

***** APPROVALS *****

File No. LDS-15-039/CUP-15-089/E-15-090
I certify that, pursuant to authority granted in MLDC 10.297, this plat is hereby approved.

[Signature]
Planning Director

SEPTEMBER 21, 2017
Date

EXAMINED AND APPROVED as required by ORS 92.100 as of August 24, 2017.

[Signature]
City Surveyor

EXAMINED AND APPROVED this 25 day of AUGUST, 2017.

[Signature]
City Engineer

EXAMINED AND APPROVED this 15th day of August, 2017.

[Signature]
CARL TAPPERT
ROGUE VALLEY SEWER SERVICES

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of Sept. 26th, 2017.

[Signature]
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of 9/26, 2017.

[Signature]
Tax Collector

***** DECLARATION *****

Know all men by these presents that RUE NOBLESSE, LLC, an Oregon limited liability company, 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 Tract as shown on Sheets 2 and 3 and does hereby (1) dedicate to the public for public use, under the jurisdiction of the City of Medford, the Streets, Public Utility Easements (PUE) and Public Storm Drainage Easement (SDE) and does hereby (2) make and establish (A) the Private Storm Drainage Easements (PSDE) for the benefit of the Lots as noted; (B) the Minimum Access Easement (MAE) for the benefit of the Lots as noted; the Sanitary Sewer Easement for Rogue Valley Sewer Services (RVSS1); and does hereby (3) grant to the City of Medford the 1' Street Plugs which shall automatically be dedicated as street right of way upon acceptance by the City of Medford of additional street right of way or the extension of the affected streets; and does hereby (4) designate said Subdivision as NOBILITY VILLAGE.

[Signature]
VIC NICOLESCU, Manager MEMBER
RUE NOBLESSE, LLC

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Vic Nicolescu and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of RUE Noblesse, LLC.

Dated this 15th day of August, 2017.

[Signature]
Notary Public - Oregon

Commission No. 934991A
My Commission Expires Jan. 1, 2019

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

FROM SANDRA M. PUNTNEY, TRUSTEE, RECORDED AS DOCUMENT NO. 2017-032958, ORJCO.
FROM RANDALL M. NATIONS, TRUSTEE, RECORDED AS DOCUMENT NO. 2017-032959, ORJCO.
FROM STATION INVESTMENTS, LLC RECORDED AS DOCUMENT NO. 2017-032960, ORJCO.

NOBILITY VILLAGE

A Planned Community Subdivision located in the N.W. 1/4 of Sec. 6, T38S., R.1W., W.M. and in the City of Medford Jackson County, Oregon (File LDS-15-039/CUP-15-089/E-15-090)

SURVEY FOR:

RUE Noblesse, LLC
1 North Holly St.
Medford, OR 97501

SURVEY BY:

L.J. Friar & Associates, P.C.
Consulting Land Surveyors
P.O. Box 1947
Phoenix, Oregon 97535
Phone: (541) 772-2782
Email: ljfriar@charter.net

DATE:

AUGUST 15, 2017

SHEET INDEX

- 1 SIGNATURE PAGE
- 2 WEST PORTION
- 3 EAST PORTION

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

Filed for record this 27th day of September, 2017, at 8:57 o'clock P.M., and recorded in Volume 43 of Plats at Page 19 of the records of Jackson County, Oregon and recorded as Document No. 2017-032977, Official Records of Jackson County, Oregon.

[Signature]
County Clerk

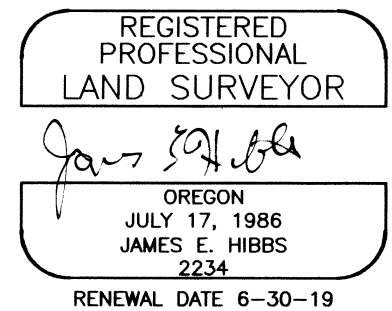
[Signature]
Deputy

- MAE & MAINTENANCE AGREEMENT FOR LOTS 19 & 20 RECORDED AS DOCUMENT NO. 2017-032961, ORJCO.
- MAE & MAINTENANCE AGREEMENT FOR LOTS 21-23 RECORDED AS DOCUMENT NO. 2017-032962, ORJCO.
- EXCLUSIVE FARM USE DEED DECLARATION RECORDED AS DOCUMENT NO. 2017-032963, ORJCO.
- SIDEWALK DEED DECLARATION RECORDED AS DOCUMENT NO. 2017-032964, 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 Lot 18 of KINGS VIEW SUBDIVISION, PHASE 2, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the Easterly line of said PHASE 2, South 21°00'00" West, 10.99 feet to the Northeast corner of KINGS VIEW SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the East line of said SUBDIVISION, South 00°45'02" West, 255.04 feet (record South 00°45'00" West, 255.05 feet) to the Southeast corner thereof; thence along the South line of Parcels I & II described in Document No. 2015-032410, Official Records, South 89°44'25" East, 606.41 feet (record EAST, 607.0 feet) to the Southeast corner thereof; thence along the East line thereof, North 00°06'25" East (record NORTH), 404.00 feet to the Northeast corner thereof; thence along the North line, North 89°57'04" West (record West), 545.02 feet to the Easterly line of KINGS VIEW SUBDIVISION, PHASE 2, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along said Easterly line thereof the following two courses: South 25°01'01" West, 33.10 feet to an angle point; thence South 21°00'00" West, 114.01 feet to the initial point of beginning.



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

PURPOSE: TO SURVEY AND MONUMENT THE EXTERIOR OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2015-032410, ORJCO AND THE CORNERS OF THE LOTS, TRACT, AND STREETS CREATED BY NOBILITY VILLAGE, A PLANNED COMMUNITY SUBDIVISION. SEE CITY OF MEDFORD FILE NOS. LDS-15-039/CUP-15-089/E-15-090.

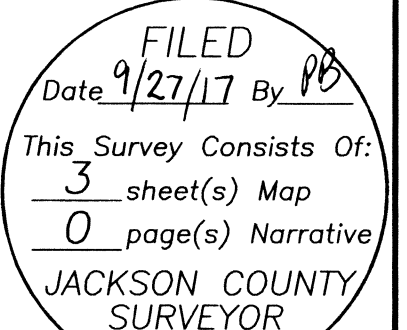
PROCEDURE: USING TRIMBLE R6 & R8 G.P.S. RECEIVERS, MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE R/W AND THE SUBJECT TRACT. THE EAST LINE OF THE SUBJECT TRACT WAS HELD PARALLEL TO THE EAST LINE OF D.L.C. #83 PER DEED AND DEED RECORD DISTANCE FROM THE FOUND MONUMENT AT THE S.E. CORNER OF THE SUBJECT TRACT. THE N.W. CORNER WAS HELD AT PLAT RECORD POSITION PER KVS2. THE WEST LINE WAS HELD AS MONUMENTED PER KVS & KVS2 AND THE SOUTH LINE WAS HELD AS MONUMENTED. COMPUTED THE POSITION OF THE STREET RIGHT OF WAY, LOTS AND TRACT PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AS SHOWN HEREON. DUE THE FACT THE S.W. CORNER OF THE SUBDIVISION FALLS VERY NEAR THE CREEK AND COULD BE LOST BY A HIGH WATER EVENT, I SET A 30.00' WITNESS CORNER ALONG THE SOUTH LINE OF THIS SUBDIVISION AS SHOWN ON SHEET 2 TO PERPETUATE THIS CORNER LOCATION.

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
[Signature]
SURVEYOR

APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

9/26/17
DATE



SHEET 1 OF 3

SURVEY BY:
L.J. Friar & Associates, P.C.
Consulting Land Surveyors
P.O. Box 1947
Phoenix, Oregon 97535
Phone: (541) 772-2782
Email: ljfriar@charter.net

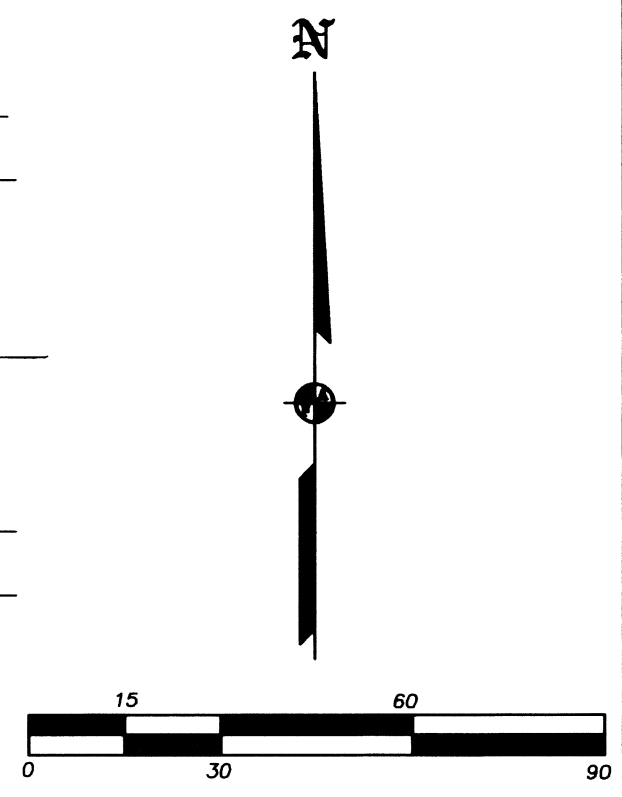
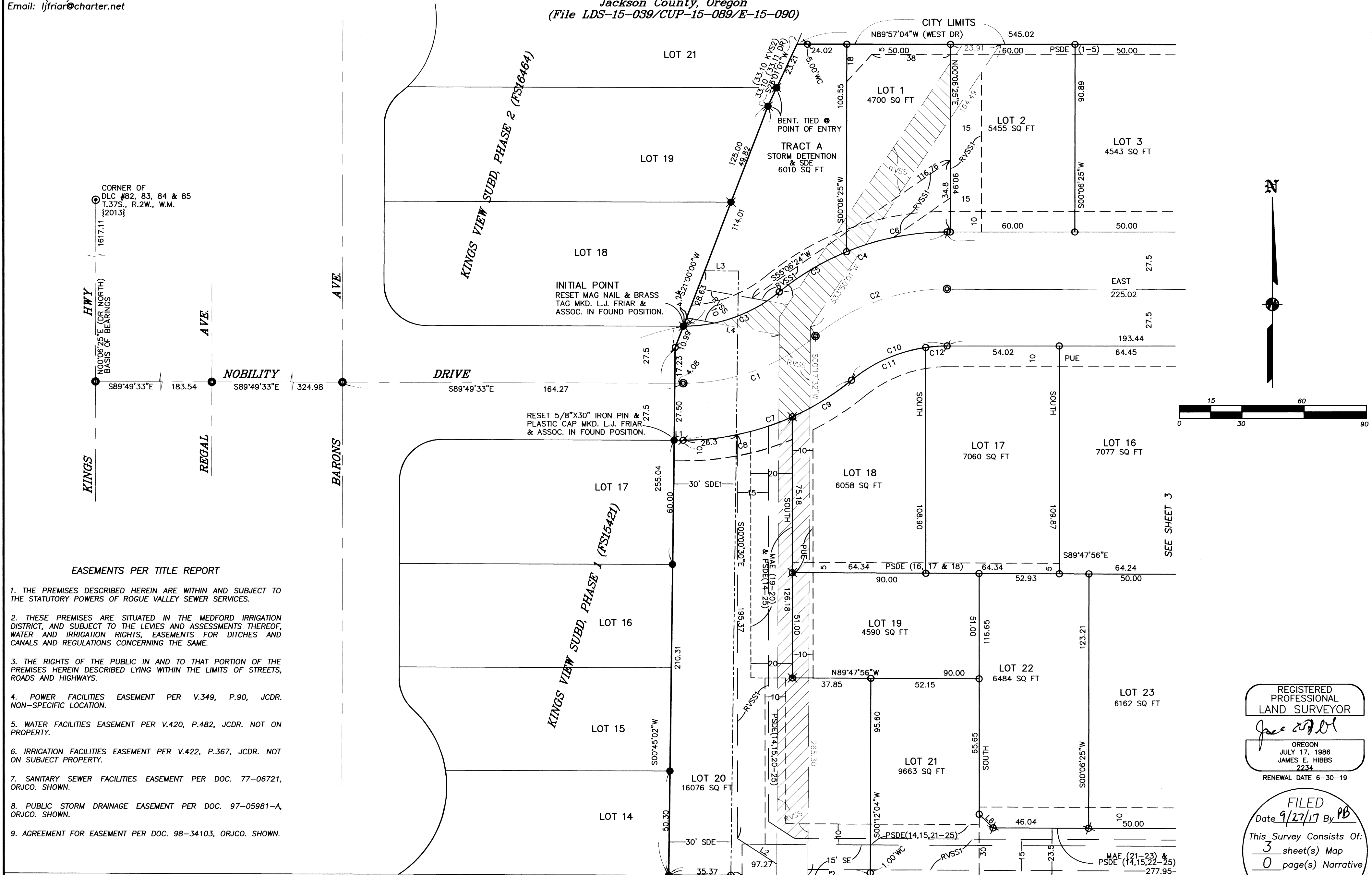
SURVEY FOR:
RUE Noblesse, LLC
1 North Holly St.
Medford, OR 97501

DATE:
AUGUST 15, 2017

NOBILITY VILLAGE

A Planned Community Subdivision located
in the N.W. 1/4 of Sec. 6, T38S., R.1W., W.M.
and in the City of Medford
Jackson County, Oregon
(File LDS-15-039/CUP-15-089/E-15-090)

LEGEND & COURSE DATA TABLE ON SHEET 3.



EASEMENTS PER TITLE REPORT

1. THE PREMISES DESCRIBED HEREIN ARE WITHIN AND SUBJECT TO THE STATUTORY POWERS OF ROGUE VALLEY SEWER SERVICES.
2. 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.
3. THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE PREMISES HEREIN DESCRIBED LYING WITHIN THE LIMITS OF STREETS, ROADS AND HIGHWAYS.
4. POWER FACILITIES EASEMENT PER V.349, P.90, JCDR. NON-SPECIFIC LOCATION.
5. WATER FACILITIES EASEMENT PER V.420, P.482, JCDR. NOT ON PROPERTY.
6. IRRIGATION FACILITIES EASEMENT PER V.422, P.367, JCDR. NOT ON SUBJECT PROPERTY.
7. SANITARY SEWER FACILITIES EASEMENT PER DOC. 77-06721, ORJCO. SHOWN.
8. PUBLIC STORM DRAINAGE EASEMENT PER DOC. 97-05981-A, ORJCO. SHOWN.
9. AGREEMENT FOR EASEMENT PER DOC. 98-34103, ORJCO. SHOWN.

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

[Signature]
SURVEYOR

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

FILED
Date 9/27/17 By *[Signature]*
This Survey Consists Of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SURVEY BY:

L.J. Friar & Associates, P.C.
 Consulting Land Surveyors
 P.O. Box 1947
 Phoenix, Oregon 97535
 Phone: (541) 772-2782
 Email: ljfriar@charter.net

SURVEY FOR:

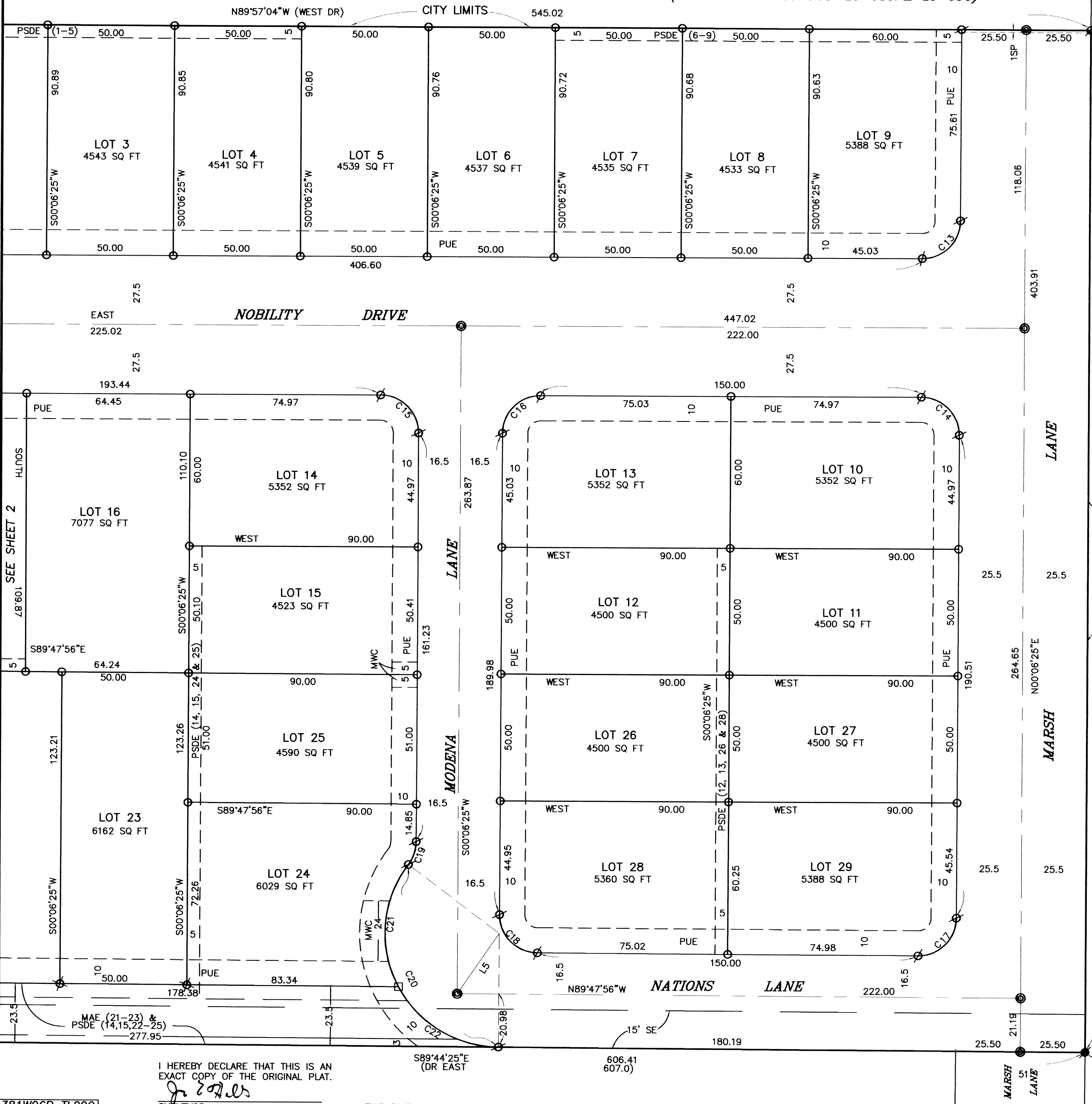
RUE Noblesse, LLC
 1 North Holly St.
 Medford, OR 97501

DATE:

AUGUST 15, 2017

NOBILITY VILLAGE

A Planned Community Subdivision located
 in the N.W. 1/4 of Sec. 6, T38S, R1W, W.M.
 and in the City of Medford
 Jackson County, Oregon
 (File LDS-15-039/CUP-15-089/E-15-090)



THIS POINT DR SOUTH 1450.6' &
 EAST 1271.72' FROM NW COR
 OF DLC #83.

LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
- ⊗ = FD. 5/8" IRON PIN PER FS1579.
- = FD. BRASS CAP IN CONCRETE PER KVS.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MINNECI LS2349 PER KVS.
- = FD. 3" PIPE & BRASS CAP. SEE FS9890 & 9895.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER LS2675 PER KVS2.
- = 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 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET 4" LONG MAG NAIL & 1.5" BRASS WASHER MKD. L.J. FRIAR & ASSOCIATES PC IN PAVEMENT WITH PERMISSION OF CITY SURVEYOR.
- = SET MAG NAIL & BRASS TAG MKD. L.J. FRIAR & ASSOC PC IN CONCRETE WITH PERMISSION OF CITY SURVEYOR.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- WC = WITNESS CORNER.
- () = RECORD DATA AS SHOWN.
- DR = DEED RECORD DATA.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT
- X- = FENCE LINE.
- KVS = KINGS VIEW SUBDIVISION (FS15491).
- KVS2 = KINGS VIEW SUBDIVISION, PHASE 2 (FS16464).
- SDE1 = STORM DRAINAGE EASEMENT PER DOC. 97-05981-A, ORJCO.
- RVSS = 15" WIDE SANITARY SEWER EASEMENT FOR ROGUE VALLEY SEWER SERVICE PER DOC. 77-06721, ORJCO.
- RVSS1 = (HATCHED PORTION EXTINGUISHED PER DOC. #2017-019379, ORJCO).
- MAE (#) = 15' WIDE SANITARY SEWER EASEMENT FOR ROGUE VALLEY SEWER SERVICE PER THIS PLAT.
- SE = MINIMUM ACCESS EASEMENT (LOTS BENEFITTING) PER THIS PLAT.
- SE = SLOPE EASEMENT PER DOC. 98-34103, ORJCO.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT (LOTS BENEFITTING) PER THIS PLAT.
- WFE = WATER FACILITIES EASEMENT PER V.420, P.482, JCDR.
- C1 L1 = SEE COURSE DATA TABLE.
- 1SP = ONE-FOOT STREET PLUG PER THIS PLAT.
- MWC = EASEMENT FOR MEDFORD WATER COMMISSION PER DOC. #2017-019379, ORJCO.
- SDE = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.

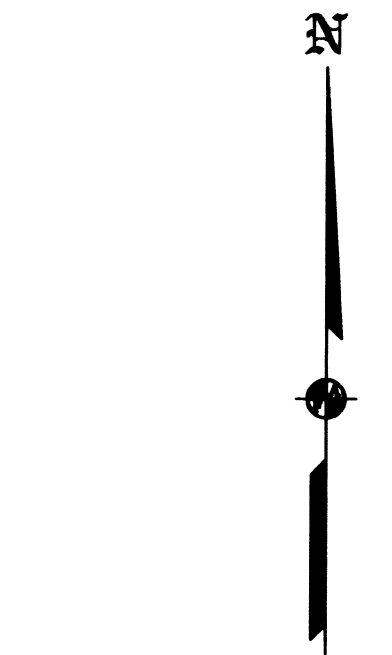
BASIS OF BEARINGS:

CENTERLINE OF KINGS HIGHWAY PER KVS.
 UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	39°33'53"	69.05	100.00	N70°23'30"E 67.69
C2	39°23'26"	68.75	100.00	S70°18'17"W 67.40
C3	39°33'53"	50.06	72.50	N70°23'30"E 49.08
C4	39°23'26"	87.66	127.50	S70°18'17"W 85.94
C5	17°03'22"	37.96	127.50	S59°08'15"W 37.82
C6	22°20'04"	49.70	127.50	S78°49'58"W 49.39
C7	39°33'53"	88.04	127.50	N70°23'30"E 86.30
C8	24°22'00"	54.22	127.50	N77°59'27"E 53.82
C9	15°11'53"	33.82	127.50	N58°12'30"E 33.72
C10	39°23'26"	49.84	72.50	S70°18'17"W 48.87
C11	31°12'04"	39.48	72.50	S66°12'36"W 38.99
C12	8°11'23"	10.36	72.50	S85°54'19"W 10.35
C13	89°53'35"	23.53	15.00	N45°03'12"E 21.19
C14	90°06'25"	23.59	15.00	N44°56'48"W 21.23
C15	90°06'25"	23.59	15.00	N44°56'48"W 21.23
C16	89°53'35"	23.53	15.00	S45°03'12"W 21.19
C17	90°05'39"	23.59	15.00	N45°09'14"E 21.23
C18	89°54'21"	23.54	15.00	S44°50'46"E 21.20
C19	36°58'41"	9.68	15.00	N18°35'46"E 9.51
C20	126°49'31"	99.61	45.00	S26°19'39"E 80.48
C21	65°21'57"	51.34	45.00	S04°24'08"W 48.60
C22	61°27'35"	48.27	45.00	S59°00'38"E 45.99

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	S89°48'27"E	4.36	L4	N79°36'24"W	45.41
L2	S57°01'39"E	22.52	L5	N34°30'49"E	29.08
L3	S89°31'15"E	16.29	L6	S45°33'55"E	9.33



THIS POINT DR SOUTH 1854.6' &
 EAST 1271.72' FROM NW COR.
 OF DLC #83. RESET 5/8"X30" IRON
 PIN & PLASTIC CAP MKD. L.J. FRIAR
 & ASSOC. PC IN FOUND POSITION.

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

FILED
 Date 9/27/17 By PB
 This Survey Consists Of:
 3 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY
 SURVEYOR

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