23007

CHICORY VILLAGE

A Subdivision
Located in the S.W. 1/4 of Section 11, T.37S., R.2W., W.M. City of Central Point Jackson County, Oregon
(City File No. SUB-18003)

* * * * * * APPROVALS * * * * * *

I certify that, pursuant to the authority granted in the City of Central Point Municipal Code, Chapter 16.12, this plat is hereby approved.

Community Development Director/Designee — Date: FEBRUARY 6TH, 2020

Matt Samitore
Public Works Director/Designee — Date: February 6, 2020

EXAMINED AND APPROVED as required by ORS 92.100 as of February 4, 2020.

Jackson County Surveyor

EXAMINED AND APPROVED this 5th day of February, 2020.

District Engineer
Rogue Valley Sewer Services

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of February ~~20~~ 10th 01, 20 20.

Ashley Thompson, agent
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of Feb. 10th, 2020.

Tax Collector, Deputy

* * * * DECLARATION * * * *

Know all men by these presents that BOB FELLOWS CONSTRUCTION, LLC, 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) do hereby dedicate to the public for public use under the jurisdiction of the City of Central Point, the Street Right of Way together with the Public Utility Easements (PUE) and Street Plug (1SP) and (2) do hereby make and establish the Private Storm Drainage Easements (PSDE) and (3) do hereby designate said Subdivision as CHICORY VILLAGE.

Bob Fellows, Manager
BOB FELLOWS, MANAGER
BOB FELLOWS CONSTRUCTION, LLC

STATE OF OREGON)
)ss
COUNTY OF JACKSON)

PERSONALLY appeared the above named Bob Fellows and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Bob Fellows Construction, LLC.

Dated this 4th day of February, 2020.

Suzanne Lunsford
Suzanne Marie Lunsford — Notary Public – Oregon

Commission No. 980100
My Commission Expires 10/10/22

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

372W11C TL'S 8300 & 8400

SURVEY FOR:

BOB FELLOWS CONST. LLC
2950 PHILLIPS WAY
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
LJFRIARANDASSOCIATES@CHARTER.NET
WWW.FRIARANDASSOCIATES.COM

DATE:

JANUARY 31, 2020

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

Filed for record this 14th day of February, 2020 at 1:12 o'clock P.M., and recorded in Volume 46 of Plats at Page 03 of the records of Jackson County, Oregon and recorded as Document No. 2020-004945, Official Records of Jackson County, Oregon.

Christine D. Walker — County Clerk
Naiobi Foote — Deputy

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 2020-004811, Official Records of Jackson County, Oregon.

* * * * 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 Southeast corner of SNOWY BUTTE STATION, PHASE 4, according to the official plat thereof, now of record, in Jackson County, Oregon, and the INITIAL POINT OF BEGINNING; thence along the South line of said SNOWY BUTTE STATION, PHASE 4, North 89°29'05" West, 649.42 feet to the Southwest corner of Lot 94, said PHASE 4, also being on the West line of Lot "K" of SNOWY BUTTE ORCHARDS, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the West line of said Lot "K", South 00°01'22" East, 212.06 feet to the Southwest corner of said Lot "K"; thence along the Southerly line of said Lot "K" the following three courses: South 89°59'20" East, 308.61 feet to an angle point; thence South 00°00'23" East, 10.00 feet to an angle point; thence South 89°59'20" East, 493.09 feet to the Southeast corner of said Lot "K"; thence along the East line thereof, North 35°09'29" West, 264.66 feet to the initial point of beginning.

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 LOTS AND STREETS OF CHICORY VILLAGE A SUBDIVISION OF THOSE TRACTS DESCRIBED IN DOC. NOS. 2004-038981 & 2005-072911, ORJCO. SEE CENTRAL POINT FILE SUB-18003.

PROCEDURE: USING TRIMBLE R8 G.P.S. RECEIVERS, MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE EXTERIOR OF THE SUBJECT TRACT. THE NORTH LINE WAS HELD AS THE SOUTH LINE OF SBS4 AS SHOWN. THE WEST AND SOUTH LINES OF LOT "K", SBO WERE POSITIONED USING THE FOUND MONUMENTS PER LINDSEY MEADOWS SUBDIVISION, STONEBROOK NO. 2. AND FS1901 AS SHOWN ON SHEET 2. THE EASTERLY LINE OF SAID LOT K, BEING THE WESTERLY LINE OF THE RAILROAD RIGHT OF WAY WAS POSITIONED BY HOLDING THE MONUMENTS PER SBS4 AND USING PLAT RECORD ANGLES AND DISTANCES PER CMV1 AS SHOWN ON SHEET 2. WITH THE EXTERIOR BOUNDARY POSITIONED I COMPUTED THE INTERIOR LOTS AND STREET RIGHT OF WAY AND SET MONUMENTS AS SHOWN ON SHEET 2. WITNESS MONUMENTS WERE SET ALONG THE NORTH LINE FOR TWO REASONS. THE FIRST IS THAT LANDSCAPING MADE IT IMPRACTICAL TO SET THE ACTUAL POSITION. AND THE SECOND IS THAT WHEN FENCES ARE CONSTRUCTED ALONG THE LOT LINES THE FENCE CORNER POST CAN BE SET AT THE EXISTING FENCE LINE WITHOUT DISTURBING THE WITNESS MONUMENTS.

FILED
Date 2/14/2020 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

APPROVED FOR RECORDING:

COUNTY COMMISSIONER/ADMINISTRATOR — DATE: 2/12/20

THIS PLAT WAS PREPARED USING AN EPSON SC-T5200 WITH EPSON T6925 INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

SHEET 1 OF 2
17140FM

23007
17L152

23007

SURVEY FOR:
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2950 PHILLIPS WAY
CENTRAL POINT, OR 97502

SURVEY BY:
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Located in the S.W. 1/4 of Section 11, T.37S., R.2W., W.M. City of Central Point Jackson County, Oregon
(City File No. SUB-18003)

COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD	
C1	35°39'56"	31.12	50.00	N72°40'57"E	30.62
C2	35°39'56"	14.94	24.00	N72°40'57"E	14.70
C3	90°00'00"	31.42	20.00	N9°50'59"E	28.28
C4	90°00'00"	31.42	20.00	N80°09'01"W	28.28
C5	90°30'55"	31.60	20.00	S45°15'28"W	28.41
C6	35°39'56"	47.31	76.00	N72°40'57"E	46.55
C7	13°34'09"	18.00	76.00	N83°43'51"E	17.96
C8	22°05'47"	29.31	76.00	N65°53'53"E	29.13
C9	11°22'46"	59.58	300.00	N29°27'38"W	59.49
C10	7°29'23"	34.05	260.50	N31°24'19"W	34.03
C11	14°17'09"	84.65	339.50	N28°00'26"W	84.43

NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L1	S00°00'23"E	10.00	L5	S00°30'55"W	12.66
L2	S89°59'20"E	2.11	L6	S89°42'48"E	11.68
L3	S54°50'59"W	10.69	L7	N89°58'38"E	20.00
L4	S35°09'01"E	32.30			

EASEMENTS PER FIRST AMERICAN PUBLIC RECORDS REPORT

EASEMENT FOR ELECTRICAL FACILITIES PER V. 50, P. 283, JCDR. SHOWN.

EASEMENT FOR ELECTRICAL FACILITIES PER V. 228, P. 254, V.257, P.183, V. 363, P. 23, V. 364, P. 135, V. 504, P.395 & 396, JCDR AND DOC. 82-00325, ORJCO. SPECIFIC LOCATION NOT GIVEN IN DOCUMENTS.

EASEMENT FOR ROAD PURPOSES PER V. 502, P. 334, JCDR. BY THE DOCTRINE OF MERGER OF TITLE THIS EASEMENT HAS EXTINGUISHED.

EASEMENT FOR STORM DRAINAGE FACILITIES PER DOC. 02-53961, ORJCO. SHOWN.

LEGEND:

- = FD. 1.5" ALUMINUM CAP MKD. C/L MON LS56545 PER SBS2 OR SBS4.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. C.NEATHAMER LS56545 PER SBS2 OR SBS4.
- = FD. 2.5" ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. PER LMS.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. LS1913 PER CMV1.
- = FD. 5/8" IRON PIN PER FS1901.
- = FD. 5/8" IRON PIN PER SC2.
- = FD. BRASS DISK IN CONCRETE PER SC2.
- = 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.
- = SET 4.5" MAG SPIKE & 1.5" BRASS WASHER MKD. L.J. FRIAR & ASSOC. IN
- = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.

LEGEND:

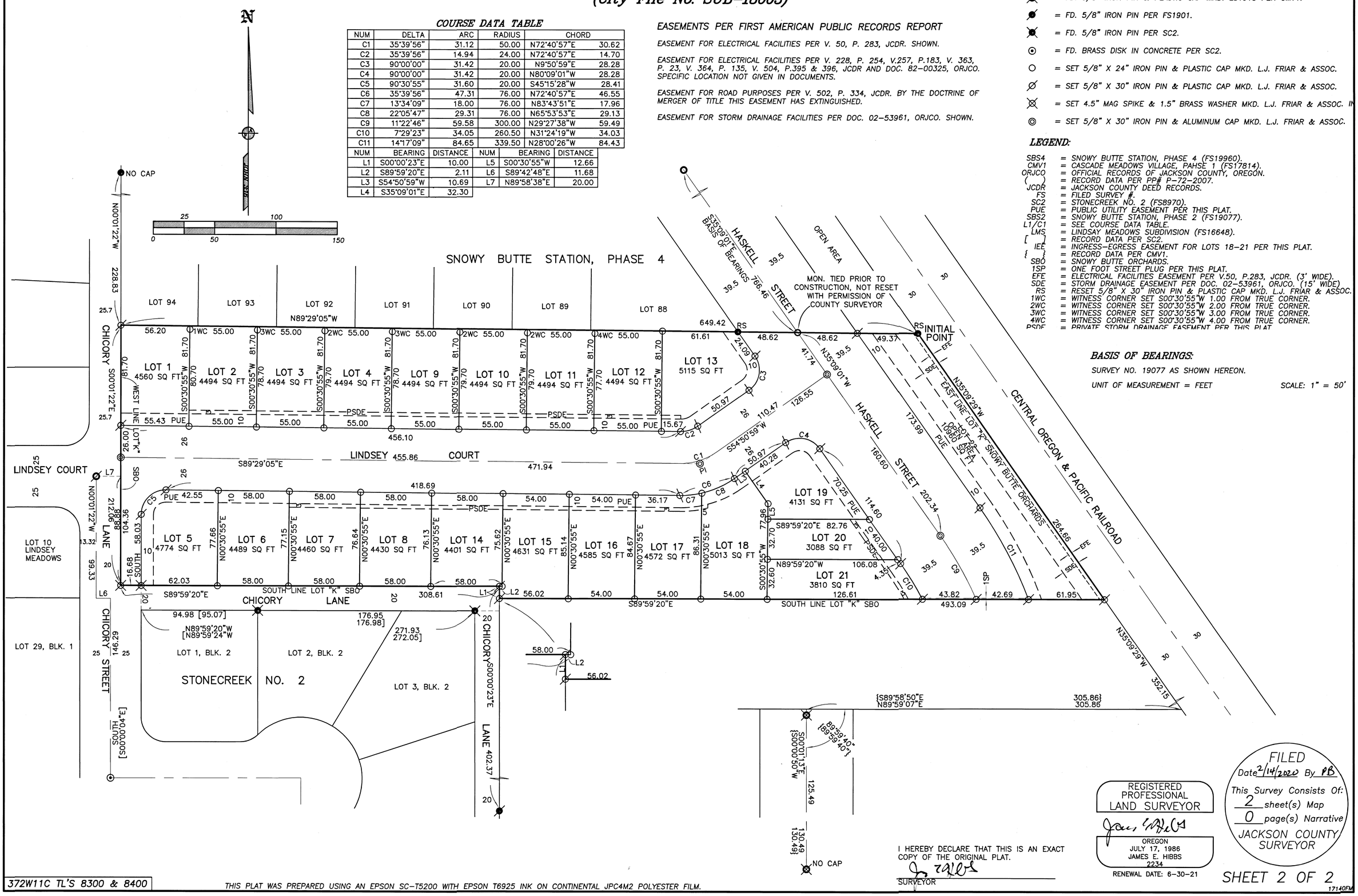
SBS4	= SNOWY BUTTE STATION, PHASE 4 (FS19960).
CMV1	= CASCADE MEADOWS VILLAGE, PAHSE 1 (FS17814).
ORJCO	= OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
( )	= RECORD DATA PER PP# P-72-2007.
JCDR	= JACKSON COUNTY DEED RECORDS.
FS	= FILED SURVEY #.
SC2	= STONECREEK NO. 2 (FS8970).
PUE	= PUBLIC UTILITY EASEMENT PER THIS PLAT.
SBS2	= SNOWY BUTTE STATION, PHASE 2 (FS19077).
L1/C1	= SEE COURSE DATA TABLE.
LMS	= LINDSAY MEADOWS SUBDIVISION (FS16648).
[ ]	= RECORD DATA PER SC2.
IEE	= INGRESS-EGRESS EASEMENT FOR LOTS 18-21 PER THIS PLAT.
{ }	= RECORD DATA PER CMV1.
SBO	= SNOWY BUTTE ORCHARDS.
1SP	= ONE FOOT STREET PLUG PER THIS PLAT.
EFE	= ELECTRICAL FACILITIES EASEMENT PER V.50, P.283, JCDR. (3' WIDE).
SDE	= STORM DRAINAGE EASEMENT PER DOC. 02-53961, ORJCO. (15' WIDE)
RS	= RESET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
1WC	= WITNESS CORNER SET S00°30'55"W 1.00 FROM TRUE CORNER.
2WC	= WITNESS CORNER SET S00°30'55"W 2.00 FROM TRUE CORNER.
3WC	= WITNESS CORNER SET S00°30'55"W 3.00 FROM TRUE CORNER.
4WC	= WITNESS CORNER SET S00°30'55"W 4.00 FROM TRUE CORNER.
PSDE	= PRIVATE STORM DRAINAGE EASEMENT PER THIS PLAT.

BASIS OF BEARINGS:

SURVEY NO. 19077 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 50'



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SURVEYOR

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

FILED
Date 2/14/2020 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 2 OF 2

372W11C TL'S 8300 & 8400

THIS PLAT WAS PREPARED USING AN EPSON SC-T5200 WITH EPSON T6925 INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

17140FM

23007
174/52