

\*\*\* APPROVALS \*\*\*

CITY OF MEDFORD  
File LDS-19-051

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

[Signature] Planning Director Date June 19, 2020

EXAMINED AND APPROVED:

[Signature] City Surveyor Date 6/15/20

[Signature] City Engineer Date 6-18-20

EXAMINED AND APPROVED this 26<sup>th</sup> day of May, 2020.

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

EXAMINED AND APPROVED as required by ORS 92.100 as of June 26<sup>th</sup>, 2020.

[Signature]  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of June 23rd, 2020.

[Signature]  
Tax Collector

\*\*\* DECLARATION \*\*\*

Know all men by these presents that B & L DEVELOPMENT LLC, is the owner in fee of the property shown on Sheet 2, more particularly described in the Surveyor's Certificate and has subdivided the same into the Lots as shown on Sheet 2 and (1) does hereby dedicate to the public for public use under the jurisdiction and control of the City of Medford, the Street Right of Way Dedication (RWD) and Storm Detention Tract A, together with the Public Utility Easements (PUE), and (2) does hereby make and establish the Minimum Access Easement (MAE) and Private Utility Easement (UE) for the benefit of all lots; and (3) does hereby make and establish the Sanitary Sewer Easement (RVSSE) for the benefit of Rogue Valley Sewer Services; and (4) does hereby designate said Subdivision as JORDAN VILLAGE.

[Signature]  
LORI MAGEL, Member  
B & L DEVELOPMENT LLC

[Signature]  
BILLY MATHEWS, Member  
B & L DEVELOPMENT LLC

STATE OF OREGON )  
COUNTY OF JACKSON ) ss.

PERSONALLY appeared the above named Lori Magel and Billy Mathews and acknowledged the foregoing instrument to be their voluntary act and deed and was signed on behalf of B & L Development LLC.

Dated this 26<sup>th</sup> day of May, 2020.

[Signature]  
Notary Public - Oregon

Commission No. 962531  
My Commission Expires May 14, 2021

JORDAN VILLAGE

A SUBDIVISION

In the S.W. 1/4 of Sec. 36, T.37S., R.2W., W.M. & in the City of Medford Jackson County, Oregon (Planning File No. LDS-19-051)

SURVEY FOR:

LORI MAGEL HOMES, INC.  
P.O. BOX 5647  
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

DATE:

MAY 22, 2020

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

Filed for record this 26<sup>th</sup> day of June, 2020, at 1:04 o'clock P.M., and recorded in Volume 46 of Plats at Page 11 of the records of Jackson County, Oregon and recorded as Document No. 2020-021540, Official Records of Jackson County, Oregon.

[Signature] County Clerk [Signature] Deputy

CC&R'S recorded as Document No. 2020-018423, 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:

Beginning at the Southwest corner of Parcel 1 per Partition Plat No. 53-1998, according to the official plat thereof, now of record, in Volume 9, Page 54 of Record of Partition Plats of Jackson County, Oregon and filed as Survey No. 15854 in the Office of the Jackson County Surveyor and the INITIAL POINT OF BEGINNING; thence along the South line of said Partition Plat, South 89°56'55" East, 199.25 feet to the Southeast corner of Parcel 3 per said Partition Plat; thence along the West line of GEORGIANNA VILLAGE SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon, South 00°05'47" East, 187.00 feet to the Southeast corner of that tract described in Document No. 2019-016956, Official Records of Jackson County, Oregon; thence along the South line thereof, North 89°56'55" West, 219.97 feet to the East line of South Columbus Road set forth in Document No. 67-00945, said Official Records; thence along said East line, North 00°07'37" East, 187.00 feet to the Northwest corner of that tract described in Document No. 2019-016956, said Official Records; thence along the North line thereof, South 89°56'55" East, 20.00 feet to the initial point of beginning.



SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209-250

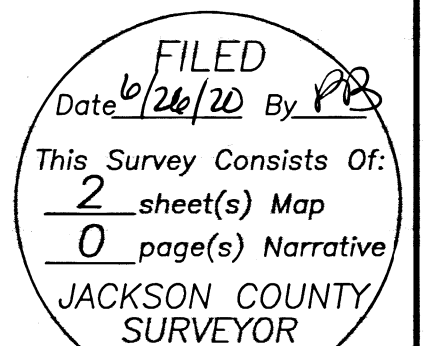
PURPOSE: TO SURVEY AND MONUMENT THE LOTS, TRACT AND STREET RIGHT OF WAY DEDICATION OF JORDAN VILLAGE, A SUBDIVISION OF DOCUMENT NO. 2019-016956, ORJCO. SEE MEDFORD FILE NO. LDS-19-051.

PROCEDURE: FROM EXISTING CONTROL AND MONUMENTS TIED BY THIS OFFICE DURING FS20851 AND USING TRIMBLE R8 G.P.S. RECEIVERS AND TRIMBLE S6 ROBOTIC TOTAL STATION, MADE TIES TO ADDITIONAL MONUMENTS AS SHOWN HEREON TO CONTROL THE RIGHT OF WAY OF SOUTH COLUMBUS AVENUE AND THE NORTH AND EAST LINES OF THE SUBJECT TRACT. HELD DEED RECORD DISTANCE FROM THE N.W. AND N.E. CORNERS TO POSITION THE S.W. & S.E. CORNERS OF THE SUBJECT TRACT. COMPUTED THE POSITIONS OF THE LOTS, TRACT AND STREET RIGHT OF WAY DEDICATION AND SET MONUMENTS AT THE LOCATIONS AS SHOWN ON SHEET 2. MAG SPIKES AND WASHERS WERE SET IN THE ASPHALT FOR THE LOT CORNERS INSTEAD OF 5/8 PINS/CAPS AS THEY FALL IN A PRIVATELY MAINTAINED ACCESS AND I THOUGHT IT BETTER NOT TO DRILL HOLES IN THE BRAND NEW PAVEMENT.

APPROVED FOR RECORDING.

[Signature]  
COUNTY COMMISSIONER/ADMINISTRATOR

6/26/20  
DATE



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

**SURVEY FOR:**

LORI MAGEL HOMES, INC.  
P.O. BOX 5647  
CENTRAL POINT, OR 97502

**SURVEY BY:**

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PHONE: (541) 772-2782  
LJFRIARANDASSOCIATES@CHARTER.NET

**DATE:**

MAY 22, 2020

# JORDAN VILLAGE

## A SUBDIVISION

In the S.W. 1/4 of Sec. 36, T.37S., R.2W., W.M. &  
in the City of Medford Jackson County, Oregon  
(Planning File No. LDS-19-051)

**LEGEND:**

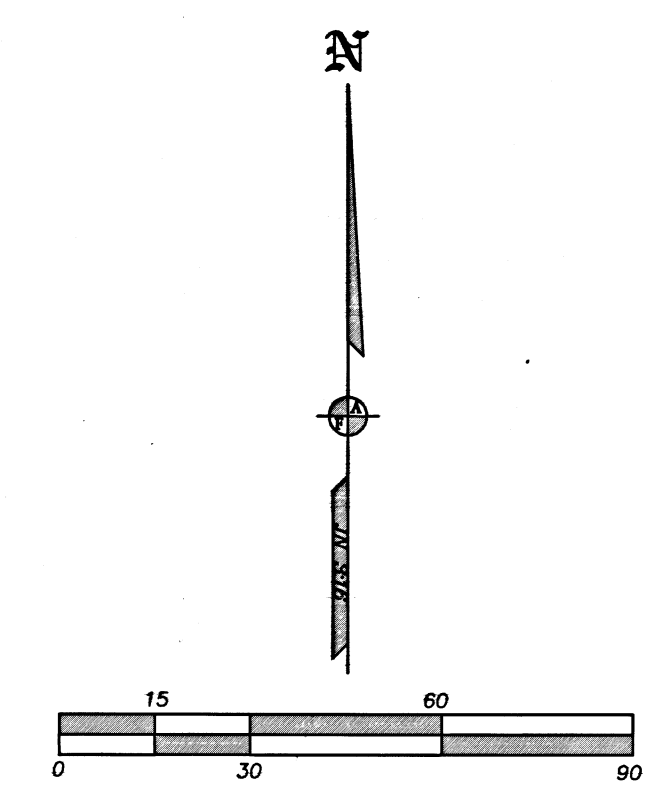
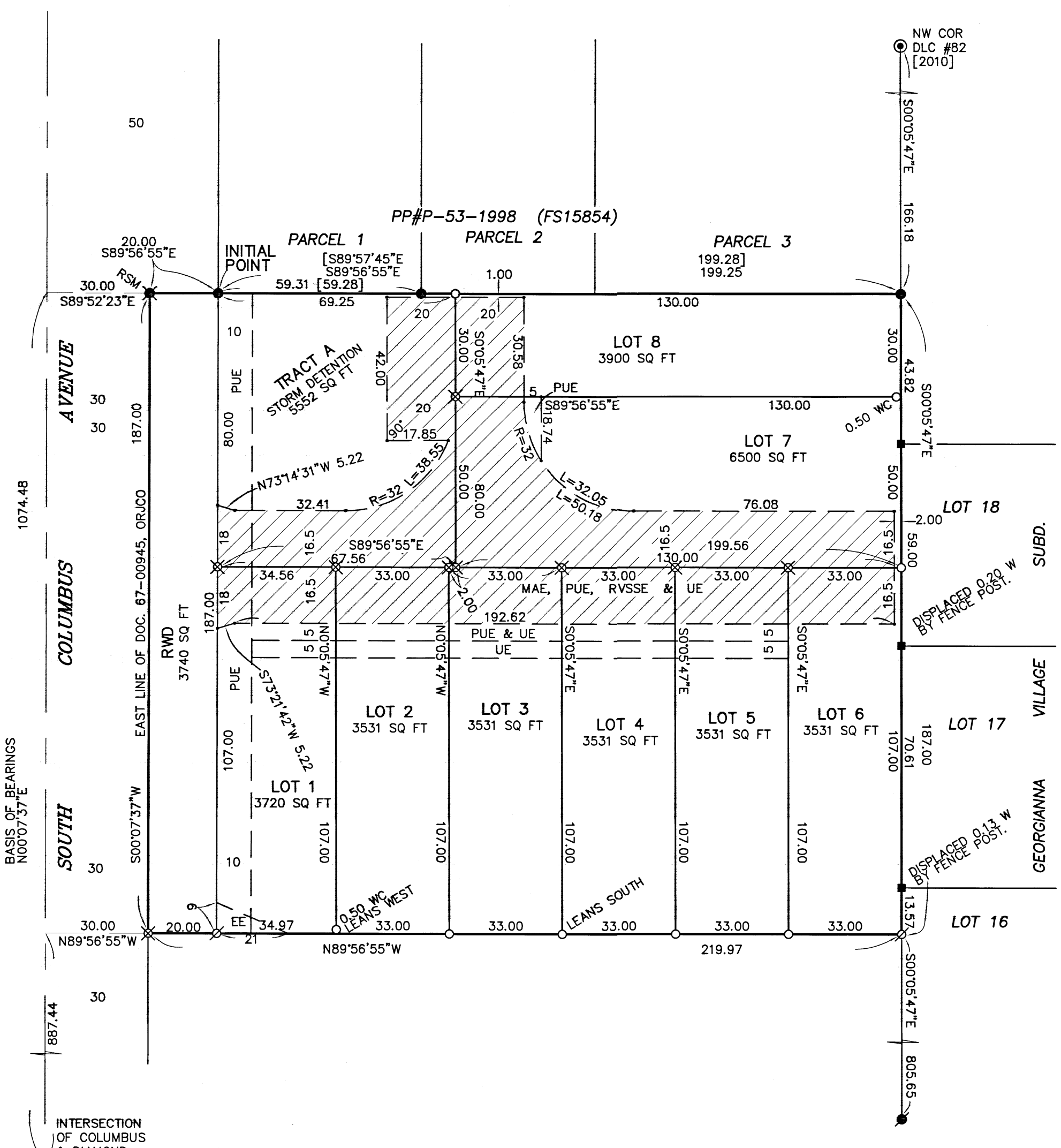
- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT. [YEAR OF RE-ESTAB NOTED]
  - = FD. 3/4" IRON PIN. SEE FS10306. TIED PRIOR TO DESTRUCTION.
  - ⊗ = FD. 5/8" IRON PIN & ALUMINUM CAP MKD. LS56545 PER FS17971.
  - = FD. 5/8" IRON PIN & PLASTIC CAP MKD, TEMPLIN LS2359 PER FS15854.
  - ⦿ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. FARBER PLS2189 PER FS15110.
  - = FD. 1/2" IRON PIPE. SEE FS15854.
  - = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MINECCI LS2349 PER GV.
  - ∅ = SET 5/8" X 30" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
  - = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
  - ⊗ = SET 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC & 5" MAG SPIKE IN ASPHALT.
- MAE = MINIMUM ACCESS EASEMENT PER THIS PLAT. (HATCHED AREA)  
ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.  
FS = FILED SURVEY #  
PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.  
JCDDR = JACKSON COUNTY DEED RECORDS.  
MKD. = MARKED.  
UE = PRIVATE UTILITY EASEMENT PER THIS PLAT. (ALL OF MAE).  
RWD = RIGHT OF WAY DEDICATION PER THIS PLAT.  
RVSSE = SEWER EASEMENT TO ROGUE VALLEY SEWER SERVICES PER THIS PLAT. (ALL OF MAE).  
CC&R'S = COVENANTS, CONDITIONS & RESTRICTIONS FOR JORDAN VILLAGE.  
RSM = SET 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC & 5" MAG SPIKE IN ASPHALT IN POSITION OF FOUND MONUMENT.  
GV = GEORGIANNA VILLAGE SUBDIVISION (FS13660).  
0.5WC = 0.50 WITNESS CORNER SET ON LOT LINE DUE TO FENCE OBSTRUCTION.  
EE = ELECTRICAL FACILITIES EASEMENT PER DOC. 2020-007357, ORJCO.  
[ ] = RECORD DATA PER FS15854.

**BASIS OF BEARINGS:**

CENTERLINE OF SOUTH COLUMBUS AVENUE PER FS20851 AS SHOWN HEREON.  
UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'

**EASEMENTS PER SUBDIVISION GUARANTEE**

- 1) ELECTRICAL FACILITIES EASEMENT PER DOC. 2020-007357, ORJCO. SHOWN.
- 2) DECLARATION OF OPERATION AND MAINTENANCE OF STORM WATER FACILITIES PER DOC. 2019-034797, ORJCO. BLANKET OVER TRACT A.



FILED  
Date 6/26/20 By [Signature]  
This Survey Consists Of:  
2 sheet(s) Map  
0 page(s) Narrative  
JACKSON COUNTY SURVEYOR

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

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

SHEET 2 OF 2