

***** APPROVALS *****

File No. LDS-15-095

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

Planning Director: [Signature] Date: OCTOBER, 23 2017

EXAMINED AND APPROVED as required by ORS 92.100 as of OCT 19, 2017

[Signature] City Surveyor

EXAMINED AND APPROVED this 19 day of OCTOBER, 2017

[Signature] City Engineer - ACTING

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of OCTOBER 25TH, 2017

[Signature] Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of Oct. 25, 2017

[Signature] Tax Collector

***** DECLARATION *****

Know all men by these presents that MARK A. MCALISTER, 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 Tract as shown on Sheet 2; and (1) does hereby dedicate to the public for public use under the jurisdiction of the City of Medford the streets named Tannin Drive and Lillian Street, the Street Right of Way along Kings Highway (R/W) together and the Public Utility Easements (PUE) and Storm Drainage Easements (SDE); and (2) does hereby grant to the City of Medford in fee the one foot street plugs (1SP) which shall automatically be dedicated as public right of way upon the extension of the affected streets and (3) does hereby make and establish the Minimum Access Easements (MAE), Private Storm Drainage Easements (PSDE) and Private Water Easement (PWE); and (4) does hereby designate said Subdivision as MERLOT VALLEY, PHASES 1 & 2, which shall be subject to the Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this plat.

[Signature] MARK A. MCALISTER

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY appeared the above named Mark A. McAlister and acknowledged the foregoing instrument to be his voluntary act and deed.

Dated this 13 day of October, 2017

[Signature] Joann Van Warner Notary Public - Oregon

Commission No. 954625

My Commission Expires Sept 20, 2020

MERLOT VALLEY, PHASES 1 & 2

A Subdivision located in the N.E. 1/4 of Sec. 1, T.38S., R.2W., W.M. in the City of Medford, Jackson County, Oregon (File LDS-15-095)

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

Filed for record this 25th day of October, 2017, at 9:11 o'clock A.M., and recorded in Volume 43 of Plats at Page 22 of the records of Jackson County, Oregon and recorded as Document No. 2017-036444 Official Records of Jackson County, Oregon.

[Signature] County Clerk [Signature] Deputy

SURVEY FOR:

MARK MCALISTER 5966 DARK HOLLOW ROAD 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:

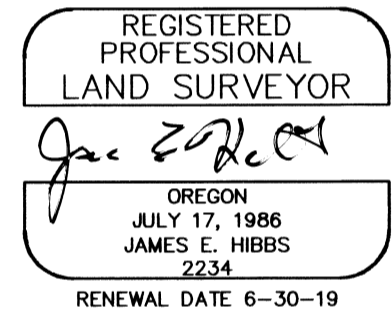
OCTOBER 11, 2017

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2017-036443, 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 2 of SOUTH RIDGE ESTATES, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the North line of that tract described in Document No. 2015-017094, Official Records of Jackson County, Oregon, North 89°57'10" West, 779.94 feet to the Northwest corner thereof; thence along the West line thereof, South 00°07'16" West, 198.04 feet to the Southwest corner thereof; thence along the South line thereof, South 89°57'13" East, 494.96 feet to the Northwest corner of WHIPSKI SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the North line thereof, South 89°55'34" East, 305.03 feet (record South 89°57'09" East, 305.00 feet) to the West line of Kings Highway set forth in Document No. 79-02959, Official Records of Jackson County, Oregon; thence along said West line, North 00°06'25" East, 198.17 feet to the Northeast corner of that tract described in Document No. 2015-017094, said Official Records; thence along the North line thereof, North 89°57'10" West, 20.00 feet to the initial point of beginning.



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

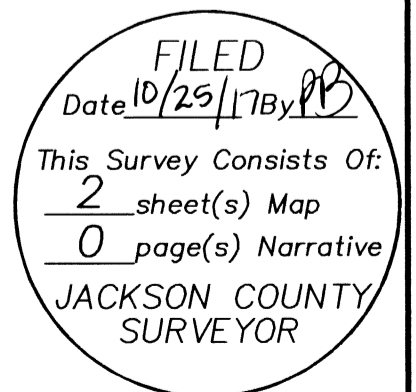
PURPOSE: To survey and monument the exterior boundary, lot, tract and street right of way corners of MERLOT VALLEY, PHASES 1 & 2. See City File LDS-15-095. The parent tract being set forth in Doc. #2015-017094, ORJCO.

PROCEDURE: Using Trimble R8 G.P.S. receivers made ties to monuments as shown hereon to control the exterior boundary and Kings Highway. The N.E., S.E. & S.W. corners were found monumented as shown. The N.W. corner was monumented by FS9878 but was removed sometime in the past. The overall distance per FS9878 (804.94) was to a point 20 feet from the centerline of Kings Highway as shown on FS9878. It is unclear why 20' from the centerline was used as Doc. 79-02959, ORJCO shows 25' from centerline as being the new Westerly right of way. At any rate, I subtracted 5' from the distance shown on FS9878 (799.94) and used this distance from the found monument at the S.E. corner of SRE to position the N.W. corner of the subject tract. This returned a favorable distance along the West line of the subject tract. With the boundary resolved I, used the layout per the approved tentative plat to position the lot, tract and street right of way corners. Set monuments at the locations as shown on Sheet 2. Tract A is slated to be intended to adjusted into the adjoining property to the North via a future property line adjustment.

APPROVED FOR RECORDING.

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

[Signature] COUNTY COMMISSIONER/ADMINISTRATOR DATE 10/25/17



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:
MARK MCALISTER
5966 DARK HOLLOW ROAD
MEDFORD, OR 97501

DATE:
OCTOBER 11, 2017

MERLOT VALLEY, PHASES 1 & 2

A Subdivision located
in the NE 1/4 of Sec. 1, T.38S., R.2W., W.M.
in the City of Medford, Jackson County, Oregon
(File LDS-15-095)

LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
 - = FD. BRASS CAP IN CONCRETE PER KVS.
 - ⦿ = FD. 5/8" IRON PIN & METAL CAP MKD. HOFFBUHR AND ASSOC INC PER SRE. RESET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
 - = FD. 5/8" IRON PIN PER FS4375, 4461, 9658 OR 9878.
 - ⦿ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HOFFBUHR AND ASSOC INC PER SRE OR PSC.
 - ⦿ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MINNECI LS2349 PER WS.
 - = 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 BRASS TAG MKD. L.J. FRIAR & ASSOC. & MAG NAIL IN CONCRETE.
 - ⊗ = SET 2.5" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & 4" MAG NAIL IN NEW ASPHALT.
- JCDR = JACKSON COUNTY DEED RECORDS.
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
WC = WITNESS CORNER MONUMENT.
() = RECORD DATA AS SHOWN.
DR = DEED RECORD DATA.
FS = FILED SURVEY #.
PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
-X- = FENCE LINE.
WS = WHIPSKI SUBDIVISION (FS17957).
SRE = SOUTH RIDGE ESTATES (FS18960).
PSC = PARK SIDE COURT (FS18356).
L1/01 = SEE COURSE DATA TABLE.
SDE = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.
MAE = MINIMUM ACCESS EASEMENT FOR (LOTS) AS NOTED PER THIS PLAT.
R/W = STREET RIGHT OF WAY PER THIS PLAT.
PSDE = PRIVATE STORM DRAINAGE EASEMENT PER THIS PLAT.
1SP = ONE FOOT STREET PLUG PER THIS PLAT.
PWE = PRIVATE WATER EASEMENT FOR LOT 19 PER THIS PLAT.
5RM = REFERENCE MONUMENT SET S89°55'34"E, 5.00' FROM TRUE CORNER.
1RM = REFERENCE MONUMENT SET 1.00' PERPENDICULAR TO & SOUTHERLY OF R/W LINE.
KVS = KINGS VIEW SUBDIVISION (FS15491).

COURSE DATA TABLE					
NUM	DELTA	ARC	RADIUS	CHORD	TANGENT
C1	18°11'56"	31.76	100.00	S80°51'19"E 31.63	16.02
C2	18°11'48"	31.76	100.00	N80°51'16"W 31.63	16.02
C3	59°59'54"	20.94	20.00	N60°02'46"E 20.00	
C4	18°11'56"	23.03	72.50	S80°51'19"E 22.93	
C5	18°11'48"	40.49	127.50	N80°51'16"W 40.32	
C6	90°03'42"	31.44	20.00	N44°55'26"W 28.30	
C7	89°56'38"	31.40	20.00	S45°04'31"W 28.27	
C8	18°11'56"	40.50	127.50	S80°51'19"E 40.33	
C9	6°11'48"	13.79	127.50	S86°51'23"E 13.78	
C10	12°00'07"	26.71	127.50	S77°45'25"E 26.66	
C11	18°11'48"	23.03	72.50	N80°51'16"W 22.93	
C12	2°36'07"	3.29	72.50	N73°03'25"W 3.29	
C13	15°35'41"	19.73	72.50	N82°09'19"W 19.67	

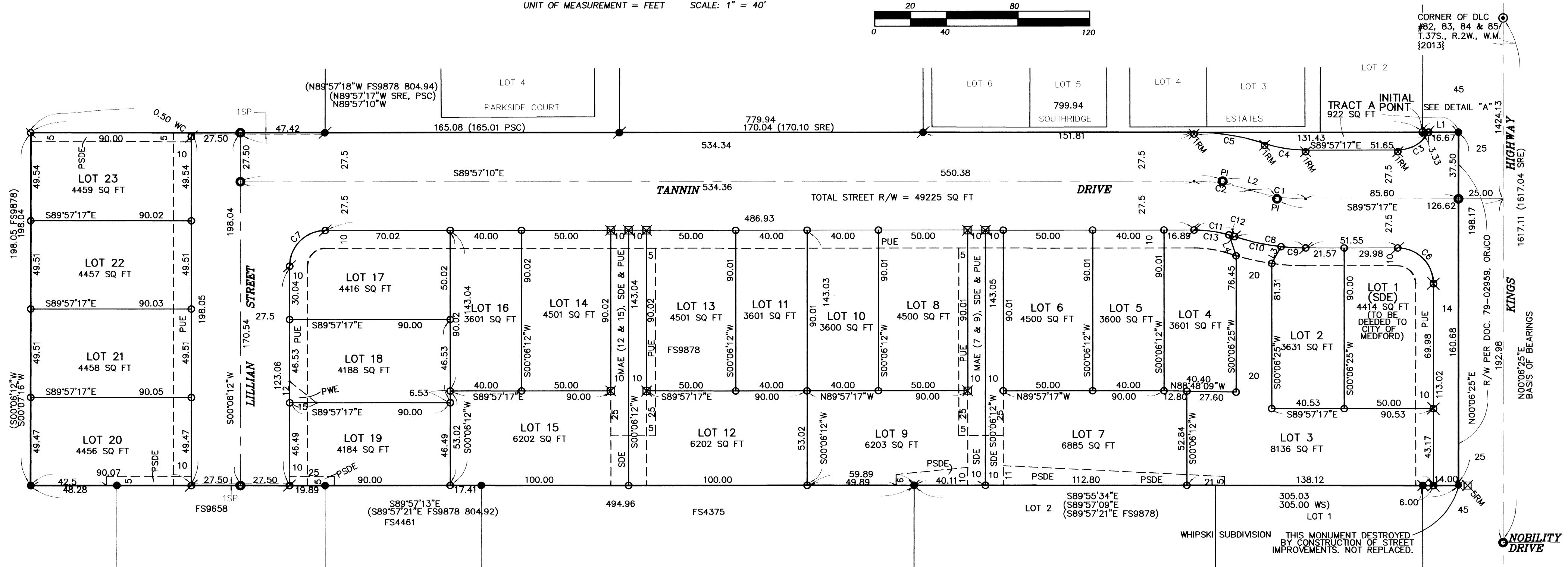
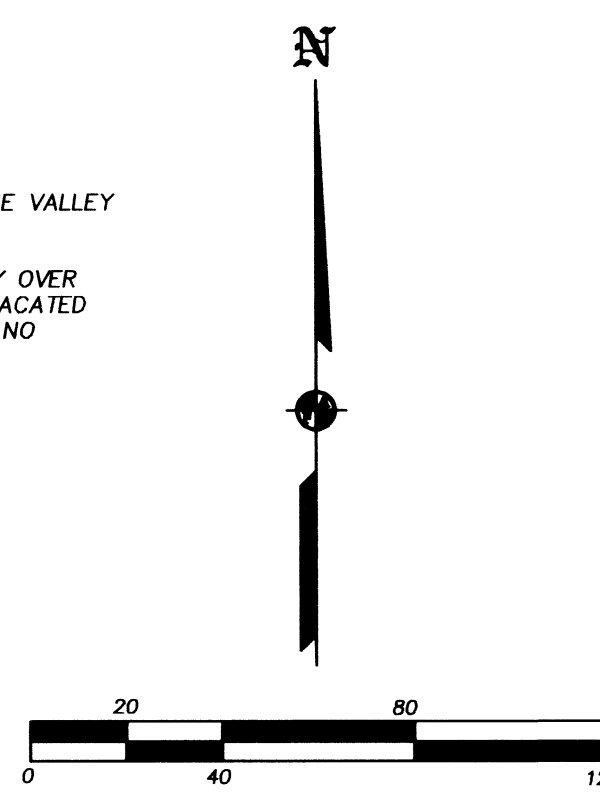
NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	N89°57'10"W	20.00	L3	S28°56'52"W	10.77
L2	N71°45'21"W	32.04	L4	N18°51'22"W	12.36

EXCEPTIONS PER PUBLIC RECORD TITLE REPORT FOR NEW SUBDIVISION

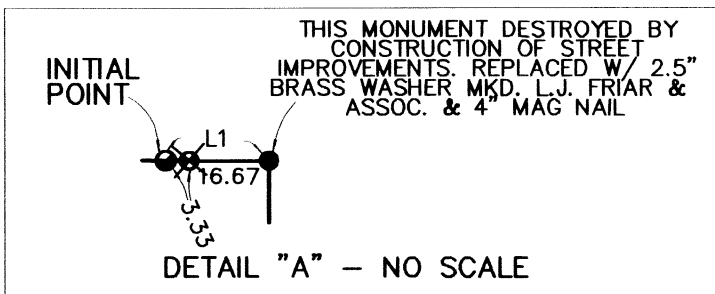
- PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2017-2018.
- CITY LIENS, IF ANY, IN FAVOR OF THE CITY OF MEDFORD.
- REGULATIONS, LEVIES, LIENS, ASSESSMENTS, RIGHTS OF WAY AND EASEMENTS OF ROGUE VALLEY SEWER SERVICE DISTRICT.
- ANY EASEMENTS OR RIGHTS OF WAY FOR EXISTING UTILITIES OR OTHER RIGHTS OF WAY OVER THOSE PORTIONS OF SAID LAND LYING WITHIN THE PUBLIC RIGHTS OF WAY AND ALLEYS VACATED BY COMMISSIONERS JOURNAL ORDER DATED 11-18-1916 IN VOLUME 16, PAGE 216, JCDR. NO EXISTING UTILITIES WERE FOUND WITHIN THE SUBJECT TRACT.

BASIS OF BEARINGS:

CENTERLINE OF KINGS HIGHWAY PER KVS AS SHOWN.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'



NOTE:
IN ACCORDANCE WITH MLDC 10.550 AND PLANNING COMMISSION FINAL ORDER DATED 10/08/15, NO LOT SHALL HAVE DIRECT ACCESS TO KINGS HIGHWAY.



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 6-30-19

FILED
Date 10/26/17 By *JB*

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

JACKSON COUNTY SURVEYOR

382W01AA TL'S 200,300,400,500
382W01AB TL600

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

SHEET 2 OF 2 15168FM