

***** APPROVALS *****

File No. 439-15-00068-SUB.
EXAMINED AND APPROVED by the Jackson County Development Services.

this 14th day of August, 20 17.

Attest: [Signature]

EXAMINED AND APPROVED this 26th day of June, 20 17.

[Signature]
County Surveyor

EXAMINED AND APPROVED this 9th day of August, 20 17.

[Signature]
County Engineer

EXAMINED AND APPROVED this 7th day of July, 20 17.

[Signature]
District Engineer
Rogue Valley Sewer Services

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

as of AUGUST 15, 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 August 15, 20 17.

[Signature], Deputy Tax Collector
Tax Collector

***** DECLARATION *****

Know all men by these presents that HORTON HOMES, INC., an Oregon Corporation, is the owner in fee of the lands shown on Sheet 2, more particularly described in the Surveyor's Certificate and has 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 Jackson County, the Street Right of Way together with the Public Utility Easements (PUE) and Public Storm Drainage Easement (SDE); and (2) does hereby grant to Jackson County ~~in~~ the Street Plugs (1SP) with the condition that upon the extension of the affected streets the affected 1SP shall automatically be dedicated as public right of way; and (3) does hereby make and establish the Private Sanitary Sewer Easements (PSSE), the Private Road Easement (PRE) and Temporary Vehicular Turnaround Easements (TTE) as shown on Sheet 2. Upon the extension of the affected street(s) the TTE fronting on said street(s) shall automatically terminate. Horton Homes, Inc. does hereby designate said Subdivision as NICHOLAS VIEW.

[Signature]
RONALD L. HORTON, PRESIDENT
Horton Homes, Inc.

STATE OF OREGON)
COUNTY OF JACKSON)

PERSONALLY appeared the above named Ronald L. Horton and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Horton Homes, Inc.

Dated this 14 day of June, 20 17.

[Signature]
Notary Public - Oregon

Commission No. 921917

My Commission Expires Nov. 17, 2017

***** AFFIDAVIT OF CONSENT *****

FROM PEOPLES BANK OF COMMERCE: DOC. # 2017-28997, ORJCO.

NICHOLAS VIEW

A Subdivision located in the
& in the S.E. 1/4 of Sec. 21, T.36S., R.1W., W.M.
White City, Jackson County, Oregon
(File No. 439-15-00068-SUB)

SURVEY FOR:

HORTON HOMES, INC.
PO BOX 3354
CENTRAL POINT, OR 97502

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.LJFRIARANDASSOCIATES.COM

DATE:

JUNE 14, 2017

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

Filed for record this 23rd day of August, 20 17 at

1:52 o'clock P.M., and recorded in Volume 43 of Plats

at Page 17 of the records of Jackson County, Oregon and recorded as

Document No. 2017-28999, Official Records of Jackson County, Oregon.

[Signature]
County Clerk

[Signature]
Deputy

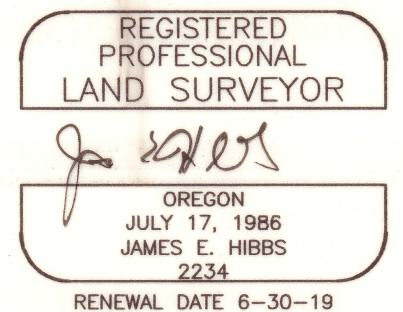
Maintenance Agreement of Private Road recorded as Document No.
2017-28998, Official Records of Jackson County, Oregon.

Jackson County Sports Park Deed Declaration recorded as Document No.
2017-027303, 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:

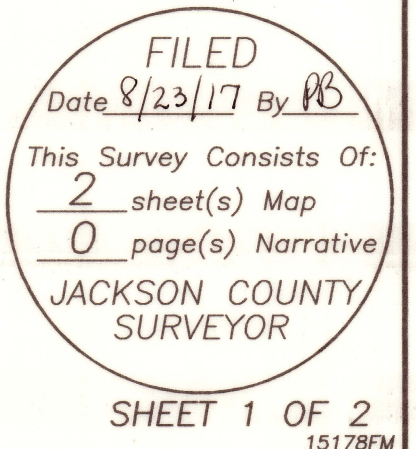
Beginning at the Northwest corner Lot 5 of WHISPERING WINDS SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the West line of said SUBDIVISION, South 00°12'00" West, 611.15 feet to the Southwest corner thereof; thence along the Southerly line of that tract described in Document No. 2015-026221, Official Records of Jackson County, Oregon, North 79°44'30" West, 111.86 feet (record North 79°43'00" West, 111.87 feet) to the Southwest corner thereof; thence along the West line of said tract, North 00°12'00" East, 781.07 (record North 00°12'2" East, 780.98 feet) to the South line of Avenue A; thence along said South line, North 89°54'58" East (record North 89°55'50" East), 110.14 feet to the Northeast corner of that tract described in Document No. 2015-026221, said Official Records; thence along the East line thereof, South 00°12'00" West (record South 00°12'20" West), 190.00 feet to the initial point of beginning.



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

PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREETS OF NICHOLAS VIEW, A SUBDIVISION OF THAT TRACT SET FORTH IN DOC. 2015-026221, ORJCO. SEE JCDS 439-15-00068-SUB.

PROCEDURE: MADE TIES TO MONUMENTS OF RECORD AS SHOWN ON SHEET 2 TO CONTROL THIS SURVEY. HELD THE WEST LINE PARALLEL TO THE EAST LINE PER DEED AND HOLDING THE FOUND MONUMENT AT THE S.W. CORNER. COMPUTED THE INTERIOR LOT AND STREET R/W POSITIONS PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AS SHOWN ON SHEET 2.



APPROVED BY A MAJORITY FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

8/23/17
DATE

22325

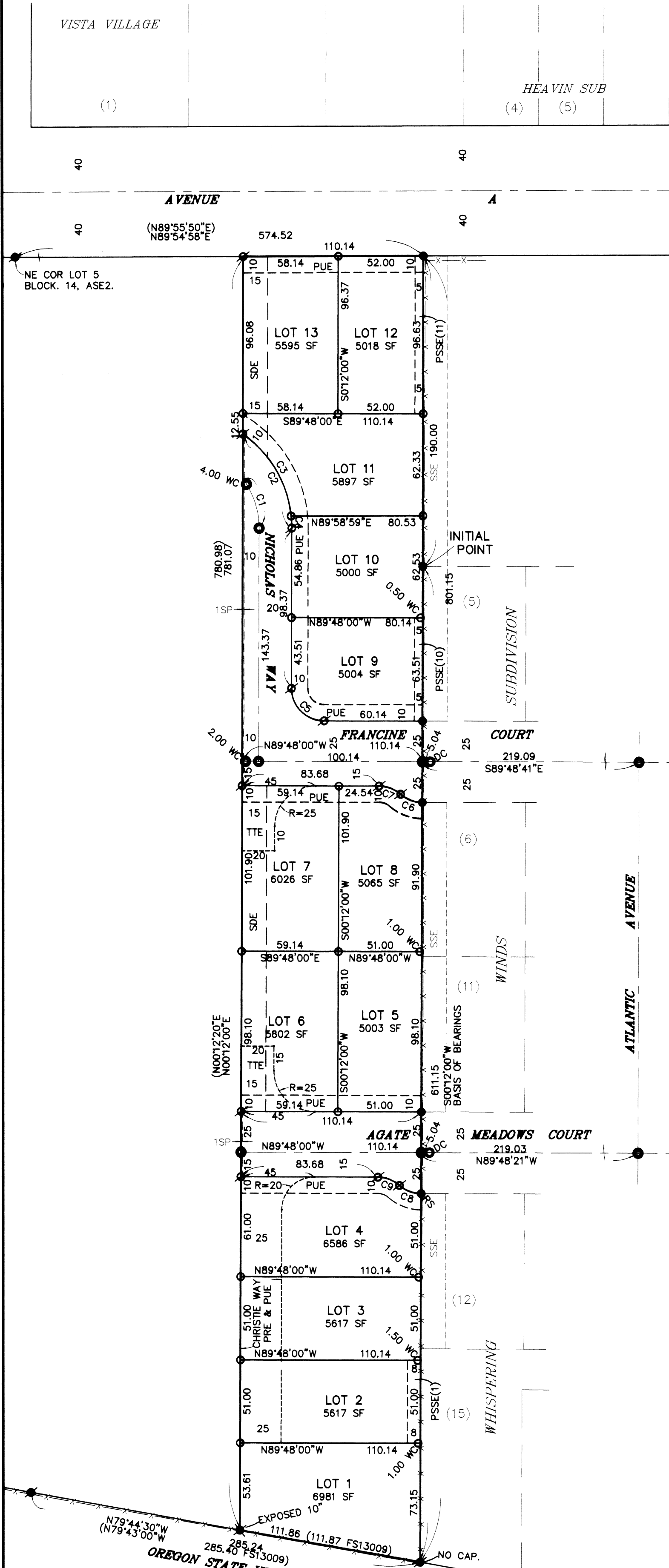
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DATE:
JUNE 14, 2017

NICHOLAS VIEW A SUBDIVISION

In the S.E. 1/4 of Sec. 21, T.36S., R.1W., W.M.
White City, Jackson County, Oregon
(File No. 439-15-00068-SUB)



LEGEND:

- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. KAISER RLS803 PER WWS.
 - = FD. 5/8" IRON PIN PER FS2726.
 - ✖ = FD. 5/8" IRON PIN & PLASTIC CAP MKD BURRELL RPLS638 PER FS13009.
 - = FD. ALUMINUM CAP MKD. KAISER RLS803 PER WWS.
 - ⊗ = 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.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
 FS = FILED SURVEY #.
 -X- = FENCE LINE.
 C1 = SEE COURSE DATA TABLE.
 ASE2 = AGATE SUBDIVISION, EXTENSION NO. 2.
 TTE = TEMPORARY VEHICULAR TURN AROUND EASEMENT PER THIS PLAT.
 JCDR = JACKSON COUNTY DEED RECORDS.
 PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
 SSE = SANITARY SEWER EASEMENT TO RVSS PER THIS PLAT.
 SDE = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.
 WWS = WHISPERING WINDS SUBDIVISION (FS18036).
 SF = SQUARE FEET.
 PRE(1) = PRIVATE WATER, STORM DRAIN & ROAD EASEMENT FOR LOTS 1, 2, 3 & 4 PER THIS PLAT.
 SSE = 15" WIDE SANITARY SEWER EASEMENT PER WWS.
 PSSE(1) = PRIVATE SANITARY SEWER EASEMENT PER THIS PLAT (LOT BENEFITTING).
 1SP = ONE FOOT STREET PLUG.
 DC = DESTROYED BY CONSTRUCTION NOT RESET.
 RS = DESTROYED BY CONSTRUCTION. RESET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 WC = WITNESS CORNER MONUMENT.

BASIS OF BEARINGS:

WHISPERING WINDS SUBDIVISION (FS18036) AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 50'

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	36°52'12"	32.18	50.00	N18°14'06"W 31.62
C2	55°09'00"	67.38	70.00	N27°22'30"W 64.81
C3	49°06'38"	80.00	70.00	N30°23'41"W 58.18
C4	6°02'22"	7.38	70.00	N2°49'11"W 7.38
C5	90°00'00"	31.42	20.00	S44°48'00"E 28.28
C6	41°24'35"	14.45	20.00	S69°05'43"E 14.14
C7	41°24'35"	14.45	20.00	N69°05'43"W 14.14
C8	41°24'35"	14.45	20.00	S69°05'43"E 14.14
C9	41°24'35"	14.45	20.00	N69°05'43"W 14.14

Encumbrances per First American Title Company Public Records Report 7169-2835481 dated 4-3-2017

EASEMENT FOR CANALS & DITCHES PER VOL. 325, PG. 83, JCDR. (SPECIFIC LOCATION NOT GIVEN)

EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER VOL. 403, PG. 365 AND VOL. 496, PG. 312, JCDR. (SPECIFIC LOCATION NOT GIVEN)

COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS PER VOL. 583, PG. 343, JCDR. (BLANKET)



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
JAMES E. HIBBS, PLS2234

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

FILED
Date 8/23/17 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

361W21DA TL4900

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

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