

***** APPROVALS *****

File No. LDS-16-152

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

KEANS Apr 17, 2020
for Planning Director Date

EXAMINED AND APPROVED as required by ORS 92.100 as of APRIL 14, 2020.

[Signature]
City Surveyor

EXAMINED AND APPROVED this 16 day of APRIL, 2020.

[Signature]
City Engineer

EXAMINED AND APPROVED this 20 day of April, 2020.

[Signature]
Rogue Valley Sewer Services

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of May 1st, 2020.

[Signature], agent
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of April 27th, 2020.

[Signature] Deputy
Tax Collector

***** 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, Lilybrook Lane, the additional street right of way along Hart Avenue (R/W), together the Public Utility Easements (PUE) and Non-Access Strip (ISP) with the condition that upon the approved dedication of the extension of Lilybrook Lane, the Non-Access Strip shall automatically be extinguished and dedicated as street right of way; and (2) does hereby make and establish the Private Storm Drainage Easement (PSDE1); and (3) does hereby designate said Subdivision as LILYBROOK SUBDIVISION, PHASE 2.

[Signature]
RONALD L. HORTON, President
Horton Homes, Inc.

STATE OF OREGON)
COUNTY OF JACKSON) ss.

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 7 day of April, 2020.

[Signature]
Kudie Steerer Notary Public - Oregon

Commission No. 964328

My Commission Expires 7/10/21

AFFIDAVIT OF CONSENT

From Peoples Bank recorded as Doc. # 2020-14272, ORJCO.

From Tyler Akins recorded as Doc. # 2020-14273, ORJCO.

LILYBROOK SUBDIVISION, PHASE 2

A Subdivision of Tract A of LILYBROOK SUBDIVISION, PHASE 1 ***** RECORDER'S CERTIFICATE *****
in the N.E. 1/4 of Sec. 1, T.38S., R.2W., W.M.
in the City of Medford, Jackson County, Oregon Filed for record this 1st day of May, 2020, at
(File LDS-16-152) 9:18 o'clock A.M., and recorded in Volume 416 of Plats at Page 07
of the records of Jackson County, Oregon and recorded as Document No. 2020-14275,
Official Records of Jackson County, Oregon.

SURVEY FOR:

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

SURVEY BY:

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

DATE:

MARCH 17, 2020

[Signature]
Christine D. Walker
County Clerk

[Signature]
Joseph J. Morgan
Deputy

***** 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

Tract A per LILYBROOK SUBDIVISION, PHASE 1, according to the official plat thereof, now of record, Volume 45, Page 21 of Plat Records of Jackson County, Oregon.

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 and street corner monuments of LILYBROOK SUBDIVISION, PHASE 2 being a subdivision of Tract A per Lilybrook Subdivision, Phase 1. See City of Medford File LDS-16-152.

PROCEDURE: The exterior of this subdivision was monumented by this office during LS1. These monuments were recovered in good condition. Computed the Lot and Tract corner positions as shown on Sheet 2 and set monuments as shown on Sheet 2.

APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

5/1/20
DATE

FILED
Date 5/1/20 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 1 OF 2

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

SURVEY BY:

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

LILYBROOK SUBDIVISION, PHASE 2
A Subdivision of Tract A of LILYBROOK SUBDIVISION, PHASE 1
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:

MARCH 17, 2020

EXCEPTIONS PER PUBLIC RECORD TITLE REPORT FOR NEW SUBDIVISION

- 4. RESERVATION OF UTILITIES WITHIN VACATED STREETS PER VOL.498, PG.476, JC.DR. I FIND NO MENTION OF THIS RESERVATION IN DOCUMENT.
- 5. RESTRICTIVE COVENANT PER DOC. 2005-039705, ORJCO. BLANKET.
- 6. TEMPORARY STORM DRAINAGE & SEWER EASEMENT PER LILYBROOK SUBDIVISION, PHASE 1. SHOWN AND WILL EXTINGUISH UPON RECORDING OF THIS PLAT.

LEGEND:

- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. PER FS22442 OR LS1.
- = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- ⊙ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- ⊗ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. & MAG NAIL IN TOP OF CURB.

LEGEND:

- LS1 = LILYBROOK SUBDIVISION, PHASE 1 (FS22913)
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #
- C1 = SEE LINE DATA TABLE THIS SHEET.
- 0.50 WC = WITNESS CORNER MONUMENT SET N89°56'58"W 0.50 FROM TRUE CORNER.
- PSDE1 = 5' PRIVATE STORM DRAIN EASEMENT PER THIS PLAT.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- PSDE = 5' PRIVATE STORM DRAIN EASEMENT PER LS1.
- TSDE = TEMPORARY STORM DRAINAGE EASEMENT PER LS1 (WILL TERMINATE BY RECORDING OF THIS PLAT)
- R/W = STREET RIGHT OF WAY DEDICATION PER THIS PLAT.
- TSSE = TEMPORARY SANITARY SEWER EASEMENT PER LS1 (WILL TERMINATE BY RECORDING OF THIS PLAT)
- SDE = STORM DRAIN EASEMENT PER DOC. 2019-010645, ORJCO.
- SSE = SANITARY SEWER EASEMENT PER DOC. 2019-010646, ORJCO.
- WFE = WATER FACILITIES EASEMENT PER DOC. 2019-010647, ORJCO.
- 0.50 RM = REFERENCE CORNER MONUMENT SET S00°03'29"W 0.50 FROM TRUE CORNER.
- 1SP = ONE FOOT NON-ACCESS STRIP PER THIS PLAT.

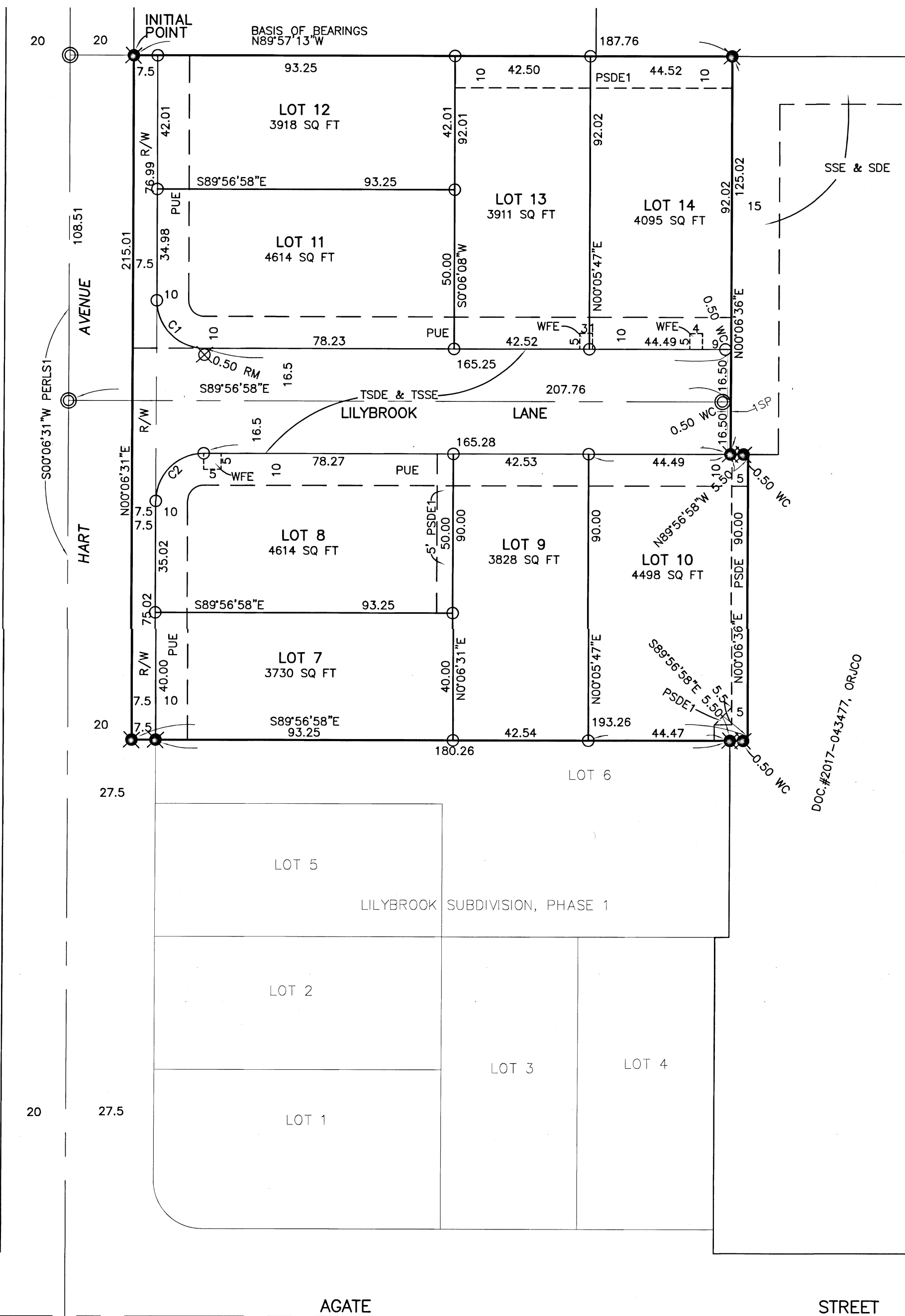
X 2020-14274

BASIS OF BEARINGS:

LILYBROOK SUBDIVISION, PHASE 1 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 30'



COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	90°03'29"	23.58	15.00	S44°55'14"E 21.22
C2	89°56'31"	23.55	15.00	S45°04'46"W 21.20

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

SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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

FILED
Date 5/17/20 By PB
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

17L/56
23066