

SADDLEBROOK MEADOWS - PHASE 2

[A REPLAT OF LOT 5 OF JAMES TOWE SUBDIVISION]

Located in Lot 5 of JAMES TOWE SUBDIVISION and in the N.E. 1/4 of Section 21, T.36S., R.1W., W.M., Jackson County, Oregon

December 6, 2017

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

Bary D Kaiser
SURVEYOR

*** SURVEYOR'S CERTIFICATE ***

I, Bary D. Kaiser, a duly registered professional land surveyor of the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments as provided by law the tract of land shown on Sheet 2, said plat being a correct representation of the same, and the following is an accurate description of the boundary lines:

Lot Five (5) of JAMES TOWE SUBDIVISION located in Jackson County, Oregon, according to the official plat thereof, record in Volume 13, Page 15, Plat Records.

Bary D Kaiser
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Bary D Kaiser
OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-19

*** DECLARATION ***

Known all men by these presents, that DEBRA RUTH DYER, as tenant by the entirety, is the owner of the lands hereon described, hereafter referred to as Declarant, has caused the same to be subdivided into lots and street as shown on Sheet 2, and the number and size of the lots and course and length of all lines are plainly set forth, and that this plat is a correct representation of the subdivision, and does hereby dedicate to the public for public use the street, together with all public utility easements (PUE) as shown on Sheet 2. Declarant does hereby create that 5-foot wide Stormdrain easement across Lots 14-17 benefiting Lots 13-16 as shown on Sheet 2. Declarant hereby designates said subdivision as SADDLEBROOK MEADOWS - Phase 2.

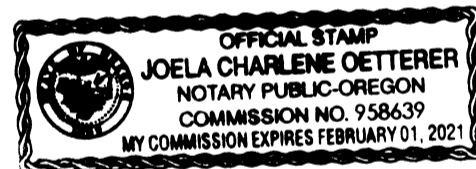
IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 3 DAY, OF January, 20 18.

Debra R Dyer
DEBRA RUTH DYER

STATE OF OREGON)
COUNTY OF JACKSON)_{ss}

Personally appeared the above named DEBRA RUTH DYER, acknowledge the foregoing instrument to be her voluntary act and deed.

Subscribed and sworn to before me this 3rd day of January, 20 18.



(SIGN) Joela Oetterer
JOELA OETTERER NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 958639
MY COMMISSION EXPIRES February 1, 2021

*** CONSENT ***

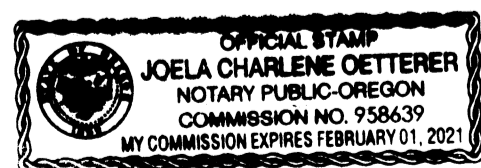
I, JON JANAKES, have entered into a Vacant Land Real Estate Agreement wherein DEBRA RUTH DYER is seller and JON JANAKES is purchaser, covering the real property as stated in the Memorandum of Agreement recorded in Document No. 2016-016607, Official Records of Jackson County, Oregon, affecting the land described herein.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL THIS 3rd DAY, OF January, 20 18.

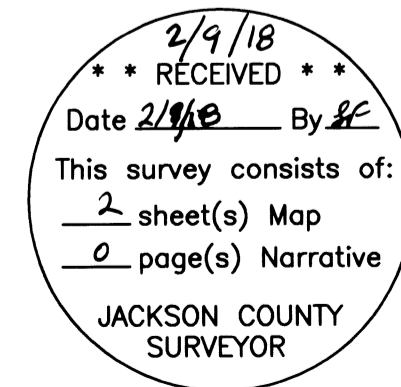
Jon Janakes
JON JANAKES
STATE OF OREGON)
COUNTY OF JACKSON)_{ss}

Personally appeared the above named JON JANAKES, acknowledge the foregoing instrument to be his voluntary act and deed.

Subscribed and sworn to before me this 3rd day of January, 20 18.



(SIGN) Joela Oetterer
JOELA OETTERER NOTARY PUBLIC - OREGON
(PRINT)
COMMISSION NO. 958639
MY COMMISSION EXPIRES February 1, 2021



*** APPROVALS ***

Examined and approved this 11th day of January, 20 18.

Scott Dees
JACKSON COUNTY SURVEYOR

Examined and approved by the Jackson County Development Services. (File No. 439-16-00087-SUB). 2nd day of February, 20 18.

Tom Hill
JACKSON COUNTY PLANNING DIRECTOR

Examined and approved as required by O.R.S. 92.100 this 5 day of February, 20 18.

Dilly Thompson, agent
ASSESSOR, DEPARTMENT OF ASSESSMENT

All taxes, fees, assessments or other charges as required by O.R.S. 92.095 have been paid as of the 5th day of February, 20 18.

Almanon Deputy
TAX COLLECTOR

Examined and approved by the Jackson County Department of Roads and Parks this 8th day of January, 20 18.

Mike King
JACKSON COUNTY ENGINEER

Approved by a Majority for Recording.

Rick [Signature] 2/8/18
COUNTY COMMISSIONER DATE

*** RECORDER'S CERTIFICATE ***

Filed for record, this 9th day of February, 20 18, at 1:28 o'clock P m, and recorded in Volume 44 of Plats on page 44 of the Records of Jackson County, Oregon.

By: Christine D. Walker Naomi Foote
COUNTY CLERK DEPUTY

SADDLEBROOK MEADOWS - PHASE 2

[A REPLAT OF LOT 5 OF JAMES TOWE SUBDIVISION]

Located in Lot 5 of JAMES TOWE SUBDIVISION and in the N.E. 1/4 of Section 21, T.36S., R.1W., W.M., Jackson County, Oregon

December 6, 2017

SURVEY FOR:

Janakes Family LLC
P.O. Box 8494
Medford, OR. 97501

SURVEY BY:

Kaiser Surveying
P.O. Box 1046
Eagle Point, OR. 97524

LEGEND

○ = Found 5/8" Rebar with orange Plastic Cap, marked "B KAISER RLS 52923" - SBM

⊗ = Found 5/8" Rebar with Brass Cap - Marked "HARDEY ENG. & ASSOC." S.N. 18403

△ = Found 5/8" Rebar JAMES TOWE SUBDIVISION

● = Set 5/8" x 24" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923"

▲ = Set 5/8" x 30" Rebar with Orange Plastic Cap marked "B. KAISER LS 52923"

■ = Set 5/8" x 30" Rebar with Aluminum Cap marked "B. KAISER LS 52923"

S.N. = Filed Survey Number County Surveyors Office

SBM = SADDLEBROOK MEADOWS

JTS = JAMES TOWE SUBDIVISION

() = Record/JAMES TOWE SUBDIVISION

-x-x- = Fence

EASEMENTS

1. The subject property could be subject to easements, right of way, reservations and restriction retained by the United States of America: as recorded in Vol. 325, Page 83 D.R.
2. Property could be subject to covenants, condition, restrictions, and/or easements; but omitting any covenant and restriction, if any, including but not limited to those based upon race, color, religion, sex, handicap, family status, or national origin to the extent such covenants or restrictions is permitted by applicable law, as set forth in the document, recorded in Inst. Nos. 68-03140 O.R. and 77-21091 O.R.
3. The document recorded in Instrument No. 2015-015629 O.R. is a 10' wide stormdrain easement across the subject property, said easement falls entirely within Julie Lane being dedicated to the public for street purposes on this plat.

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

PURPOSE: Subdivision of tract described in Inst. No. 2010-034373 O.R.

PROCEDURE: Equipment used to perform survey was a Nikon DTM 522 total station. The boundaries of subject property were determined using information and found monuments from the plats of JAMES TOWE SUBDIVISION, WHEATON SUBDIVISION and SADDLEBROOK MEADOWS, Filed Survey No. 18403 and the recorded deed, Instrument Nos. 2010-034373 O.R. Found monuments from mentioned Filed Survey's and found centerline monuments were used to locate desired property boundaries. Monuments were set at the Lot corners and the property boundary as shown hereon.

REGISTERED PROFESSIONAL LAND SURVEYOR

Bary D. Kaiser

OREGON
JULY 15, 2003
BARY D. KAISER
No. 52923
EXP. 6-30-19

CURVE DATA			
Δ	R	L	LC
① 90°00'00"	20.00'	31.416'	N44°48'00"W, 28.284'
② 89°59'43"	20.00'	31.414'	N45°11'51"E, 28.283'

** RECEIVED **
Date 2/9/18 By PB

This survey consists of:
2 sheet(s) Map
0 page(s) Narrative

JACKSON COUNTY SURVEYOR

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

Bary D. Kaiser
SURVEYOR

