

***** APPROVALS *****

File No. LDS-15-121

I certify that, pursuant to authority granted in MLDC 10.273, this plat is hereby approved.

[Signature]
Planning Director

1-9-2018
Date

HEIGHTS AT HONDELEAU
A SUBDIVISION
In the N.W. 1/4 of Sec. 8, T.37S., R.1W., W.M. &
in the City of Medford Jackson County, Oregon
(File LDS-15-121)

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

Filed for record this 11th day of January, 2018, at
2:59 o'clock P.M., and recorded in Volume 44 of Plats at Page 02
of the records of Jackson County, Oregon and recorded as Document No. 2018-001294,
Official Records of Jackson County, Oregon.

EXAMINED AND APPROVED as required by ORS 92.100 as of DEC 26, 2017.

[Signature]
City Surveyor

SURVEY FOR:
Jemani, LLC
935 Towne Centre, Suite A
Medford, OR 97504

[Signature] County Clerk
[Signature] Deputy

EXAMINED AND APPROVED this 2 day of JANUARY, 2018.

[Signature]
City Engineer

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

Deed Declaration for Sidewalks recorded as Document No. 2018-001293, ORJCO.
Deed Declaration for EFU recorded as Document No. 2018-001292, ORJCO.
Deed Declaration for Garages recorded as Document No. 2018-001291, ORJCO.
Deed Declaration for Maintenance of Landscaping recorded as Document No. 2018-001290, ORJCO.

DATE:
December 13, 2017

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96
as of January 11th, 2018.

[Signature]
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have
been paid as of January 11, 2018.

[Signature] - Deputy Tax Collector
Tax Collector

***** 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 NORTHERN ESTATES, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the East line thereof, North 00°03'36" West, 303.30 feet (record North 00°06'35" West, 303.39 feet) to the Northeast corner of Lot 1 of said NORTHERN ESTATES; thence along the North line of that property described in Document No. 2016-018317, Official Records of Jackson County, Oregon, North 89°54'17" East (record North 89°59'30" East), 479.55 to the North-South centerline of Section 8, Township 37 South, Range 1 West, Willamette Meridian, Jackson County, Oregon; thence along said centerline, South 00°06'26" East (record South 00°06'35" East), 306.96 feet to the North line of Hondeleau Lane; thence along said North line, North 89°39'27" West (record North 89°40'05" West), 479.82 feet to the initial point of beginning. Containing 3.36 acres, more or less.

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

***** DECLARATION *****

Know all men by these presents that JEMANI, LLC, an Oregon limited liability company, 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 as shown on Sheet 2 and does hereby dedicate to the public for public use, under the jurisdiction of the City of Medford, the Streets, Public Utility Easements (PUE) and Public Pedestrian Access Easement (PPAE) and does hereby make and establish (1) the Private Storm Drainage Easements (PSDE1 & PSDE2) for the benefit of the Lots as noted; (2) the Temporary Vehicular Turnaround Easements which shall automatically extinguish upon the extension of the affected streets; (3) the Irrigation easement for the benefit of the Rogue River Irrigation District; and does hereby grant to the City of Medford the 1' Street Plug 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 designate said Subdivision as HEIGHTS AT HONDELEAU.

[Signature]
VIC NICOLESCU, Member
JEMANI, 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 JEMANI, LLC.

Dated this 13th day of December, 2017.

[Signature]
Notary Public - Oregon

Commission No. 959036
My Commission Expires Feb 3, 2021

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

PURPOSE: TO SURVEY AND MONUMENT THE EXTERIOR OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2016-018317, ORJCO AND THE CORNERS OF THE LOTS AND STREETS CREATED BY "HEIGHTS AT HONDELEAU", A SUBDIVISION. SEE CITY OF MEDFORD FILE NOS. LDS-15-121.

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 WEST LINE WAS HELD AS MONUMENTED BY FS20101. THE NORTH HELD AS MONUMENTED BY FS2435. THE CENTERLINE OF HONDELEAU WAS HELD AS MONUMENTED BY FS2435 & 15504. HELD MAP RECORD DISTANCE PER FS20101 FROM THE FOUND MONUMENT NEAR THE EAST END OF HONDELEAU TO POSITION THE END OF HONDELEAU DRIVE. FROM THIS POINT COMPUTED THE N.E. CORNER OF THE SUBJECT TRACT AS SHOWN. COMPUTED THE POSITION OF THE STREET RIGHT OF WAY AND LOTS PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AS SHOWN HEREON.

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

From NOEL MOORE recorded as Document No. 2018-001289, ORJCO.

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

APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR
1/11/18
DATE

FILED
Date 1/11/18 By JB
This Survey Consists Of:
2 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:
Jamani, LLC
935 Towne Centre, Suite A
Medford, OR 97504

DATE:
December 13, 2017

HEIGHTS AT HONDELEAU

A SUBDIVISION

In the N.W. 1/4 of Sec. 8, T.37S., R.1W., W.M. &
in the City of Medford Jackson County, Oregon
(File LDS-15-121)

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	90°26'08"	23.68	15.00	N45°07'29"E 21.29
C2	89°33'52"	23.45	15.00	S44°52'31"E 21.13
C3	90°25'30"	23.67	15.00	S45°07'10"W 21.29
C4	89°34'30"	23.45	15.00	S44°52'50"E 21.13

LEGEND:

- ⊙ = FD. COUNTY SURVEYORS BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
- ⊙ = FD. 5/8" BRASS CAP MKD. LS2359 IN MON. CASE PER FS15504.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. LS2359 PER FS15504.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HOFFBUHR & ASSOC. INC PER FS20101.
- ⊙ = FD. 5/8" IRON PIN PER FS2600.
- ⊙ = FD. 5/8" IRON PIN PER FS2435.
- = 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.

LEGEND:

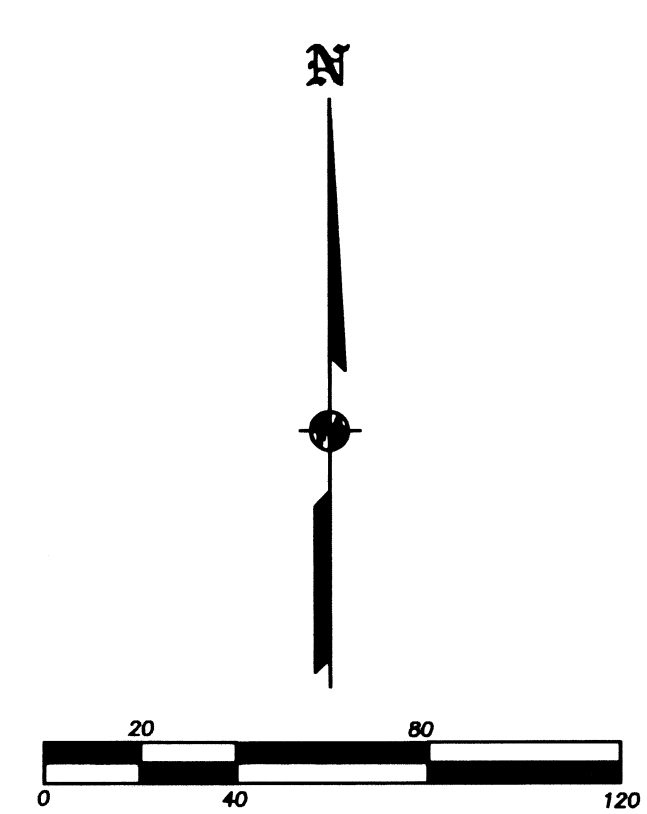
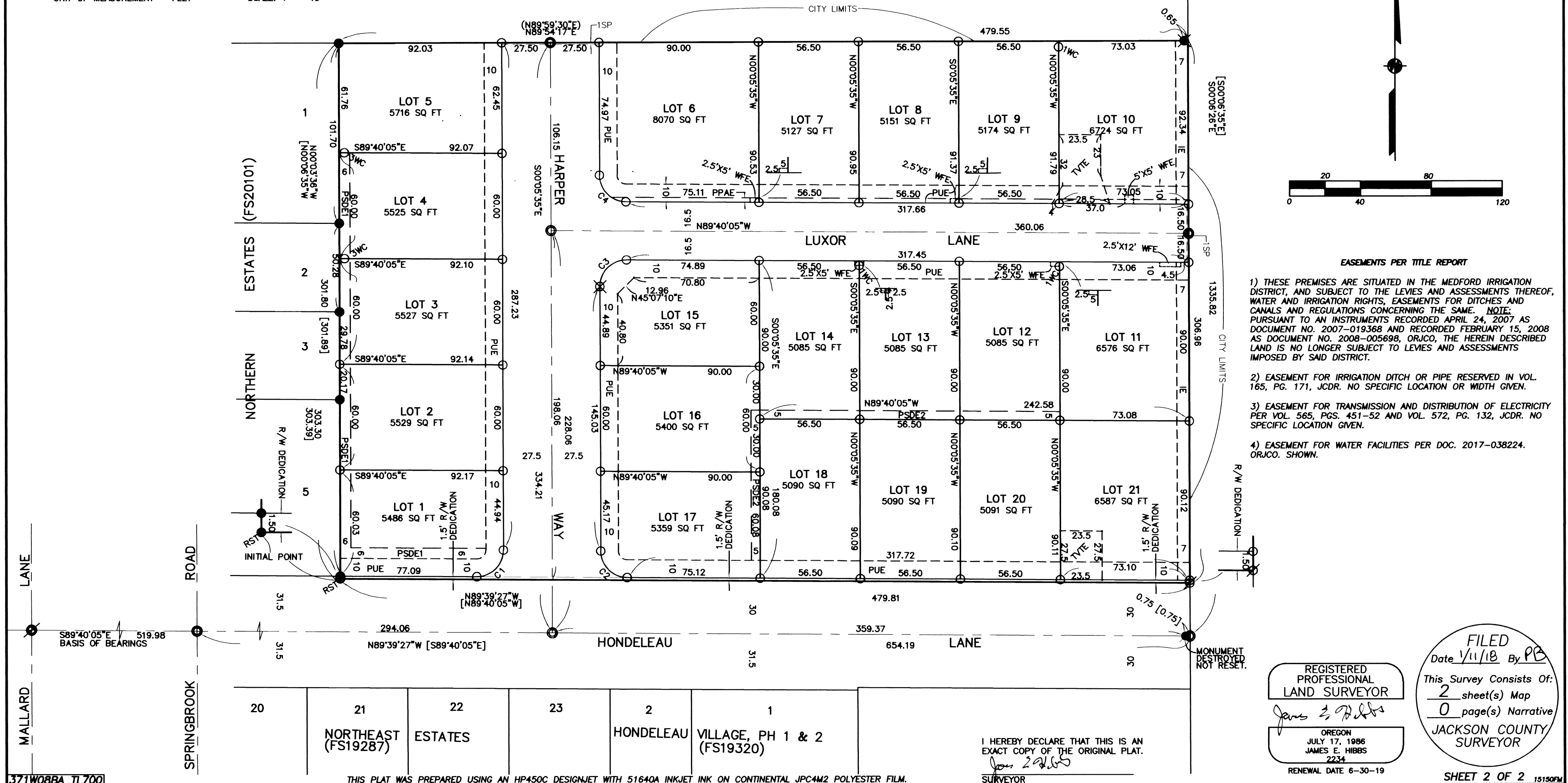
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 1WC = 1.00' WITNESS CORNER MONUMENT.
- (FS) = DEED RECORD DATA PER DOC. #2016-018317, ORJCO.
- (FS) = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- 1SP = 1 FOOT STREET PLUG PER THIS PLAT.
- [] = RECORD DATA PER FS20101.
- PSDE1 = PRIVATE STORM DRAIN EASEMENT FOR LOTS 1-5 PER THIS PLAT.
- PSDE2 = PRIVATE STORM DRAIN EASEMENT FOR LOTS 11-14 & 18 PER THIS PLAT.
- TVTE = TEMPORARY VEHICULAR TURNAROUND EASEMENT PER THIS PLAT.
- IE = IRRIGATION EASEMENT FOR RRVID PER THIS PLAT.
- WFE = WATER FACILITIES EASEMENT PER DOC. #2017-038224, ORJCO.
- R/W = RIGHT OF WAY.
- RRVID = ROGUE RIVER IRRIGATION DISTRICT.
- PPAE = 2.50' PUBLIC PEDESTRIAN ACCESS EASEMENT PER THIS PLAT.
- 8WC = 8.00' WITNESS CORNER MONUMENT.
- 3WC = 3.00' WITNESS CORNER MONUMENT.
- RST = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. IN PLACE OF DESTROYED MONUMENT.

PLANNING COMMISSION REQUIRED NOTES:

- 1) LOTS 1-6 AND 15-17, INCLUSIVE, SHALL TAKE VEHICULAR ACCESS FROM HARPER WAY.
- 2) LOTS 7-14, INCLUSIVE, SHALL TAKE VEHICULAR ACCESS FROM LUXOR LANE.
- 3) LOTS 18-21, INCLUSIVE, SHALL TAKE VEHICULAR ACCESS FROM HONDELEAU LANE.

BASIS OF BEARINGS:

CENTERLINE OF HONDELEAU DRIVE PER FS20101 AS SHOWN.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'



EASEMENTS PER TITLE REPORT

- 1) 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. NOTE: PURSUANT TO AN INSTRUMENTS RECORDED APRIL 24, 2007 AS DOCUMENT NO. 2007-019368 AND RECORDED FEBRUARY 15, 2008 AS DOCUMENT NO. 2008-005698, ORJCO, THE HEREIN DESCRIBED LAND IS NO LONGER SUBJECT TO LEVIES AND ASSESSMENTS IMPOSED BY SAID DISTRICT.
- 2) EASEMENT FOR IRRIGATION DITCH OR PIPE RESERVED IN VOL. 165, PG. 171, JCDR. NO SPECIFIC LOCATION OR WIDTH GIVEN.
- 3) EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER VOL. 565, PGS. 451-52 AND VOL. 572, PG. 132, JCDR. NO SPECIFIC LOCATION GIVEN.
- 4) EASEMENT FOR WATER FACILITIES PER DOC. 2017-038224, ORJCO. SHOWN.

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

FILED
Date 1/11/18 By PE
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR