

*** APPROVALS ***

File PUD 2017-01

EXAMINED AND APPROVED this 14th day of June, 2018

Phoenix Planning Department

EXAMINED AND APPROVED this 14th day of JUNE, 2018

Phoenix Public Works Department

EXAMINED AND APPROVED this 13th day of June, 2018

Rogue Valley Sewer Services

EXAMINED AND APPROVED as required by ORS 92.100 as of June 14, 2018

Jackson County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of June 20th, 2018

Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of June 20th, 2018

Tax Collector

*** DECLARATION ***

Know all men by these presents that PDK PROPERTIES, LLC, an Oregon limited liability company and MICHAEL KOHN are the owners in fee of the lands shown on this Plat, more particularly described in the Surveyor's Certificate and have subdivided the same into the Lots as shown on Sheets 2 & 3 and do hereby make and establish the Sidewalk Easement (SWE), Cross Access Easement (CAE) and Private Utility Easement as shown on Sheets 2 & 3; do hereby grant to Rogue Valley Sewer Services the Sanitary Sewer Easement (SSE) as shown on Sheets 2 & 3; do hereby extinguish (1) the Mutual Private Access Easement per Partition Plat No. 51-1994 and (2) the Mutual Access Easement and Joint Maintenance Agreement per Document No. 03-35096, Official Records of Jackson County, Oregon and do hereby designate said Subdivision as SOUTH MAIN PLACE, PHASES 1-4 which shall be subject to a Declaration of Covenants, Conditions & Restrictions to be recorded with this plat. Furthermore PDK PROPERTIES, LLC does hereby dedicate to the City of Phoenix the Public Utility Easements (PUE) as shown on Sheets 2 & 3.

KYLE TAYLOR, Manager PDK PROPERTIES, LLC

MICHAEL KOHN, his Attorney in fact. PER DOC. 2018-018249, ORJCO.

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED KYLE TAYLOR AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF PDK PROPERTIES, LLC AND MICHAEL KOHN.

DATED THIS 13th DAY OF June, 2018

Notary Public - Oregon

COMMISSION NO. 959193

MY COMMISSION EXPIRES Feb 09 2021

AFF OF CONSENT: Doc. 2018-018882, ORJCO

SOUTH MAIN PLACE, PHASES 1-4

A Planned Community Subdivision located in the N.E. 1/4 of Sec. 26, T36S., R.1W., W.M. and in the City of Phoenix Jackson County, Oregon Also a replat of Parcels 1-3 per Partition Plat No. P-51-1994 (City File #: PUD 2017-01)

*** RECORDER'S CERTIFICATE ***

Filed for record this 20th day of June, 2018, at 1:34 o'clock P.M., and recorded in Volume 44 of Plats at Page 10 of the records of Jackson County, Oregon and recorded as Document No. 2018-018883 Official Records of Jackson County, Oregon.

Christal D. Walker County Clerk, Jan Shupe Deputy

Declaration of Covenants, Conditions and Restrictions: Document No. 2018-018884, ORJCO.

SURVEY FOR: PDK PROPERTIES, LLC 588 PARSONS DR., SUITE H 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

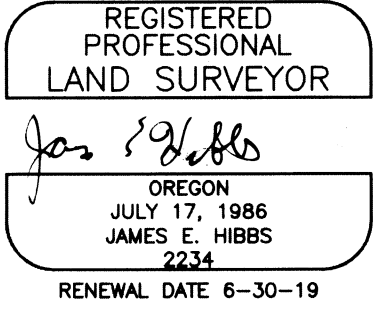
DATE: JUNE 6, 2018

SHEET INDEX: Sheet 1: Signatures Sheet 2: SE'y Portion Sheet 3: NW'y Portion

*** 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 most Easterly corner of Parcel 2 per Partition Plat No. P-51-1994, according to the official plat thereof, now of record, in Volume 5, Page 51 of "Record of Partition Plats" of Jackson County, Oregon and filed as Survey No. 14001 in the Office of the Jackson County Surveyor and the INITIAL POINT OF BEGINNING; thence along the Southeasterly line thereof and the Southeasterly line of Parcel 3 of said Partition, South 50°50'40" West, 280.85 feet to the most Southerly corner of said Parcel 3; thence along the Southwesterly line of said Parcel 3 and the Southwesterly line of Document No. 03-07593, Official Records of Jackson County, Oregon, North 39°39'36" West, 259.92 feet to the Southeasterly line of Oak Street; thence along said Southeasterly line, North 50°46'54" East, 265.95 feet to the Southwesterly line of South Pacific Highway No. 99; thence along said Southwesterly line, North 77°28'57" East, 22.25 feet to an angle point; thence continue along said Southwesterly line, South 38°32'06" East, 250.24 feet to the initial point of beginning.



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

PURPOSE: To survey and monument the exterior and lot corners of SOUTH MAIN PLACE, PHASES 1-4, being a replat of Parcels 1-3 of Partition Plat No. 51-1994. PROCEDURE: The exterior of this subdivision was monumented by this office during FS22439. Computed the interior Lot corner positions and set monuments as shown on Sheets 2 and 3.

STATE OF OREGON) ss. COUNTY OF JACKSON)

PERSONALLY APPEARED THE ABOVE NAMED MICHAEL KOHN AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

DATED THIS DAY OF 20

NOTARY PUBLIC - OREGON

COMMISSION NO.

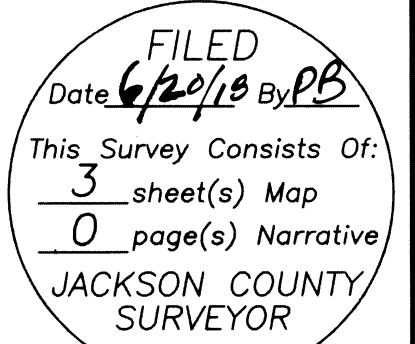
MY COMMISSION EXPIRES

APPROVED FOR RECORDING.

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

COUNTY COMMISSIONER/ADMINISTRATOR

DATE 6/20/18



SHEET 1 OF 3

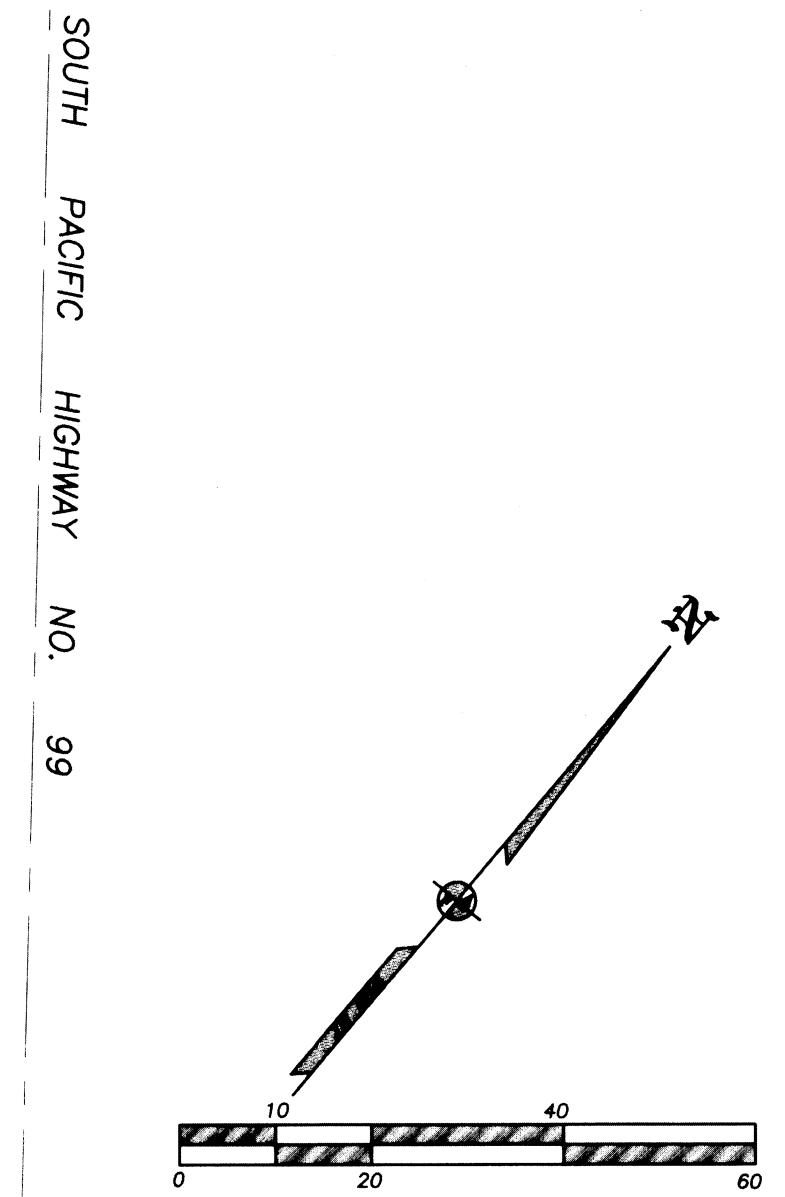
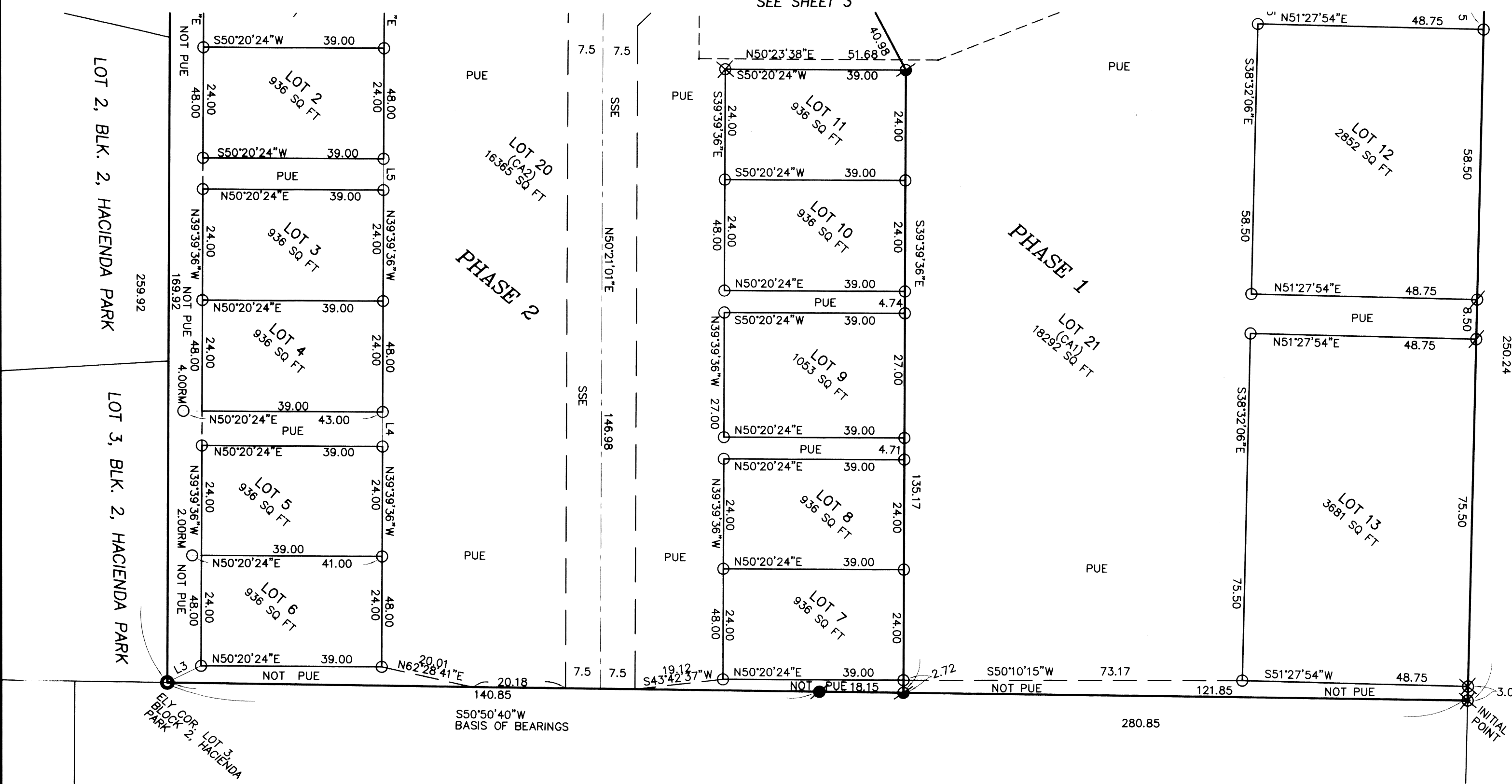
SURVEY BY:
L.J. Friar & Associates, P.C.
Consulting Land Surveyors
P.O. Box 1947
Phoenix, Oregon 97535
Phone: (541) 772-2782
Email: ljfriar@charter.net

SURVEY FOR:
PDK PROPERTIES, LLC
588 PARSONS DR., SUITE H
MEDFORD, OR 97501

DATE:
JUNE 6, 2018

SOUTH MAIN PLACE, PHASES 1-4
A Planned Community Subdivision located in the
N.E. 1/4 of Sec. 26, T38S, R1W., W.M. and in the
City of Phoenix Jackson County, Oregon
Also a replat of Parcels 1-3 per Partition Plat
No. P-51-1994
(City File #: PUD 2017-01)

PHASING NOTE:
PHASE 1 = LOTS 12, 13 & 21
PHASE 2 = LOTS 1-11 & 20
PHASE 3 = LOTS 15-19
PHASE 4 = LOT 14



LEGEND:

- = FD. 2.5" BRASS CAP IN CONCRETE PER HACIENDA PARK.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. DW EDWARDS PLS741 PER FS13184 OR AS NOTED.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. DA EDWARDS LS2339 PER FS14001.
- = FD. BRASS TAG MKD LS2339 PER FS14001.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. & ASSOC. PER FS18744 OR 22439.
- ⊗ = SET 1" MAG NAIL & 3/4" BRASS TAG MKD LJ FRIAR & ASSOC IN CONCRETE.
- ⊘ = SET 4.5" MAG NAIL & 2" BRASS WASHER MKD LJ FRIAR & ASSOC IN ASPHALT.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. & ASSOC..

EASEMENTS PER TITLE REPORT

1. REGULATIONS, LEVIES, LIENS, ASSESSMENTS, RIGHTS OF WAY AND EASEMENTS OF MEDFORD IRRIGATION DISTRICT. WATER RIGHTS WERE RELINQUISHED BY DOC. 2008-018505, ORJCO.
2. EASEMENT FOR THE TRANSMISSION OF ELECTRICITY PER V.149, P.74, JCDR. SPECIFIC LOCATION NOT DISCLOSED.
3. EASEMENT(S) FOR OVERHANGING POWER LINE(S) PER V.377, P.283 & V.489, P.61, JCDR. SPECIFIC LOCATION NOT DISCLOSED.
4. DEFERRED IMPROVEMENT AGREEMENT PER DOC. 94-016645, ORJCO.
4. MUTUAL PRIVATE ACCESS EASEMENT AFFECTING PARCEL 3, PER PARTITION PLAT NO. P-51-1994. EXTINGUISHED BY THE RECORDING OF THIS PLAT.
6. MUTUAL ACCESS EASEMENT AND JOINT MAINTENANCE AGREEMENT PER DOC. 03-35096, ORJCO. EXTINGUISHED BY THE RECORDING OF THIS PLAT.
7. CITY OF PHOENIX DEFERRED IMPROVEMENT AGREEMENT PER DOC. 03-054768, ORJCO.
8. STORMWATER QUALITY FEATURE OPERATION AND MAINTENANCE AGREEMENT PER DOC. 2017-033589, ORJCO. SHOWN.

- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- PP# = PARTITION PLAT NO.
- L1 E1 = SEE COURSE DATA TABLE.
- FS = FILED SURVEY #.
- CA = COMMON AREA & PRIVATE UTILITY EASEMENT.
- SWE = SIDEWALK EASEMENT PER THIS PLAT.
- X- = FENCE LINE.
- WC = WITNESS CORNER MONUMENT.
- SSE = SANITARY SEWER EASEMENT TO RVSS PER THIS PLAT. ALSO A PUE.
- RVSS = ROGUE VALLEY SEWER SERVICES.
- SWQF = STORM WATER QUALITY FEATURE OPERATION & MAINTENANCE AGREEMENT. (DOC. 2018-018886, ORJCO.)
- CAE = CROSS ACCESS EASEMENT PER THIS PLAT. ALSO A PUE.
- RM = REFERENCE MONUMENT SET ON PROLONGATION OF LOT LINE.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.

BASIS OF BEARINGS:
SURVEY NO. 14001 AS SHOWN HEREON.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 20'

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
E1	23°27'38"	20.06	49.00	S43°43'49"W 19.92
E2	26°13'35"	13.27	29.00	S45°06'47"W 13.16
E3	89°34'03"	15.63	10.00	S84°49'21"E 14.09
NUM	BEARING	DISTANCE		
L1	S82°55'39"E	8.43		
L2	N50°39'33"E	3.08		
L3	N23°48'07"E	8.12		
L4	N39°43'15"W	7.51		
L5	N39°42'06"W	6.78		

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

FILED
Date 6/20/18 By JB
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.
JAMES E. HIBBS
SURVEYOR

SURVEY BY:
L.J. Friar & Associates, P.C.
Consulting Land Surveyors
P.O. Box 1947
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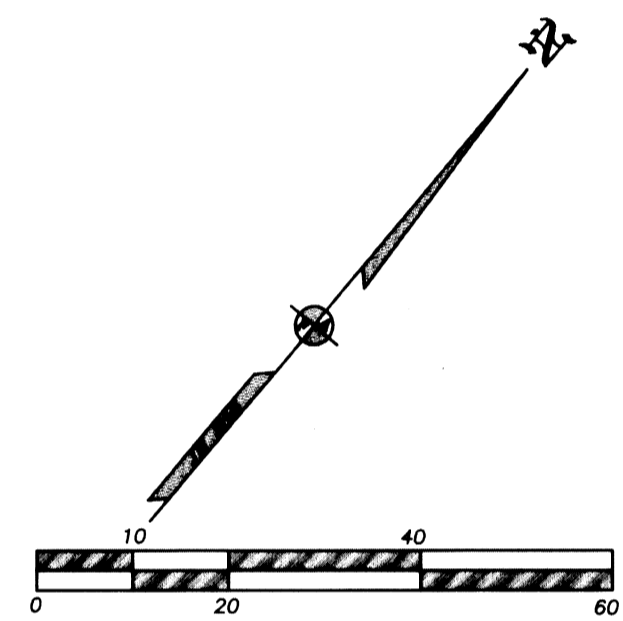
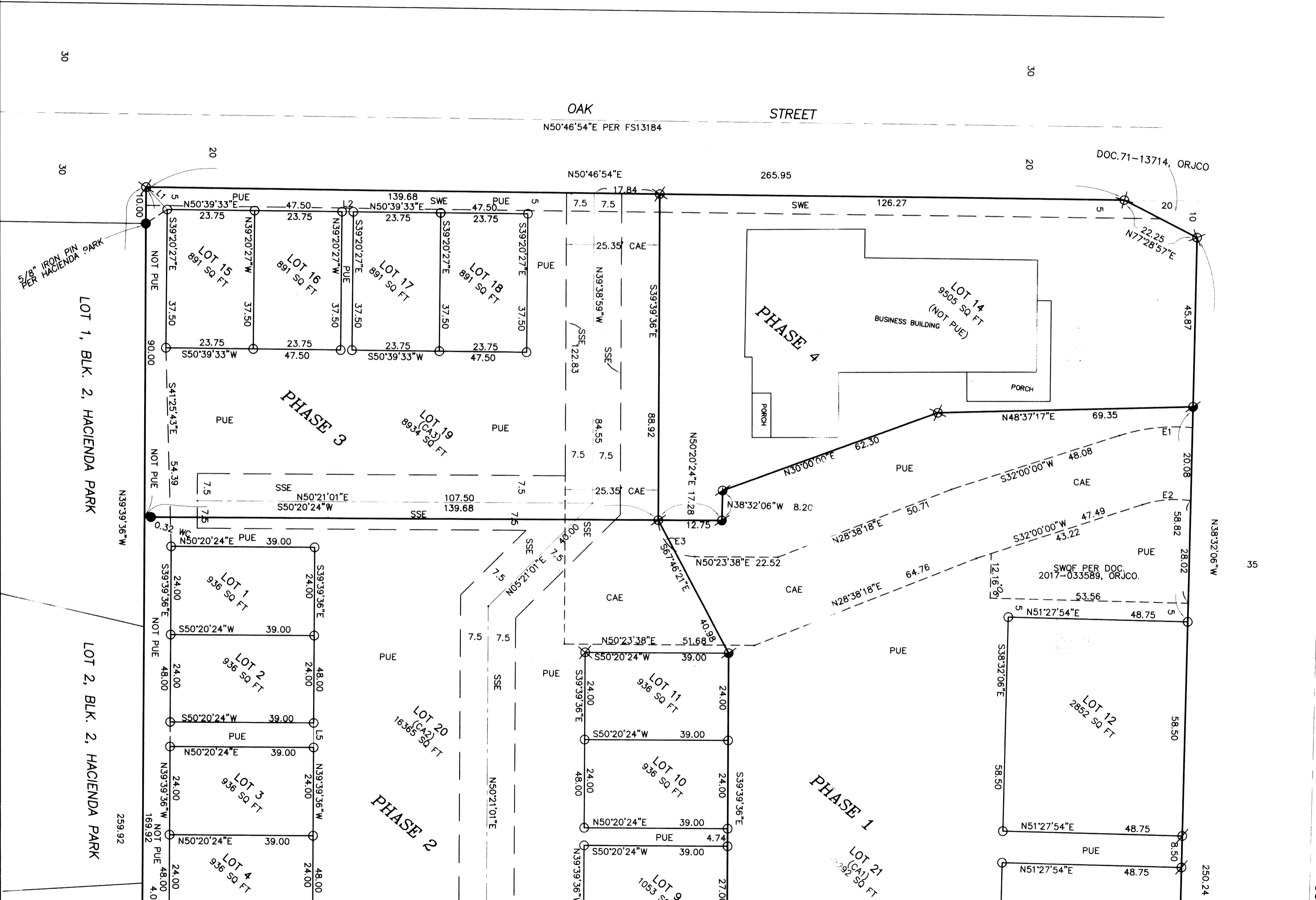
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NOTE:
FOR LEGEND & COURSE
DATA TABLE SEE SHEET 2

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SEE SHEET 2

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JAMES E. HIBBS
SURVEYOR

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SURVEYOR