

SHADOW CREEK ESTATES

Located in:
the Southwest 1/4 of Section 25,
Township 38 South, Range 1 West, Willamette Meridian
in the City of Talent, Jackson County, Oregon

KNOW ALL MEN BY THESE PRESENTS THAT COTA-MAHAR, LLC, AN OREGON LIMITED LIABILITY COMPANY, PLEASANT VIEW PROPERTIES, LLC, AN OREGON LIMITED LIABILITY COMPANY AND RONALD C. HOBSON AND MARCIA JILL HOBSON, AS TENANTS BY THE ENTIRETY, HEREAFTER REFERRED TO AS DECLARANTS, ARE THE OWNERS IN FEE SIMPLE OF THE LANDS HEREON DESCRIBED AND HAVE SUBDIVIDED THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND THE NUMBER OF EACH LOT AND THE COURSE AND LENGTH OF ALL LINES ARE PLAINLY SET FORTH, AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SUBDIVISION. DECLARANTS HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS SHOWN HEREON TOGETHER WITH THOSE EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS. DECLARANTS HEREBY GRANT TO ROGUE VALLEY SEWER SERVICES AND THE CITY OF TALENT 15.00 FOOT STORM DRAIN EASEMENTS OVER AND ACROSS LOTS 1 AND 19 AS SHOWN HEREON. DECLARANTS HEREBY CREATE FOR THE BENEFIT OF THE OWNERS, THEIR HEIRS AND ASSIGNS OF LOTS 2, 3, 4, 5, 6, 7, 15, 16, 17 & 18, PRIVATE STORM DRAIN EASEMENTS OVER AND ACROSS LOTS 1, 2, 3, 4, 5, 8, 16, 17, 18 & 19. DECLARANTS HEREBY DESIGNATE SAID SUBDIVISION AS SHADOW CREEK ESTATES.

COTA-MAHAR, LLC, AN OREGON LIMITED LIABILITY COMPANY:

STATE OF OREGON)
COUNTY OF JACKSON) ss

George G. Cota

GEORGE G. COTA, MEMBER
COTA-MAHAR, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 7 DAY OF May, 2020, BY GEORGE G. COTA, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF COTA-MAHAR, LLC, AN OREGON LIMITED LIABILITY COMPANY, AS HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC FOR OREGON

COMMISSION NO.: 957478
MY COMMISSION EXPIRES: 12/26/2020

PLEASANT VIEW PROPERTIES, LLC, AN OREGON LIMITED LIABILITY COMPANY:

STATE OF OREGON)
COUNTY OF JACKSON) ss

Ronald C. Hobson

RONALD C. HOBSON, MEMBER
PLEASANT VIEW PROPERTIES, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 7 DAY OF May, 2020, BY RONALD C. HOBSON, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF PLEASANT VIEW PROPERTIES, LLC, AN OREGON LIMITED LIABILITY COMPANY, AS HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC FOR OREGON

COMMISSION NO.: 957478
MY COMMISSION EXPIRES: 12/26/2020

STATE OF OREGON)
COUNTY OF JACKSON) ss

Ronald C. Hobson

RONALD C. HOBSON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 7 DAY OF May, 2020, BY RONALD C. HOBSON, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC FOR OREGON

COMMISSION NO.: 957478
MY COMMISSION EXPIRES: 12/26/2020

STATE OF OREGON)
COUNTY OF JACKSON) ss

Marcia Jill Hobson

MARCIA JILL HOBSON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 7 DAY OF May, 2020, BY MARCIA JILL HOBSON, KNOWN TO ME AS THE PERSON WHO EXECUTED THE WITHIN INSTRUMENT AS HER VOLUNTARY ACT AND DEED.

NOTARY PUBLIC FOR OREGON

COMMISSION NO.: 957478
MY COMMISSION EXPIRES: 12/26/2020

AFFIDAVIT OF CONSENT:

FOR AFFIDAVIT OF CONSENT OF ROGUE FEDERAL CREDIT UNION, BENEFICIARIES OF A TRUST DEED RECORDED MARCH 13, 1989 AS DOC. NO. 89-05369 AND RE-RECORDED AUGUST 17, 1989 AS DOC. NO. 89-018056, OFFICIAL RECORDS OF JACKSON COUNTY, OREGON, SEE DOC. NO. 2020-16683.

I certify this plat to be an exact copy of the original
David M. Minnici

DAVID M. MINNECI
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 26, 1988
DAVID M. MINNECI
2349
EXPIRES 12/31/20

*** SURVEYOR'S CERTIFICATE ***
STATE OF OREGON)
COUNTY OF JACKSON) SS

I, DAVID M. MINNECI, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH THE PROPER MONUMENTS AS APPROVED BY LAW THE TRACT OF LAND HEREON SHOWN AND THE PLAT IS A CORRECT REPRESENTATION OF THE SAME, AND THE FOLLOWING IS AN ACCURATE DESCRIPTION OF THE SUBJECT PROPERTY.

COMMENCING AT THE SOUTHEAST CORNER OF DONATION LAND CLAIM NO. 68 IN TOWNSHIP 38 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN JACKSON COUNTY, OREGON; THENCE NORTH 00°05'13" EAST, ALONG THE WEST LINE OF DONATION LAND CLAIM NO. 70, A DISTANCE OF 1181.33 FEET (RECORD PER DOCUMENT NO. 2019-035703, OFFICIAL RECORDS, 1181.40 FEET [17.90 CHAINS]) TO THE INITIAL POINT OF BEGINNING, BEING AN ANGLE POINT IN THE BOUNDARY OF CONKLIN MOBILE HOME ESTATES, UNIT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF; THENCE, ALONG SAID SUBDIVISION BOUNDARY, SOUTH 46°06'00" EAST 9.67 FEET (PLAT 9.84 FEET); THENCE NORTH 44°58'39" EAST (PLAT NORTH 45°00'00" EAST) 435.70 FEET TO THE MOST EASTERLY CORNER THEREOF; THENCE, LEAVING SAID SUBDIVISION BOUNDARY AND ALONG THE BOUNDARY OF THAT TRACT DESCRIBED IN DOCUMENT NO. 2011-034295, SOUTH 46°03'00" EAST 4.57 FEET (RECORD SOUTH 46°25'10" EAST 4.50 FEET); THENCE NORTH 46°00'08" EAST 88.99 FEET (RECORD NORTH 46°00'25" EAST 89.05 FEET) THENCE SOUTH 46°25'10" EAST 122.24 FEET (RECORD 122.20 FEET); THENCE NORTH 44°51'40" EAST 89.55 FEET; THENCE, ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 00°46'45" WEST 28.60 FEET), A DISTANCE OF 31.86 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF TALENT AVENUE; THENCE, ALONG SAID SOUTHWESTERLY LINE, SOUTH 46°25'10" EAST 100.97 FEET TO A POINT ON THE BOUNDARY OF TRACT DESCRIBED IN DOCUMENT NO. 2017-043406, SAID OFFICIAL RECORDS; THENCE, ALONG SAID TRACT BOUNDARY, ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS SOUTH 89°15'14" WEST 27.95 FEET), A DISTANCE OF 30.95 FEET; THENCE SOUTH 44°55'38" WEST 70.47 FEET; THENCE SOUTH 46°25'10" EAST 134.93 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF MEADOWOOD SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF; THENCE, ALONG SAID NORTHWESTERLY BOUNDARY AND THE NORTHWESTERLY AND SOUTHWESTERLY BOUNDARIES OF MEADOWOOD SUBDIVISION, UNIT 2 AS FOLLOWS: SOUTH 44°55'38" WEST 546.41 FEET; THENCE SOUTH 45°56'51" EAST 136.90 FEET (PLAT SOUTH 45°49'00" EAST 136.79 FEET) TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE CENTRAL OREGON PACIFIC RAILROAD; THENCE, ALONG SAID NORTHERLY LINE, ALONG THE ARC OF A 2321.83 FOOT RADIUS CURVE TO THE LEFT (THE LONG CHORD TO WHICH BEARS NORTH 79°32'16" WEST 110.56 FEET), A DISTANCE OF 110.57 FEET; THENCE NORTH 80°54'07" WEST 233.89 FEET TO THE AFORESAID WEST LINE OF DONATION LAND CLAIM NO. 70; THENCE, ALONG SAID WEST LINE, NORTH 00°05'13" EAST 269.92 FEET TO THE INITIAL POINT OF BEGINNING.

*** APPROVALS ***

(RE: TALENT PLANNING FILE NO. SUB 2018-003 AND VAR 2018-001)

TALENT PLANNING DEPARTMENT:

EXAMINED AND APPROVED THIS 8th DAY OF May, 2020.

Planning Director

PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 8th DAY OF May, 2020.

Bred Marshall

TALENT PUBLIC WORKS DEPARTMENT

EXAMINED AND APPROVED THIS 18th DAY OF May, 2020.

Surveyor

JACKSON COUNTY SURVEYOR

EXAMINED AND APPROVED AS REQUIRED BY O.R.S. 92.100 THIS 15th DAY OF May, 2020.

Assessor

ASSESSOR, DEPARTMENT OF ASSESSMENT

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS REQUIRED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 15th DAY OF May, 2020

Tax Collector

TAX COLLECTOR

EXAMINED AND APPROVED BY ROGUE VALLEY SEWER SERVICES THIS 12th DAY OF May, 2020.

General Manager/District Engineer

GENERAL MANAGER/DISTRICT ENGINEER

APPROVED FOR RECORDING:

County Commissioner/Administrator

COUNTY COMMISSIONER/ADMINISTRATOR
DATE 5/22/20

RECORDER:

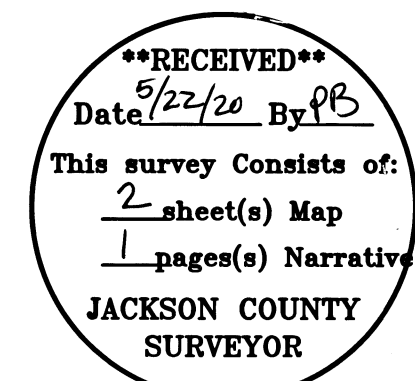
FILED FOR RECORD THIS 22nd DAY OF May, 2020 AT 2:12 O'CLOCK P.M. AND RECORDED IN VOLUME 46 OF PLATS AT PAGE 09 OF RECORDS OF JACKSON COUNTY, OREGON.

Christina Walker

COUNTY CLERK

Deputy

DEPUTY



SHADOW CREEK ESTATES

(NARRATIVE ON SEPERATE SHEET)

DETAIL "B"

Located in:

the Southwest 1/4 of Section 25,
Township 38 South, Range 1 West, Willamette Meridian
in the City of Talent, Jackson County, Oregon



HOFFBUHR & ASSOCIATES, INC.

880 GOLF VIEW DRIVE #201 MEDFORD, OREGON
(541) 779-4641 97504

SCALE: 1 INCH = 60 feet DATE: JANUARY 21, 2020
BASIS OF BEARING: EAST LINE OF D.L.C. NO. 68 PER SURVEY NO. 5207.

- = SET 5/8"x 24" REBAR WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349"
- ⊗ = SET 5/8"x 30" REBAR WITH PLASTIC CAP STAMPED "D. MINNECI LS 2349"
- ⊙ = SET LEAD PLUG WITH METAL WASHER STAMPED "LS 2349" IN CONCRETE.
- ⊕ = SET 5/8" REBAR WITH ALUMINUM CAP STAMPED "HOFFBUHR AND ASSOC., INC."
- ⊛ = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "STEWART LS 2057" PER S/N 11724.
- = FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "RLS 759" PER S/N 8542.
- ⊖ = FOUND 5/8" OR 3/4" IRON PIN PER CONKLIN MOBILE HOME ESTATES, UNIT NO. 2
- ⦿ = FOUND 5/8" PIN AS NOTED.
- ⊙ = FOUND BRASS DISC AS NOTED.
- [] = RECORD PER DOCUMENT NO. 2014-024092, J.C.D.R. AND SURVEY NO. 19489.
- (MS) = RECORD PER MEADOWOOD SUBDIVISION (S/N 8542)
- (MS2) = RECORD PER MEADOWOOD SUBDIVISION UNIT 2 (S/N 11724)
- (CMHE2) = RECORD PER CONKLIN MOBILE HOME ESTATES, UNIT NO. 2
- J.C.D.R. = JACKSON COUNTY DEED RECORDS OR OFFICIAL RECORDS.
- S/N = FILED SURVEY NUMBER
- RVSS/COT = PUBLIC STORM DRAIN EASEMENT SHARED JOINTLY BY ROGUE VALLEY SEWER SERVICES AND THE CITY OF TALENT
- PUE = PUBLIC UTILITY EASEMENT
- PSDE = PRIVATE STORM DRAIN EASEMENT
- DLC = DONATION LAND CLAIM
- W.C. = WITNESS CORNER
- FD. = FOUND

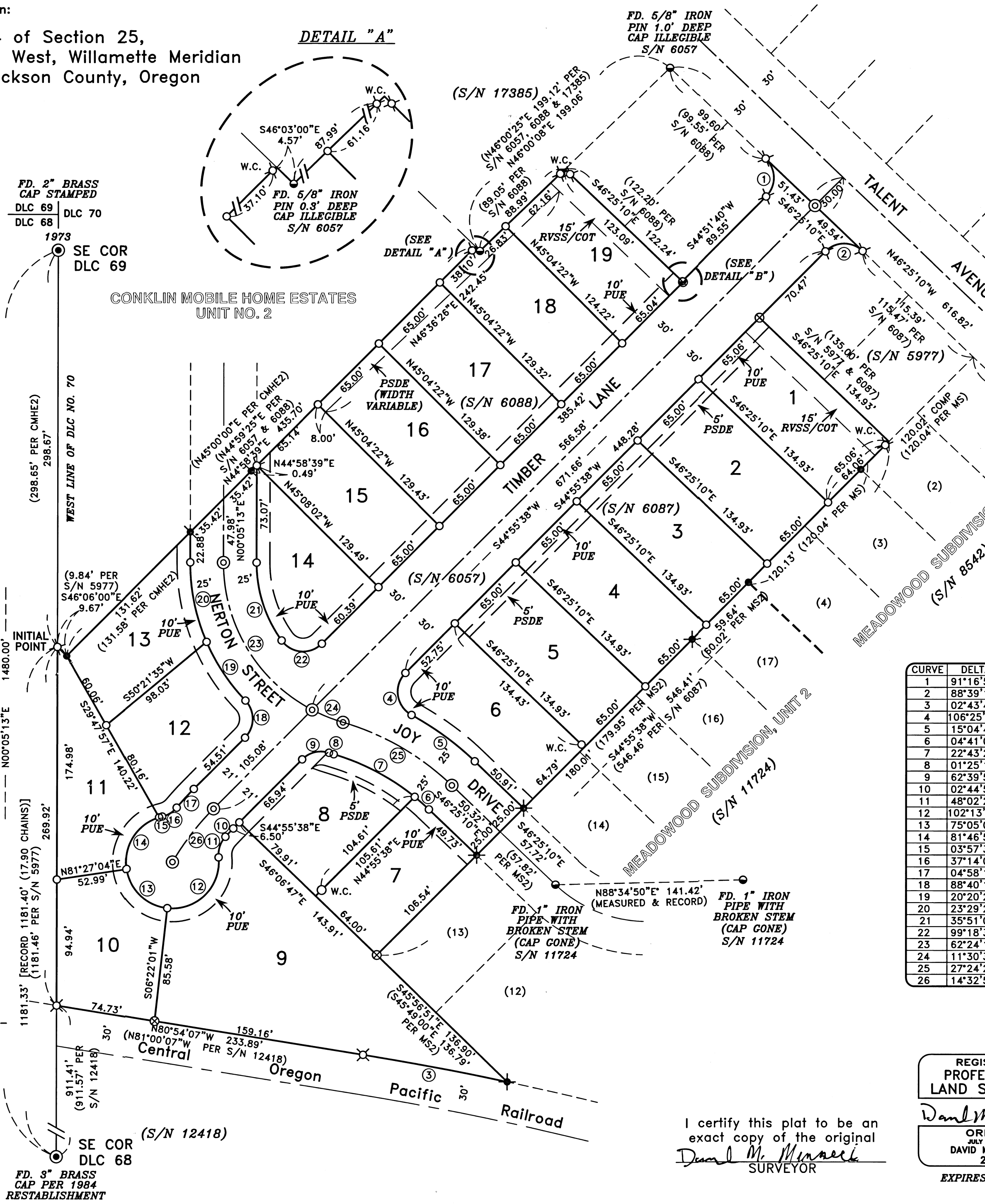
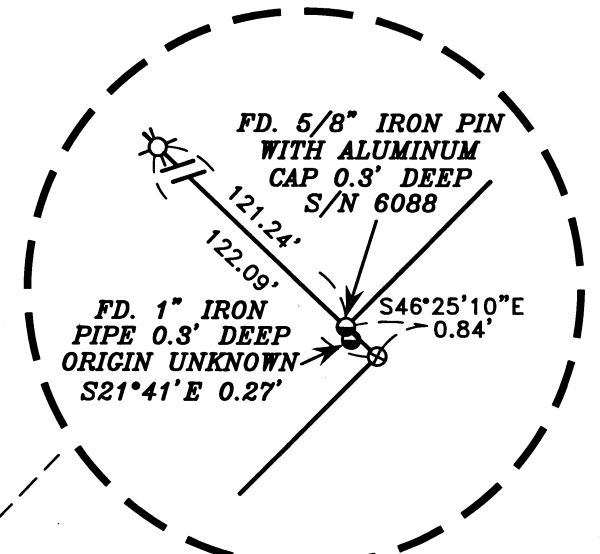
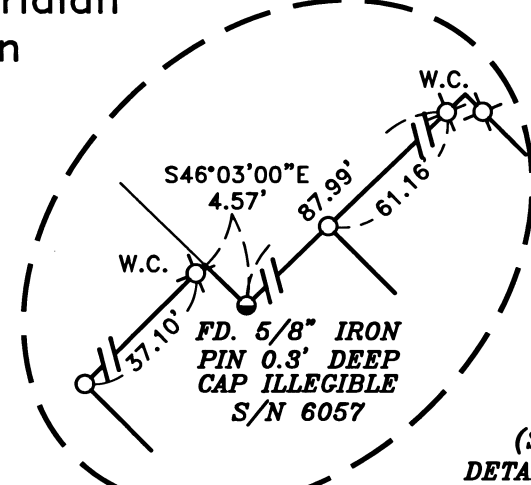
AREA TABLE

LOT	SQUARE FEET	LOT	SQUARE FEET
1	8,776	10	7,827
2	8,768	11	7,564
3	8,768	12	7,664
4	8,768	13	7,049
5	8,768	14	6,929
6	9,013	15	8,424
7	6,804	16	8,411
8	7,609	17	8,408
9	22,486	18	8,275
		19	7,861

EXCEPTIONS NOTED ON TICOR PUBLIC RECORDS REPORT

- REGULATIONS, LEVIES, LIENS, ASSESSMENTS, RIGHTS OF WAY AND EASEMENTS OF ROGUE VALLEY SEWER SERVICE DISTRICT.
- REGULATIONS, LEVIES, LIENS, ASSESSMENTS, RIGHTS OF WAY AND EASEMENTS OF TALENT IRRIGATION DISTRICT.
- RIGHTS OF THE PUBLIC AND GOVERNMENT AGENCIES IN AND TO ANY PORTION OF SAID LAND LYING WITHIN THE BOUNDARIES OF STREETS, ROADS AND HIGHWAYS.
- EASEMENT GRANTED THE POSTAL TELEGRAPH AND CABLE COMPANY FOR PIPES AND LINES AND APPURTENANT RIGHTS THERETO AS VOLUME "D", PAGE 288. (SPECIFIC LOCATION NOT DISCLOSED)
- EASEMENTS GRANTED THE CALIFORNIA OREGON POWER COMPANY FOR ELECTRIC UTILITY AS VOLUME 149, PAGE 144, VOLUME 257, PAGE 600, VOLUME 338, PAGE 180, VOLUME 338, PAGE 200 AND VOLUME 349, PAGE 427. (SPECIFIC LOCATION NOT DISCLOSED)

DETAIL "A"



FD. BRASS DISC IN CONCRETE 1.3" DEEP STAMPED "MEADOWOOD SUBDIVISION INITIAL POINT RPLS 759 1980"

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	91°16'51"	20.00'	31.86'	28.60'	N00°46'45"W
2	88°39'12"	20.00'	30.95'	27.95'	S89°15'14"W
3	02°43'43"	2321.83'	110.57'	110.56'	N79°32'16"W
4	106°25'36"	20.00'	37.15'	32.03'	S08°17'10"E
5	15°04'49"	225.00'	59.22'	59.05'	S53°57'34"E
6	04°41'01"	175.00'	14.31'	14.30'	S48°45'41"E
7	22°43'26"	175.00'	69.41'	68.95'	N62°27'54"W
8	01°25'15"	150.00'	3.72'	3.72'	N73°07'04"W
9	62°39'59"	20.00'	21.87'	20.80'	S76°15'38"W
10	02°44'55"	179.00'	8.59'	8.59'	N43°33'09"E
11	48°02'24"	20.00'	16.28'	16.77'	N18°09'31"E
12	102°13'42"	35.00'	62.45'	54.49'	N45°15'10"E
13	75°05'04"	35.00'	45.87'	42.65'	S46°05'27"E
14	81°46'58"	35.00'	49.96'	45.82'	N32°20'33"E
15	03°57'33"	35.00'	2.42'	2.42'	N75°12'52"E
16	37°14'09"	20.00'	13.00'	12.77'	N58°34'31"E
17	04°58'11"	221.00'	19.17'	19.16'	N42°26'32"E
18	88°40'17"	20.00'	30.95'	27.95'	N00°35'29"E
19	20°20'26"	150.00'	53.25'	52.97'	N33°34'26"W
20	23°29'26"	150.00'	61.50'	61.07'	S11°39'30"E
21	35°51'00"	100.00'	62.57'	61.55'	S17°50'17"E
22	99°18'35"	20.00'	34.67'	30.49'	S85°25'04"E
23	62°24'19"	125.00'	136.15'	129.52'	S31°06'56"E
24	11°30'31"	125.00'	25.11'	25.07'	S68°04'21"E
25	27°24'27"	200.00'	95.67'	94.76'	S60°07'23"E
26	14°32'54"	200.00'	50.78'	50.65'	S37°39'11"W

REGISTERED PROFESSIONAL LAND SURVEYOR
DAVID M. MINNECI
2349
EXPIRES 12/31/20

"RECEIVED"
Date 5/22/20 By [Signature]
This survey consists of:
2 sheet(s) Map
1 page(s) Narrative
JACKSON COUNTY SURVEYOR

I certify this plat to be an exact copy of the original
David M. Minnici
SURVEYOR

**SURVEY NARRATIVE TO COMPLY WITH PARAGRAPH 209.250
OREGON REVISED STATUTES**

Survey for: **COTA-MAHAR, LLC** **PLEASANT VIEW PROPERTIES, LLC**
 George Cota Ronald & Marcia Hobson
 PO Box 548 102 Pleasant View
 Ashland, Oregon 97520 Talent, Oregon 97540

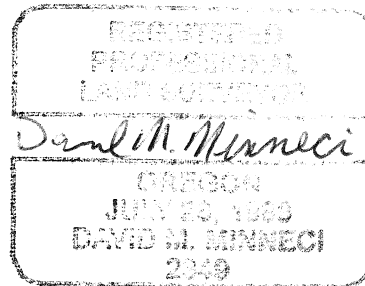
Location: The Southwest one-quarter (1/4) of Section 25, Township 38 South, Range 1 West, Willamette Meridian, City of Talent, Jackson County, Oregon.

Purpose: To survey, monument and record a Subdivision Plat for Shadow Creek Estates (Talent City Planning File No. SUB-2018-003/VAR-2018-001). The properties involved are described in Documents No. 89-18055, 2017-043406 and 2019-035703, Official Records of Jackson County, Oregon.

Procedure: I found monuments from the properties previously surveyed by Everett Swain as Surveys No. 5977, 6057, 6087 & 6088. Additional monuments from Surveys No. 8542, 11724 and **CONKLIN MOBILE HOME ESTATES, UNIT NO. 2** were found and utilized to create the Subdivision boundary. The Southerly boundary was established 30.00 feet Northerly of the physical center of the California Oregon Pacific Railroad tracks. The radius used was obtained from Survey No. 12418. The right-of-way of Talent Avenue was determined between the Initial Point of **MEADOW WOOD SUBDIVISION** and the most Northerly set pin from Survey No. 6057. I used centerline and right-of-way monuments to extend Joy Drive and a right-of-way monument and record bearing to extend Nerton Street/

Basis of Bearing: East line of Donation Land Claim No. per Survey No. 5207.

Date: January 21, 2020



David M. Minneci
 L.S. 2349 - Oregon
 Expires 12/31/20
 880 Golf View Dr., Ste. 201
 Medford, Oregon 97504