

***** APPROVALS *****

File LDS-17-170

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

K. Ryan Planning Director July 17, 2020 Date

EXAMINED AND APPROVED as required by ORS 92.100 as of June 6, 2020.

ARL City Surveyor

EXAMINED AND APPROVED this 14 day of JULY, 2020.

[Signature] City Engineer

EXAMINED AND APPROVED this 21st day of July, 2020.

[Signature] Rogue Valley Sewer Services

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of July 23rd, 2020.

Adelle Thompson, agent Assessbr, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of July 21st, 2020.

CRS Deputy Tax Collector

***** DECLARATION *****

Know all men by these presents that PDK PROPERTIES, LLC is the owner in fee of the land shown on this Plat, more particularly described in the Surveyor's Certificate, and have subdivided the same into the Lots and Street as shown on Sheet 2, and that the size of the lots and the course and length of all lines are plainly set forth, and that this Plat is a correct representation of the same. We do hereby dedicate to the public for public use under the jurisdiction of the City of Medford the Street, the Lozier Court Right of Way and Street Plug together with the Public Utility Easements (PUE) shown on Sheet 2 and does hereby make and establish the Private Alley, the Irrigation Easement for Medford Irrigation District (MID), Sanitary Sewer Easement for Rogue Valley Sewer Services (RVSSSE) and the Private Water Facilities Easement (PWFE) for Lots 1-6 as shown on Sheet 2 and does hereby designate said Subdivision as PDK VILLAGE SUBDIVISION.

[Signature] KYLE TAYLOR, Manager PDK Properties, LLC

STATE OF OREGON)
COUNTY OF JACKSON) ss.

PERSONALLY appeared the above named Kyle Taylor and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of PDK Properties, LLC.

Dated this 24 day of JUNE, 2020.

Austin Trevin Del Brasmussen Notary Public - Oregon
Commission No. 999678
My Commission Expires MAY 13, 2024

***** AFFIDAVIT OF CONSENT *****

FROM BAR HOLDINGS, LLC RECORDED AS DOC. # 026443, ORJCO.

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

[Signature] SURVEYOR

PDK VILLAGE SUBDIVISION

A Subdivision located in the S.E. 1/4 of Section 26, T.37S., R.1W., W.M. in the City of Medford Jackson County, Oregon (File LDS-17-170)

SURVEY FOR: SURVEY BY:

PDK PROPERTIES, LLC
588 PARSONS DR.
MEDFORD, OR 97501

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

DATE:

APRIL 16, 2020

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

Filed for record this 28th day of July, 2020, at 10:28 o'clock A.M., and recorded in Volume 46 of Plats at Page 14

of the records of Jackson County, Oregon and Document No. 2020-26444, ORJCO.

Christine D. Walker County Clerk

Jonny 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:

Beginning at the Southwest corner of Lot 2 of LOZIER COURT, PHASE 1A, according to the official plat thereof, now of record, in Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the exterior boundary of said PHASE 1A the following three courses: North 00°00'30" West, 64.88 feet (record NORTH, 65.00 feet); thence North 89°56'42" West, 43.62 feet (record North 89°57'30" West, 43.68 feet); thence North 00°02'30" East, 137.02 feet (record NORTH, 136.93 feet to the Northwest corner of said PHASE 1A; thence along the North line of that tract described in Document No. 2017-033282, Official Records of Jackson County, Oregon, North 89°54'01" West (record North 89°57'50" West), 331.88 feet to the East line of Lozier Lane set forth in Document No. 2016-000988, said Official Records; thence along said East line, South 00°02'01" West, 202.16 feet to the Southwest corner of that tract described in Document No. 2017-033282, said Official Records; thence along said South line, South 89°56'42" East (record South 89°57'30" East), 375.53 feet to the initial point of beginning.

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 LOTS OF PDK VILLAGE SUBDIVISION. SEE FILE LDS-17-170. THE PARENT TRACT IS SET FORTH IN DOC. 2017-033282, ORJCO.

PROCEDURE: MADE TIES TO MONUMENTS OF RECORD AS SHOWN HEREON TO CONTROL THE SUBJECT TRACT. THE EAST LINE WAS HELD AS FOUND MONUMENTED PER LC1A. THE POSITION OF THE MONUMENTS PER LC1A AT LOZIER LANE WERE POSITIONED PER DATA PER FS21621 & 22342 AS NOTED. THE NEW R/W OF LOZIER LANE WAS HELD AS MONUMENTED PER FS22844. COMPUTED THE LOT AND STREET R/W POSITIONS AND SET MONUMENTS AS SHOWN ON SHEET 2. THE N.E. CORNER OF THE SUBDIVISION WAS REMONUMENTED WITH A MAG SPIKE AND BRASS WASHER IN ASPHALT. THE N.W. CORNER WAS INADVERTENTLY SET 0.18' EASTERLY OF THE COMPUTED POSITION. AS BOTH OF THESE MONUMENTS WILL BE INSIDE OF STREET RIGHT OF WAY ONCE THE PROPERTY TO THE NORTH IS PLATTED THE CITY SURVEYOR GRANTED PERMISSION TO LEAVE THE MONUMENTS AS SET.

APPROVED FOR RECORDING.

[Signature] COUNTY COMMISSIONER/ADMINISTRATOR

7/23/20 DATE

FILED
Date 7/20/20 By [Signature]
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SHEET 1 OF 2
17183FM

SURVEY FOR:

SURVEY BY:

DATE:

PDK VILLAGE SUBDIVISION

A Subdivision located in the S.E. 1/4 of Section 26, T.37S., R.1W., W.M. in the City of Medford Jackson County, Oregon (File LDS-17-170)

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APRIL 16, 2020

LEGEND:

- ⊙ = FOUND COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER {YEAR} RE-ESTAB'S.
- = FOUND 5/8" IRON PIN PER FS4637.
- ⊗ = FOUND 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER LC1A.
- ⊗ = FOUND 5/8" IRON PIN & ALUMINUM CAP MKD. CITY OF MEDFORD PRE FS22844.
- = 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 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.

- RSM = RESET 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC. & MAG SPIKE IN ASPHALT.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- #WC = # FOOT WITNESS CORNER MONUMENT.
- () = RECORD DATA AS SHOWN.
- DR = DEED RECORD DATA.
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- X- = FENCE LINE.
- LC1A = LOZIER COURT, PHASE 1A (FS19159).
- 1SP = ONE FOOT STREET PLUG PER THIS PLAT.
- [C] = SEE COURSE DATA TABLE.
- [MID] = RECORD DATA PER DOC. 2016-00988, ORJCO.
- < > = IRRIGATION EASEMENT TO MEDFORD IRRIGATION DISTRICT PER THIS PLAT.
- < > = RECORD DATA PER FS21621.
- RVSSE = SANITARY SEWER EASEMENT TO ROGUE VALLEY SEWER SERVICES PER THIS PLAT.
- TPC = TIED PRIOR TO CONSTRUCTION. NOT RESET.
- PWFE = PRIVATE WATER FACILITIES EASEMENT FOR LOTS 1-6 PER THIS PLAT.

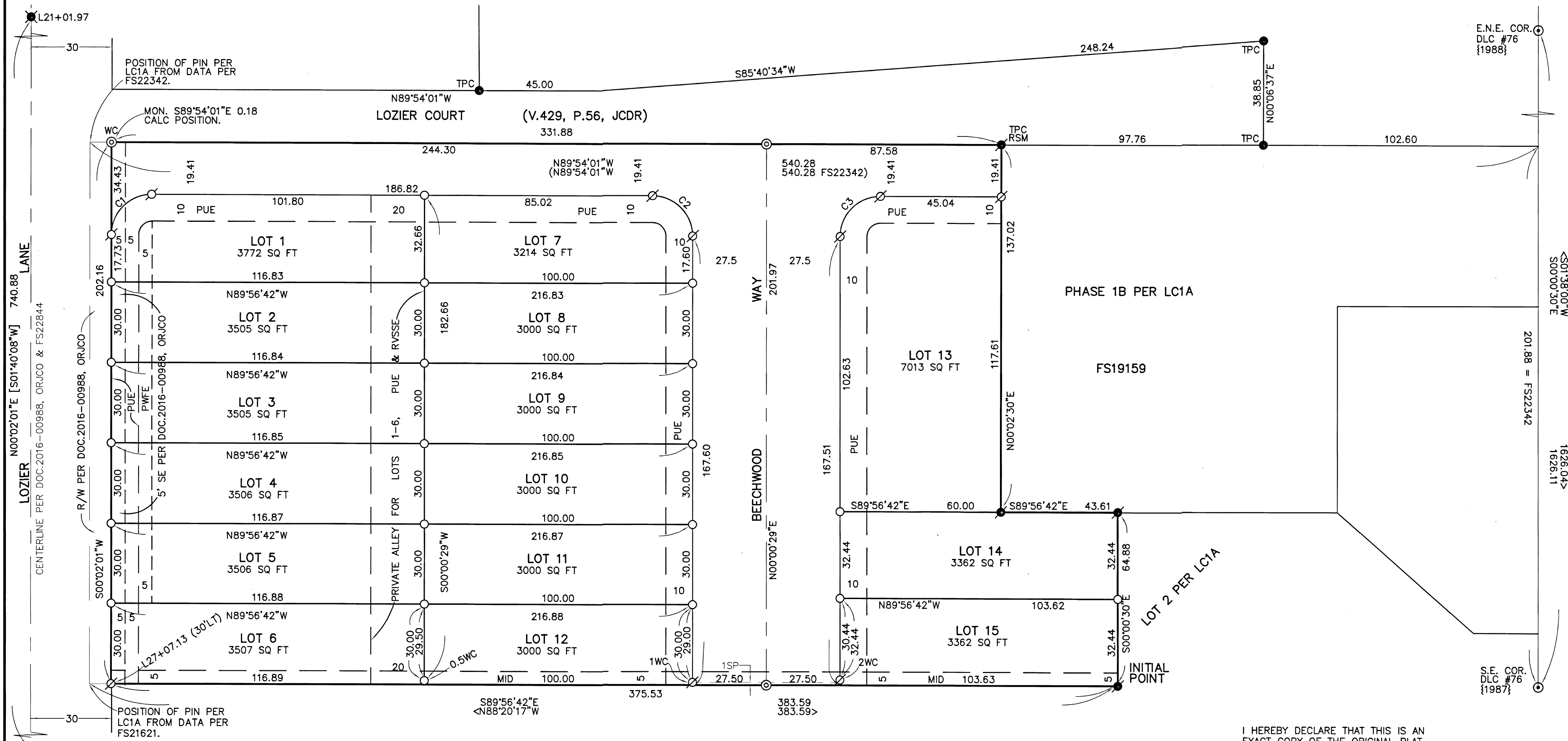
COURSE DATA TABLE

NUM	DELTA	ARC	RADIUS	CHORD
C1	90°03'58"	23.58	15.00	S45°04'00"W 21.23
C2	89°54'30"	23.54	15.00	N44°56'46"W 21.20
C3	90°05'30"	23.59	15.00	S45°03'14"W 21.23

BASIS OF BEARINGS:

SURVEY NO. 22342 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 30'



REGISTERED PROFESSIONAL LAND SURVEYOR

James E. Hibbs
OREGON
JULY 17, 1986
JAMES E. HIBBS
2234
RENEWAL DATE 6-30-21

FILED
Date 7/20/20 By JEF
This Survey Consists Of:
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JACKSON COUNTY SURVEYOR

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James E. Hibbs
SURVEYOR