

*** APPROVALS ***

File No. SUB 2018-002

EXAMINED AND APPROVED this 23 day of August, 2019.

[Signature]

Talent Planning Department

EXAMINED AND APPROVED this 27 day of August, 2019.

[Signature]

Talent Public Works Department

EXAMINED AND APPROVED as required by ORS 92.100 as of August 28, 2019.

[Signature]

Jackson County Surveyor

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of August 30th, 2019.

[Signature]

Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of August 30th, 2019.

[Signature]
Tax Collector

*** DECLARATION ***

Know all men by these presents that COTA HOMES, 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 have subdivided the same into the Lots as shown on Sheet 2 and (1) does hereby dedicate to the public for public use under the jurisdiction of the City of Talent the Public Utility Easement (PUE) and (2) does hereby make and establish the Private Storm Drainage Easement (PSDE) for the benefit of Lots 1-6, inclusive and the Irrigation Easement (IE) and (3) does hereby designate said Subdivision as MARIN ESTATES.

[Signature]

GEORGE G. COTA, Member
Cota Homes, LLC

Dated this 23rd day of Aug, 2019.

[Signature]

Julia Schamanek Notary Public - Oregon

Commission No. 985350

My Commission Expires 3.21.2023

AFFIDAVIT OF CONSENT

From Tony Marin recorded as Doc. # 2019-25569, ORJCO.

MARIN ESTATES

A SUBDIVISION located in Lots 1 & 2, Block 2 of MEADOWSLOPE SUBDIVISION & in the S.W. 1/4 of Sec. 25, T.38S, R.1W., W.M. City of Talent Jackson County, Oregon (Talent File No. SUB 2018-002)

SURVEY FOR:

COTA HOMES, LLC
P.O. BOX 548
ASHLAND, OR 97520
MEDFORD, OR 97504

SURVEY BY:

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

DATE:

AUGUST 22, 2019

*** RECORDER'S CERTIFICATE ***

Filed for record this 30th day of August, 2019, at 10:14 o'clock A.M., and recorded in Volume 45 of Plats at Page 18 of the records of Jackson County, Oregon and recorded as Document No. 2019-25567, Official Records of Jackson County, Oregon.

[Signature]
County Clerk

[Signature]
Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2019-25517, 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 most Southerly corner of Lot 2, Block 2 of MEADOWSLOPE SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the Southwesterly line thereof, North 46°25'09" West, 129.56 feet; thence continue along said Southwesterly line, North 46°47'51" West, 10.71 feet to the most Westerly corner thereof; thence along the Northwesterly line of said Block 2, North 22°09'28" East, 285.71 feet to the most Northerly corner of that tract described in Document No. 2019-005697, Official Records of Jackson County, Oregon; thence along the Northeasterly line of said tract, South 67°52'55" East, 130.37 feet to the Southeasterly line of said Block 2; thence along said Southeasterly line, South 22°07'05" West, 336.96 feet to the initial point of beginning.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Signature]

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-21

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

PURPOSE: To survey and monument the lot corners of MARIN ESTATES, being a Subdivision of that tract set forth in Doc. 2019-005697, ORJCO. See City of Talent File No. SUB 2018-002.

PROCEDURE: The exterior of this Subdivision was monumented by this office during FS22751. Computed the lot corner positions per the approved tentative plat and set monuments as shown on Sheet 2 using Trimble R8 G.P.S. receivers and Trimble S8 Robotic Total Station.

APPROVED FOR RECORDING.

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

COUNTY COMMISSIONER/ADMINISTRATOR

8/30/19
DATE

FILED
Date 8/30/19 By PE
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 1 OF 2

SURVEY BY:

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

SURVEY FOR:

COTA HOMES, LLC
 P.O. BOX 548
 ASHLAND, OR 97520

DATE:

AUGUST 22, 2019

MARIN ESTATES
 A SUBDIVISION located in Lots 1 & 2,
 Block 2 of MEADOWSLOPE SUBDIVISION &
 in the S.W. 1/4 of Sec. 25, T.38S, R.1W., W.M.
 City of Talent Jackson County, Oregon
 (Talent File No. SUB 2018-002)

COURSE DATA TABLE

| NUM | BEARING | DISTANCE |
|-----|---|----------|
| L1 | N46°47'51"W (N46°22'48"W 10.76 MPE2) | 10.71 |
| L2 | N67°23'34"W | 30.00 |

EASEMENTS PER SUBDIVISION REPORT

EASEMENT FOR ELECTRICAL FACILITIES PER V.149, P.81, V.171, P.318 & V.314, P.474, JCDR. SPECIFIC LOCATION NOT GIVEN.

THE FOLLOWING AFFECTS THE PROPERTY:
 AGREEMENT FOR IRRIGATION LINE PER DOC. 74-01146, ORJCO. SHOWN.

LEGEND:

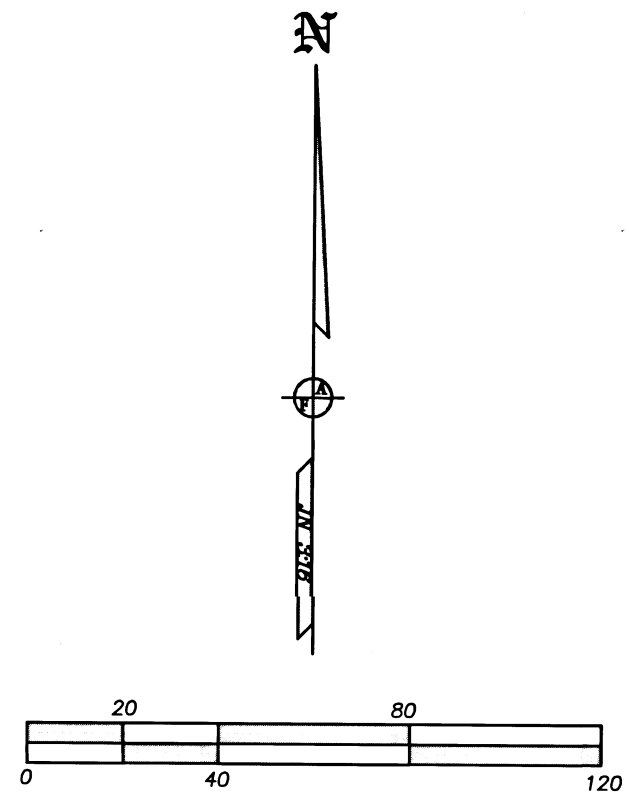
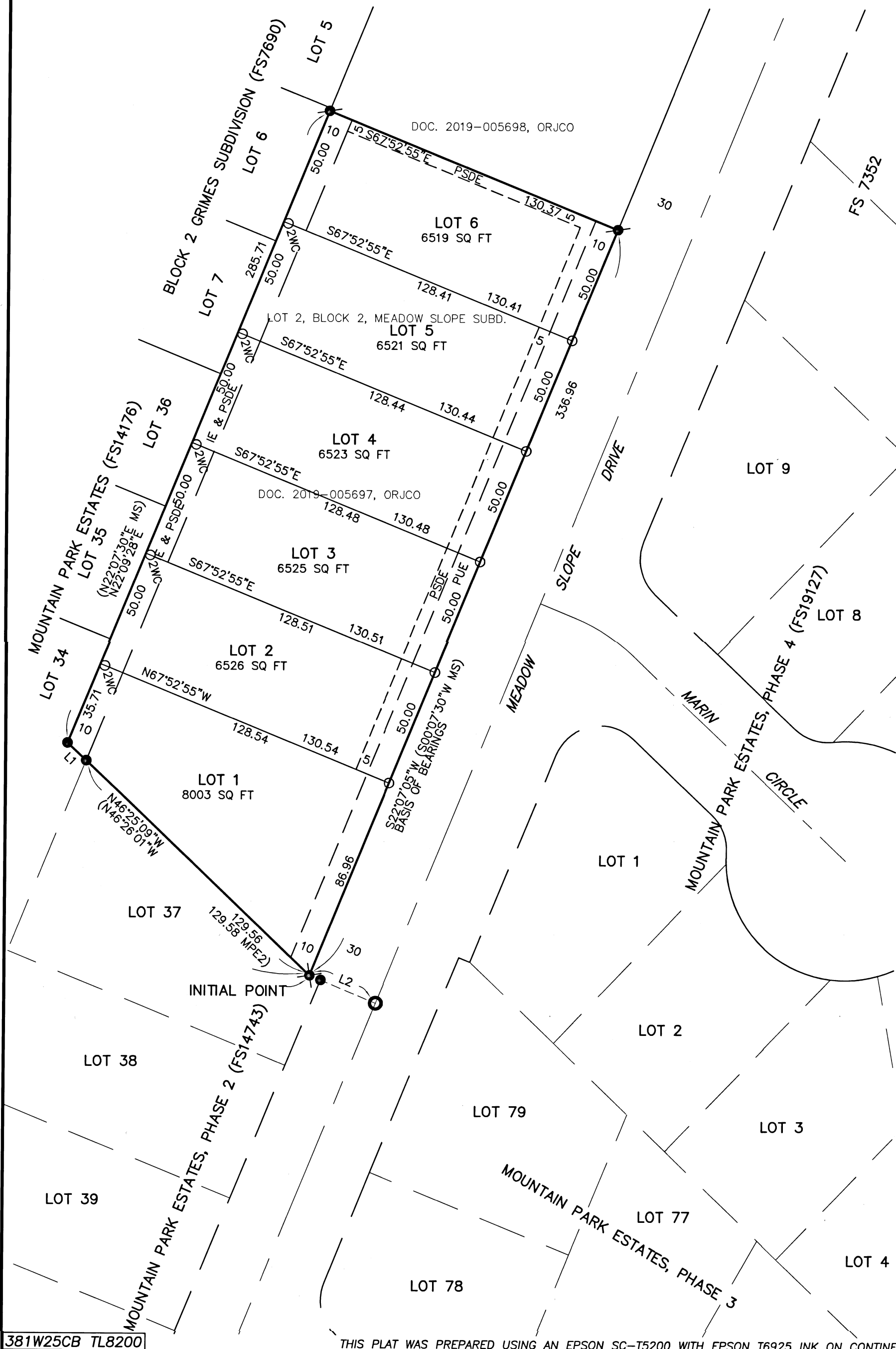
- = FD. BRASS CAP IN CONC. MKD. ADKINS CONSULT ENGRS PER MPE2.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. ADKINS CONSULT ENGRS PER MPE1 OR MPE2.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS22751.
- ⊗ = FD. 1" BRASS TAG MKD. L.J. FRIAR & ASSOC. & MAG NAIL IN CONC. PER FS22751.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- () = RECORD DATA AS NOTED.
- MPE2 = MOUNTAIN PARK ESTATES, PHASE 2 (FS14743).
- MS = MEADOW SLOPE SUBDIVISION.
- FS = FILED SURVEY #.
- MPE1 = MOUNTAIN PARK ESTATES (FS14176).
- X- = FENCE LINE.
- MPE3 = MOUNTAIN PARK ESTATES, PHASE 3 (FS17945).
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- PSDE = PRIVATE STORM DRAINAGE EASEMENT PER THIS PLAT.
- L1 = SEE COURSE DATA TABLE.
- 2WC = WITNESS CORNER MONUMENT SET S67°52'55"E 2.00 FROM TRUE CORNER.
- IE = IRRIGATION EASEMENT PER THIS PLAT TO COVER THE LINE SET FORTH IN DOC. 74-01146, ORJCO.

BASIS OF BEARINGS:

SURVEY NO. 22751 AS SHOWN.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 40'



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

[Signature]
 SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE 6-30-21

RECEIVED
 DATE 8/30/19 BY PB
 This survey consists of:
 2 sheet(s) Map
 0 page(s) Narrative
 JACKSON COUNTY SURVEYOR

22899
 17L/42