

***** APPROVALS *****

LILYBROOK SUBDIVISION, PHASE 1

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-16-152)

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

File No. LDS-16-152

I certify that, pursuant to authority granted in M.L.D.C. 10.162, this plat is hereby approved.

Planning Director

SEPTEMBER 11, 2019

Date

Filed for record this 16th day of September, 2019, at
1:39 o'clock P.M., and recorded in Volume 45 of Plats at Page 21

of the records of Jackson County, Oregon and recorded as Document No. 2019-027401
Official Records of Jackson County, Oregon.

County Clerk
Deputy

EXAMINED AND APPROVED as required by ORS 92.100 as of September 4th, 2019

Acting City Surveyor

SURVEY FOR:
HORTON HOMES, INC.
P.O. BOX 3354
CENTRAL POINT, OR 97502

EXAMINED AND APPROVED this 10th day of SEPTEMBER, 2019

City Engineer

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

~~Declaration of Covenants, Conditions and Restrictions recorded as Document No. _____, ORJCO.~~

***** SURVEYOR'S CERTIFICATE *****

EXAMINED AND APPROVED this 28th day of August, 2019

Rogue Valley Sewer Services

DATE:
July 29, 2019

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

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of September 16th, 2019

Assessor, Department of Assessment

*** POST MONUMENTATION ***
THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET
BY October 31, 2019

SURVEYOR

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of September 16, 2019

Deputy Tax Collector

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 2019-034360
ORJCO, THIS 7th DAY OF November, 2019
S/N 22943

APPROVED:
JACKSON COUNTY SURVEYOR
CITY

Commencing at a 5/8 inch iron pin marking the Northwest corner of Lot 21 of MCKENNEL SUBDIVISION, PHASE II, according to the official plat thereof, now of record, Volume 33, Page 35 of Plat Records of Jackson County, Oregon; thence North 22°56'00" East, 51.56 feet to a 5/8 inch iron pin marking the Southwest corner of Lot 8, Block 21 of the AMENDED PLAT OF BLOCKS 2, 3, 5, 7, 8, 11, 12, 13, 14, 16, 17, 20, 21, 22 AND 23, OAKDALE PARK ADDITION, according to the official plat thereof, now of record, in Volume 4, Page 11 of said Plat Records and the INITIAL POINT OF BEGINNING; thence along the South line of said Block 21, South 89°57'04" East, 183.26 feet to a 5/8 inch iron pin being 10 feet Westerly of the Southeast corner of that tract described in Document No. 2015-012076, Official Records of Jackson County, Oregon; thence parallel to the East line of said tract, North 00°06'36" East, 99.30 feet to a 5/8 inch iron pin; thence South 89°57'04" East, 4.50 feet to a 5/8 inch iron pin being 5.50 Westerly of said East line; thence parallel to said East line, North 00°06'36" East, 61.80 feet to a 5/8 inch iron pin; thence South 89°56'58" East, 5.00 feet to a 5/8 inch iron pin witness corner; thence continue South 89°56'58" East, 0.50 foot to said East line; thence along said East line, North 00°06'36" East, 90.00 feet; thence North 89°56'58" West, 0.50 foot to a 5/8 inch iron pin witness corner; thence continue North 89°56'58" West, 5.00 feet to a 5/8 inch iron pin being 5.50 Westerly of said East line; thence parallel to said East line, North 00°06'36" East, 125.02 feet to a 5/8 inch iron pin on the North line of said tract; thence along said North line, North 89°57'13" West, 187.76 feet to a 5/8 inch iron pin on the West line of said Block 21; thence along said West line, South 00°06'31" West, 376.11 feet to the initial point of beginning.

***** DECLARATION *****

Know all men by these presents that HORTON HOMES, INC., an Oregon corporation, 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 additional street right of way along Agate Street and Hart Avenue (R/W) together the Public Utility Easements (PUE) and Temporary Storm Drainage Easement with the condition that said Temporary Easement will automatically terminate upon the recordation of Lilybrook Subdivision, Phase 2; and (2) does hereby make and establish the Private Storm Drainage Easement (PSDE) and the Temporary Sanitary Sewer Easement for Rogue Valley Sewer Services with the condition that said Temporary Easement will automatically terminate upon the recordation of Lilybrook Subdivision, Phase 2; and (3) does hereby designate said Subdivision as LILYBROOK SUBDIVISION, PHASE 1, which shall be subject to the Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this plat.

RONALD L. HORTON, President
Horton Homes, Inc.

STATE OF OREGON) ss.
COUNTY OF JACKSON)

PERSONALLY appeared the above named Ronald L. Horton and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Horton Homes, Inc.

Dated this 27th day of August, 2019

Rachael Ann Smith Notary Public - Oregon

Commission No. 947137

My Commission Expires February 09, 2020

AFFIDAVIT OF CONSENT

From Peoples Bank recorded as Doc. # 2019-27400, ORJCO.
From TYLER ADKINS RECORDED AS DOC. # 2019-27399, ORJCO.
ADKINS

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

SURVEYOR

APPROVED FOR RECORDING.

COUNTY COMMISSIONER/ADMINISTRATOR

9/16/19
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

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 exterior boundary corner monuments and graphically depict the Lots and Tract of LILYBROOK SUBDIVISION, PHASE 1 being a subdivision of that tract set forth in Doc. 2019-012823, ORJCO. See City of Medford File LDS-16-152.

PROCEDURE: The exterior of this subdivision was monumented by this office during FS22442. These monuments were recovered in good condition. Computed the Lot and Tract corner positions as shown on Sheet 2. As construction of improvements is currently in progress the interior monuments are being deferred until construction of improvements and lot grading has been completed.

FILED
Date 9/16/19 By PA
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
(541) 772-2782
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LILYBROOK SUBDIVISION, PHASE 1

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-16-152)

SURVEY FOR:

Horton Homes, Inc.
P.O. Box 3354
Central Point, OR 97502

DATE:

July 29, 2019

EXCEPTIONS PER PUBLIC RECORD TITLE REPORT FOR NEW SUBDIVISION

2. RESTRICTIVE COVENANT PER DOC. 2005-039705, ORJCO. BLANKET.

- ME2 = MCKENNEL SUBDIVISION PHASE II (FS19664).
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.
- C1/L1 = SEE LINE DATA TABLE THIS SHEET.
- 0.50 WC = WITNESS CORNER MONUMENT SET N89°56'58"W 0.50 FROM TRUE CORNER.
- KVS = KINGS VIEW SUBDIVISION (FS15491).
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- PSDE = 5' PRIVATE STORM DRAIN EASEMENT PER THIS PLAT.
- TSDE = TEMPORARY STORM DRAINAGE EASEMENT PER THIS PLAT.
- R/W = STREET RIGHT OF WAY DEDICATION PER THIS PLAT.
- TSSE = TEMPORARY SANITARY SEWER EASEMENT PER THIS PLAT.
- SDE = STORM DRAIN EASEMENT PER DOC. 2019-010645, ORJCO.
- SSE = SANITARY SEWER EASEMENT PER DOC. 2019-010646, ORJCO.
- RS = RESET 1" COPPER PLUG MKD. L.J. FRIAR & ASSOC IN CURB.
- RM = REFERENCE MONUMENT SET N00°06'36"E 0.30 FROM TRUE CORNER.

LEGEND:

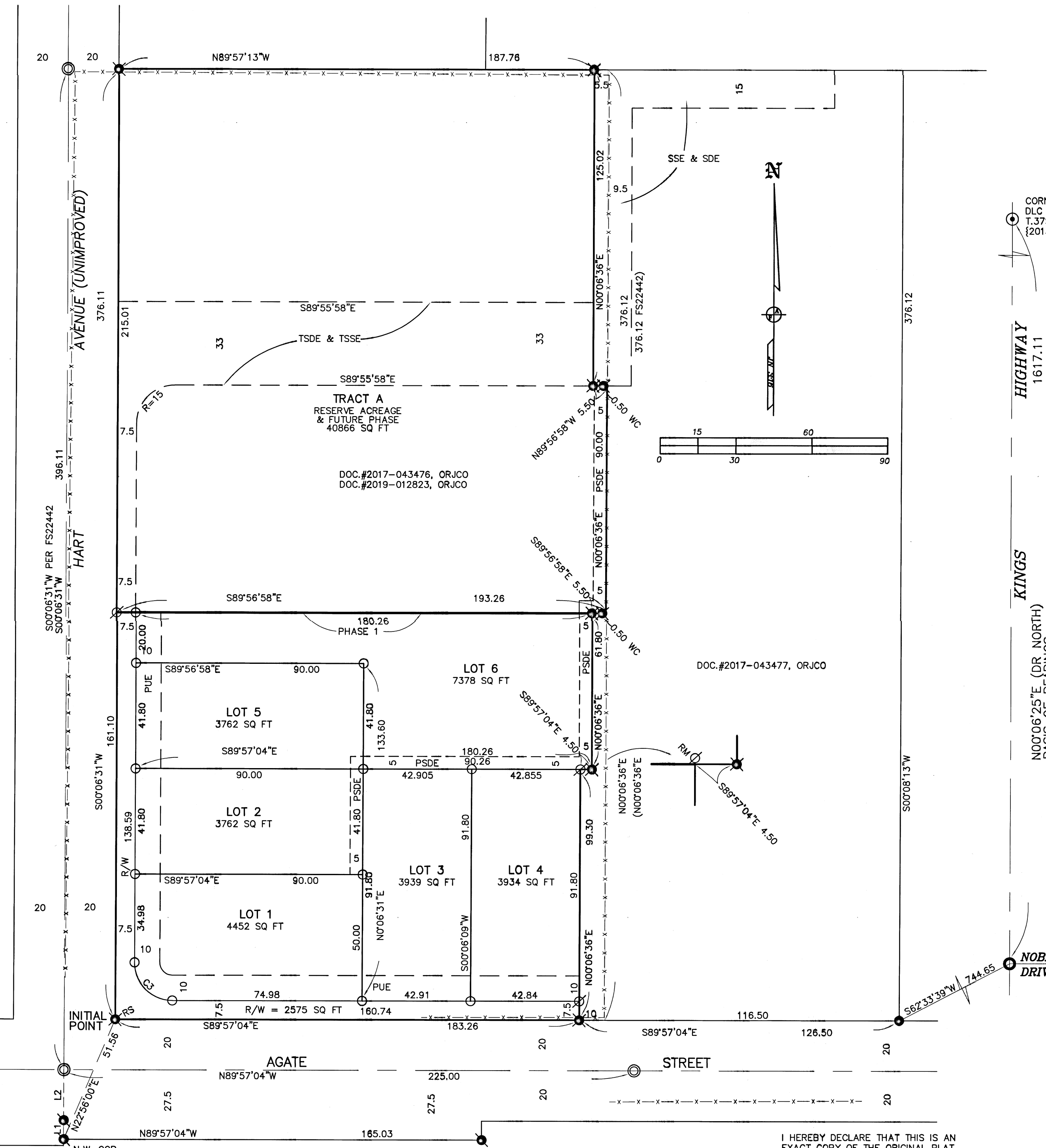
- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
- ⦿ = FD. BRASS CAP MKD. LS2349 IN CONCRETE IN MON. CASE PER KVS.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. HURST LS483 PER FS4461, 9658 OR 9878.
- ⦿ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. NEATHAMER SURVEYING PER ME2.
- ⦿ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS22442.
- ⊘ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
- ⊘ = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
- ⊙ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)

see
S/N 22943

COURSE DATA TABLE					
NUM	DELTA	ARC	RADIUS	CHORD	
C3	90°03'35"	23.58	15.00	S44°55'17"E 21.22	
NUM	BEARING	DISTANCE			
L1	S00°06'31"W	7.50			
L2	S00°06'31"W	20.00			

CENTERLINE OF KINGS HIGHWAY PER KVS.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'



CORNER OF
DLC #82, 83, 84 & 85
T.37S., R.2W., W.M.
{2013}

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

FILED
Date 9/16/19 By *PS*
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.
J. Friar
SURVEYOR

22913
17L/45