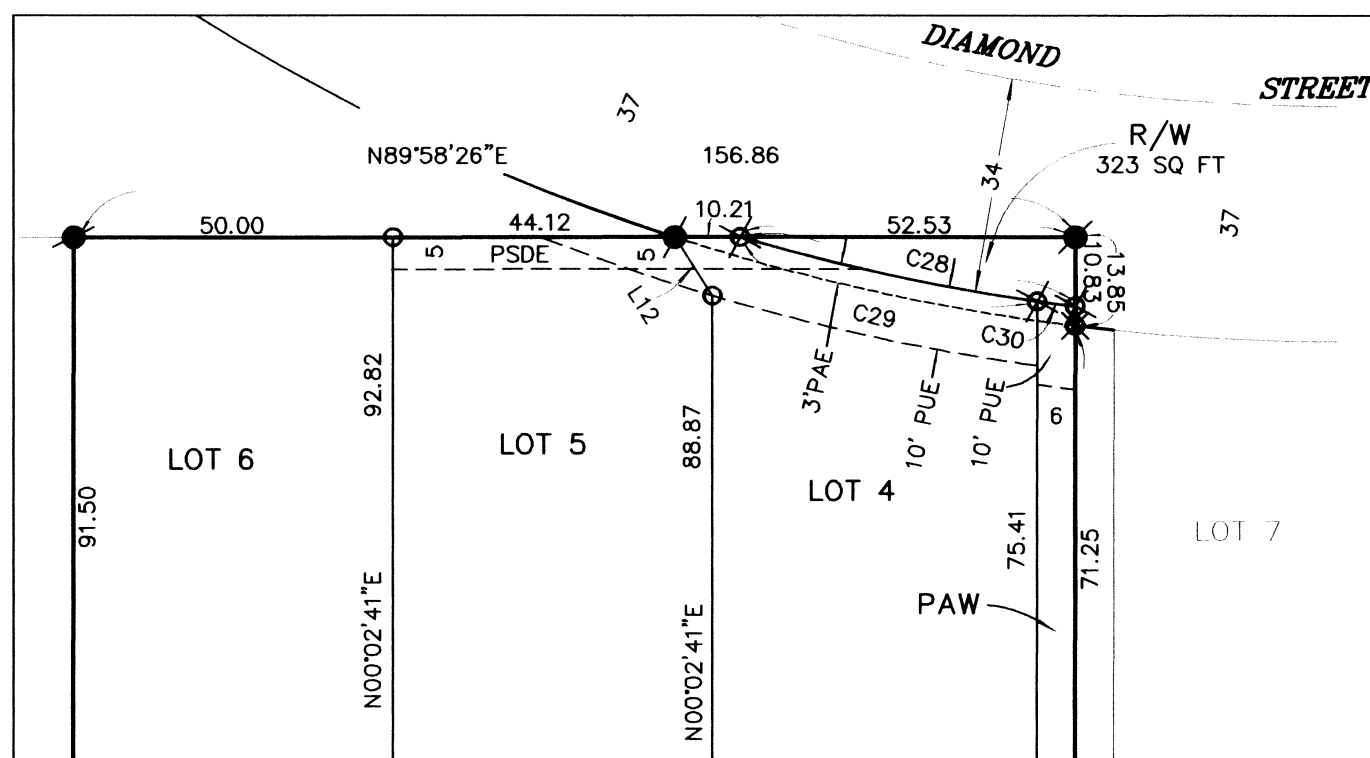


**EXCEPTIONS PER PUBLIC RECORD REPORT FOR NEW SUBDIVISION**

- 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, PER DOC. 2006-000282, ORJCO. (BLANKET)
- 6) AGREEMENT TO DEFER FEES PER DOC. 2016-033539, ORJCO.

**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	CHORD	
C12	90°05'23"	31.45	20.00	N45°06'13"E 28.31	
C13	90°00'00"	31.42	20.00	N44°56'28"W 28.28	
C14	14°33'09"	32.38	127.50	S82°39'54"E 32.30	
C15	5°06'21"	11.36	127.50	S87°23'18"E 11.36	
C16	9°26'48"	21.02	127.50	S80°06'44"E 21.00	
C17	14°38'15"	18.52	72.50	N82°42'27"W 18.47	
C18	35°21'39"	31.17	50.50	S72°22'42"W 30.67	
C19	06°49'25"	6.01	50.50	S86°38'49"W 6.01	
C20	28°32'15"	25.15	50.50	S68°58'00"W 24.89	
C21	35°21'39"	12.34	20.00	N72°22'42"E 12.15	
C22	14°33'09"	18.41	72.50	S82°39'54"E 18.36	
C23	14°38'15"	32.57	127.50	N82°42'27"W 32.48	
C24	06°22'18"	14.18	127.50	N78°34'29"W 14.17	
C25	08°15'57"	18.39	127.50	N85°53'36"W 18.38	
C26	14°33'09"	25.40	100.00	S82°39'54"E 25.33	
C27	14°38'15"	25.55	100.00	N82°42'27"W 25.48	
C28	09°12'32"	53.68	334.00	S78°22'34"E 53.62	
C29	08°10'15"	47.63	334.00	S77°51'25"E 47.59	
C30	01°02'17"	6.05	334.00	S82°27'41"E 6.05	
C31	33°13'24"	173.96	300.00	S73°24'07"E 171.53	
NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L6	S89°56'28"E	12.50	L9	S89°56'28"E	17.89
L7	S51°24'54"W	16.00	L10	S89°58'26"W	31.70
L8	S89°56'28"E	16.04	L11	S32°43'21"E	10.87



DETAIL "A"  
 1"=30'

REGISTERED PROFESSIONAL  
 LAND SURVEYOR  
 James E. Hibbs  
 OREGON  
 JULY 17, 1986  
 JAMES E. HIBBS  
 2234  
 RENEWAL DATE 6-30-19

FILED  
 Date: 7-24-17 By: BP  
 This Survey Consists Of:  
 2 sheet(s) Map  
 0 page(s) Narrative  
 JACKSON COUNTY  
 SURVEYOR  
 SHEET 2 OF 2