

***** APPROVALS *****

CITY OF MEDFORD
File LDS-18-049

I certify that pursuant to authority granted in MLDC 10.162 this plat is hereby approved.

VERANUS
Acting Planning Director
OCTOBER 2, 2019
Date

EXAMINED AND APPROVED:

[Signature]
Acting City Surveyor
September 10th, 2019
Date

[Signature]
City Engineer
SEPTEMBER 10, 2019
Date

EXAMINED AND APPROVED this 30th day of August, 2019.

[Signature]
District Engineer
Rogue Valley Sewer Services (RVSS)

EXAMINED AND APPROVED as required by ORS 92.100 as of October 3rd, 2019.

[Signature], agent
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of October 3, 2019.

[Signature] - Deputy
Tax Collector

***** DECLARATION *****

Know all men by these presents that HOGUE HEAVEN LLC, is the owner in fee 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) do hereby dedicate to the public for public use under the jurisdiction and control of the City of Medford, the Street Right of Way together with the Public Utility Easements (PUE), Public Storm Drainage Easement (SDE2) and Reserve Strip (1SP) with the condition that upon approved dedication of the extension of Nicholas Lee Drive the Reserve Strip shall automatically be extinguished and dedicated as street right of way; (2) do hereby make and establish the Private Storm Drainage Easements (PSDE); and (3) do hereby make and establish the Sanitary Sewer Easement (SSE) for the benefit of Rogue Valley Sewer Services; (4) do hereby make and establish the Minimum Access and Private Utility Easement (MAE) and 5) do hereby designate said Subdivision as HOGUE HEAVEN ESTATES.

[Signature]
BILLY HOGUE, Member
HOGUE HEAVEN LLC

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Billy Hogue and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Hogue Heaven LLC.

Dated this 3rd day of September, 2019.

[Signature]
Notary Public - Oregon
Commission No. 943327

My Commission Expires September 29, 2019

HOGUE HEAVEN ESTATES
A SUBDIVISION
Of Parcel 2 per Partition Plat No. P-7-2018 &
In the S.E. 1/4 of Sec. 23, T.37S., R.2W., W.M. &
in the City of Medford Jackson County, Oregon
(Planning File No. LDS-18-049)

SURVEY FOR:

HOGUE HEAVEN LLC
137 THOMAS ROAD
CENTRAL POINT, OR 97502

SURVEY BY:

L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
EMAIL: LJFRIARANDASSOCIATES@CHARTER.NET

DATE:

AUGUST 29, 2019

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

Filed for record this 3rd day of October, 2019, at
1:17 o'clock P.M., and recorded in Volume 45 of Plats at Page 23
of the records of Jackson County, Oregon and recorded as Document No. 2019-29877,
Official Records of Jackson County, Oregon.

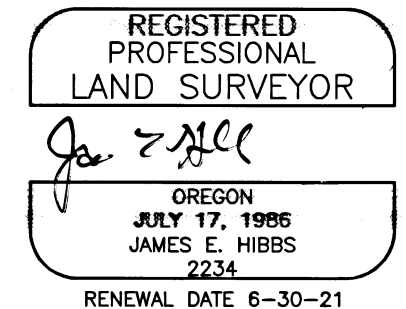
[Signature] County Clerk
[Signature] Deputy

MAE Maintenance Agreement recorded as Document No. 2019-29880, 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:

Parcel No. 2 per Partition Plat No. P-7-2018, according to the official plat thereof, in Volume 29, Page 7 of "Record of Partition Plats" of Jackson County, Oregon and Document No. 2018-014801, Official Records of Jackson County, Oregon and filed as Survey No. 22544 in the Office of the Jackson County Surveyor.



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

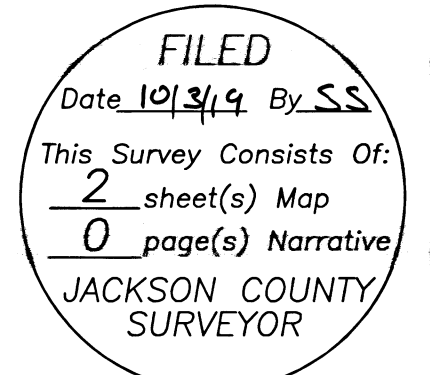
PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREET RIGHT OF WAY OF HOGUE HEAVEN ESTATES, A SUBDIVISION OF PARCEL 2 PER PARTITION PLAT NO. P-7-2018. SEE MEDFORD FILE NO. LDS-18-049.

PROCEDURE: THE EXTERIOR OF THE SUBJECT PROPERTY WAS MONUMENTED BY THIS OFFICE DURING FS22544. COMPUTED THE POSITIONS OF THE LOTS AND STREET RIGHT OF WAY AND SET MONUMENTS AT THE LOCATIONS AS SHOWN ON SHEET 2.

APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

10/3/19
DATE



SHEET 1 OF 2

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

SURVEY FOR:
HOGUE HEAVEN LLC
137 THOMAS ROAD
CENTRAL POINT, OR 97502

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
P.O. BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
EMAIL: LJFRIARANDASSOCIATES@CHARTER.NET

DATE:
AUGUST 29, 2019

HOGUE HEAVEN ESTATES

A SUBDIVISION

Of Parcel 2 per Partition Plat No. P-7-2018 & In the S.E. 1/4 of Sec. 23, T.37S., R.2W., W.M. & in the City of Medford Jackson County, Oregon (Planning File No. LDS-18-049)

LEGEND:

- ⊙ = FD. 5/8" IRON PIN PER FS9740.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PC PER S05.
- ⊘ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS22544.
- = FD. 5/8" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. PER S05.
- = 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.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- S05 = SILKY OAKS, PHASE 5 (FS22483).
- S03 = SILKY OAKS, PHASE 3 (FS21860).
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- X- = FENCE LINE.
- SDE = PUBLIC STORM DRAINAGE EASEMENT PER DOC. 2017-019724, ORJCO TO BE EXTINGUISHED.
- () = RECORD DATA AS NOTED.
- R1 = DOC. 2017-014098, ORJCO.
- 1SP = 1' RESERVE STRIP PER THIS PLAT.
- R2 = DOC. 93-17738, ORJCO.
- MAE = 20' WIDE MINIMUM ACCESS & PRIVATE UTILITY EASEMENT PER THIS PLAT.
- PSDE = 4' WIDE PRIVATE STORM DRAINAGE EASEMENT PER THIS PLAT.
- SDE1 = PUBLIC STORM DRAINAGE EASEMENT PER FS22544.
- SDE2 = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.
- PP# = PARTITION PLAT NO.
- SSE = SANITARY SEWER EASEMENT FOR ROGUE VALLEY SEWER SERVICES PER THIS PLAT.
- NRS = EXISTING MONUMENT DESTROYED. NOT RESET WITH PERMISSION OF CITY SURVEYOR.
- RS = RESET WITH 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC & 5" MAG NAIL IN ASPHALT.

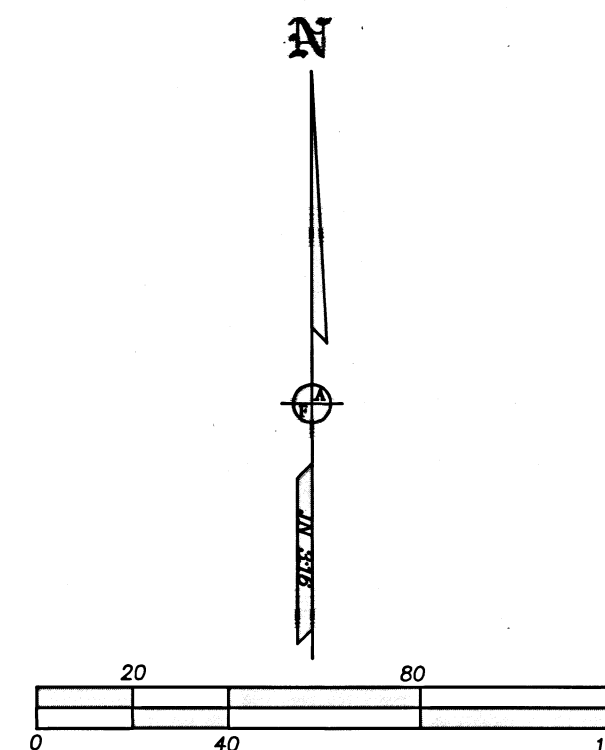
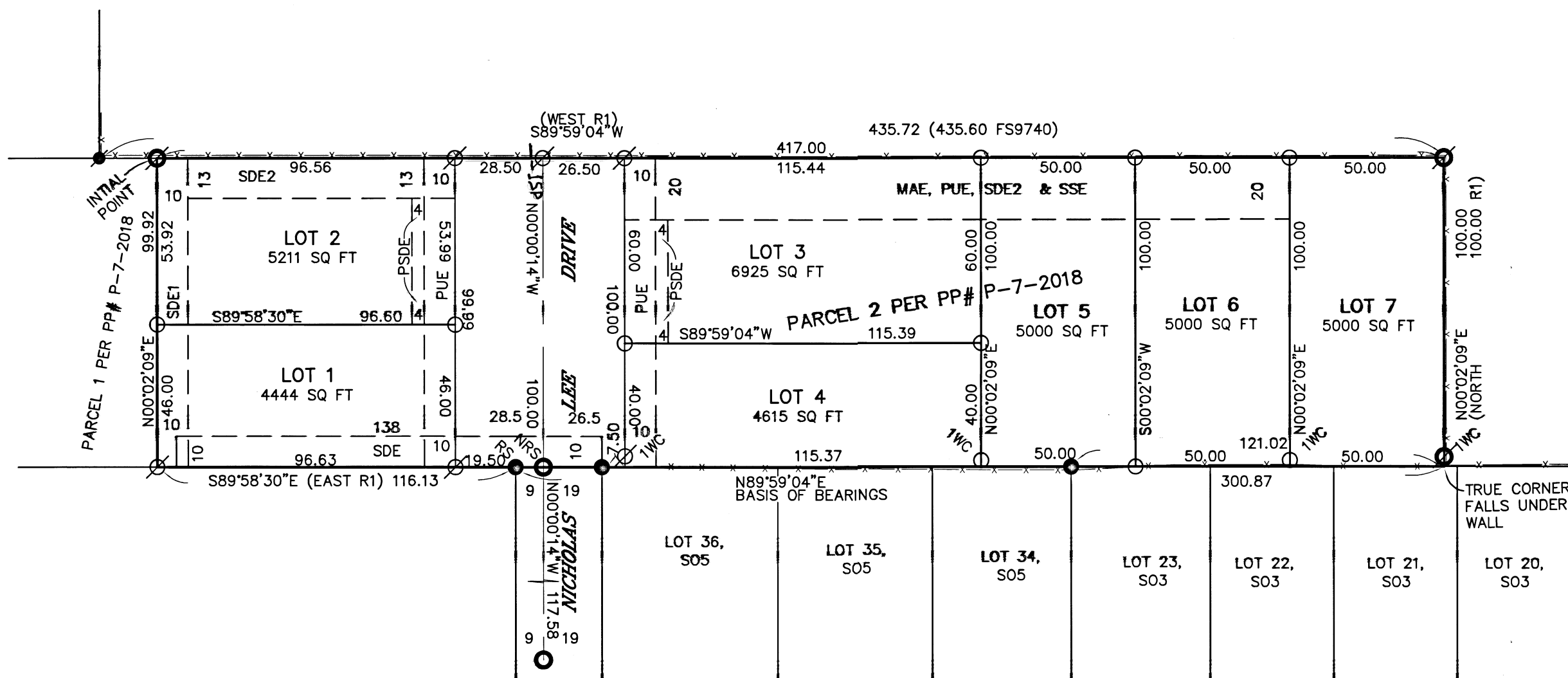
EXCEPTIONS PER PUBLIC RECORD REPORT FOR NEW SUBDIVISION

STORM DRAIN EASEMENT PER DOC. 2017-019724, ORJCO. SHOWN.
STORM DRAIN EASEMENT PER PP#P-7-2018. SHOWN.

BASIS OF BEARINGS:

SILKY OAKS PHASE 5 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET. SCALE: 1" = 40'



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

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

FILED
Date 10/3/19 By SS
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR