

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

SHAFER VALLEY LANDING  
A SUBDIVISION  
In the N.W. 1/4 of Sec. 1, T.38S, R.2W, W.M. &  
in the City of Medford Jackson County, Oregon  
(Planning File No. LDS-19-049)

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

File LDS-19-049

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

Filed for record this 28<sup>th</sup> day of July, 20 20, at 10:05 o'clock A.M., and recorded in Volume 46 of Plats at Page 13 of the records of Jackson County, Oregon and recorded as Document No. 2020-26436. Official Records of Jackson County, Oregon.

[Signature]  
Assessor Planning Director  
July 15, 2020  
Date

EXAMINED AND APPROVED:  
[Signature]  
City Surveyor  
7/1/20  
Date

[Signature]  
City Engineer  
7-7-20  
Date

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of July 23rd, 20 20.

[Signature], agent  
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of July 21st, 20 20.

[Signature], Deputy  
Tax Collector

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

Know all men by these presents that HORTON HOMES, INC., 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 and Storm Detention Tract as shown on Sheet 2 and (1) do hereby dedicate to the public for public use under the jurisdiction of the City of Medford, the Street Right of Way together with the Public Utility Easements (PUE) and Public Storm Drainage Easement (SDE) and (2) do hereby grant to the City of Medford in fee the Street Plug (1SP) with the condition that upon approved and accepted dedication of Shafer Lane the Street Plug will automatically be dedicated as Street right of way and (3) do hereby designate said Subdivision as SHAFER VALLEY LANDING.

[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 13<sup>th</sup> day of March, 20 20.

[Signature]  
Rachael Ann Smith Notary Public - Oregon  
Commission No. 9916172  
My Commission Expires January 27, 2024

\*\*\* POST MONUMENTATION \*\*\*

THE DEFERRED MONUMENTS SHOWN ON SHEET 2 WILL BE SET BY December 31, 20 20.

[Signature]  
SURVEYOR

THE DEFERRED MONUMENTS ARE NOW SET, SEE DOC. 2021-023125, ORJCO, THIS 27<sup>th</sup> DAY OF May, 20 21.

APPROVED: [Signature]  
CITY OF MEDFORD SURVEYOR

\* See survey # 23345

SURVEY FOR:  
HORTON HOMES, INC.  
PO BOX 3354  
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:  
FEBRUARY 18, 2020

\*\*\*\*\* 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:

Commencing at the Southwest corner of Lot 2, Block 2 of WEBBER PARK SUBDIVISION, according to the official plat thereof, now of record, in Jackson County, Oregon; thence along the South line thereof, South 89°36'44" East, 1.50 feet to a 5/8" iron pin and the INITIAL POINT OF BEGINNING; thence along the South line thereof, South 89°36'44" East (record South 89°39' East), 231.05 feet to the Southeast corner thereof; thence along the East line of that tract described in Volume 362, Page 39, Jackson County Deed Records, South 00°22'08" West (record South 00°04' West), 250.00 feet to the Southeast corner of said tract; thence along the South line thereof, North 89°36'44" West (North 89°42' West), 231.38 feet to the East line of Happy Valley Road; thence along said East line, North 00°06'02" East (record North 00°04' East), 250.00 feet to the Southwest corner of said Lot 2; thence along the South line of said Lot 2, South 89°36'44" East, 1.50 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 AND STREET RIGHT OF WAY OF SHAFER VALLEY LANDING. SEE MEDFORD FILE NO. LDS-19-049. THE PARENT TRACT BEING DESCRIBED IN DOC. 2018-038054, ORJCO.

PROCEDURE: USING TRIMBLE R8 G.P.S. RECEIVERS AND TRIMBLE S6 ROBOTIC TOTAL STATION, MADE TIES TO MONUMENTS AS SHOWN ON SHEET 2. THE NORTH LINE WAS HELD AS FOUND MONUMENTED BY WEBBER PARK SUBDIVISION. THE SOUTH LINE WAS HELD 250' SOUTH OF AND PARALLEL TO THE NORTH LINE PER DEED. THE EAST LINE WAS HELD PER MONUMENTS AS SHOWN ON SHEET 2. THERE IS A DEED GAP BETWEEN THE EAST LINE AND THE WEST LINES OF PROPERTIES TO THE EAST AS IS ALSO NOTED ON EVEDON SUBDIVISION. HAPPY VALLEY DRIVE (V.448, P.17, JCDR) WAS HELD AS FOUND MONUMENTED. COMPUTED THE INTERIOR LOT CORNER AND STREET RIGHT OF WAY POSITIONS PER THE APPROVED TENTATIVE PLAT AND SET MONUMENTS AT THE EXTERIOR CORNERS OF THE SUBJECT TRACT WITH THE INTERIOR MONUMENTS BEING DEFERRED UNTIL CONSTRUCTION OF IMPROVEMENTS IS COMPLETE. UPON COMPLETION OF IMPROVEMENTS TRACT A IS TO BE DEEDED IN FEE TO THE CITY OF MEDFORD. THE N.E CORNER OF THIS SUBDIVISION COULD NOT BE TIED AS IT IS MIRED IN THE CONCRETE OF A FENCE CORNER POST AND IS SURROUNDED BY A LARGE VINE TYPE BUSH. WITH A METAL DETECTOR I COULD 'HEAR' THE SIGNAL OF THE PIN BUT COULD NOT GET TO IT. I FEEL IF I TRY TO UNCOVER THE PIN I WILL MOST LIKELY KILL THE VINE BUSH. AS I NOT WILLING TO KILL THIS LARGE BUSH I USED PLAT RECORD DISTANCE TO POSITION THE PIN WHICH FIT THE SIGNAL I HEARD. I THEN SET A 1.00 WITNESS CORNER WEST OF THIS MONUMENT.

\* AFFIDAVIT OF CONSENT \*

From Peoples Bank of Commerce recorded as Doc. #2020-026435, ORJCO.

APPROVED FOR RECORDING.

[Signature]  
COUNTY COMMISSIONER/ADMINISTRATOR  
7/23/20  
DATE

FILED  
Date 7/28/20 By [Signature]  
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 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, OR 97535  
 PHONE: (541) 772-2782  
 LJFRIARANDASSOCIATES@CHARTER.NET

**DATE:**  
 FEBRUARY 18, 2020

# SHAFER VALLEY LANDING

## A SUBDIVISION

In the N.W. 1/4 of Sec. 1, T.38S, R.2W., W.M. &  
 in the City of Medford Jackson County, Oregon  
 (Planning File No. LDS-19-049)

**LEGEND:**

- = FD. COUNTY SURVEYOR BRASS CAPPED MONUMENT PER [YEAR] RE-ESTAB.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. LJ FRIAR & ASSOC PC PER ES.
- ⊗ = FD. 2.5" ALUM CAP MKD. PLS2349 PER SCS.
- = FD. 2" BRASS DISK MKD. PLS1913 PER HVS.
- = FD. IRON PIN PER WS. {SIZE AS NOTED}
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. FARBER LS2189 PER FS19555.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. FARBER LS2189 PER EF.
- \* ○ = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC. (DEFERRED)
- ⊗ = SET 5/8" X 24" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.

\* See survey # 23345

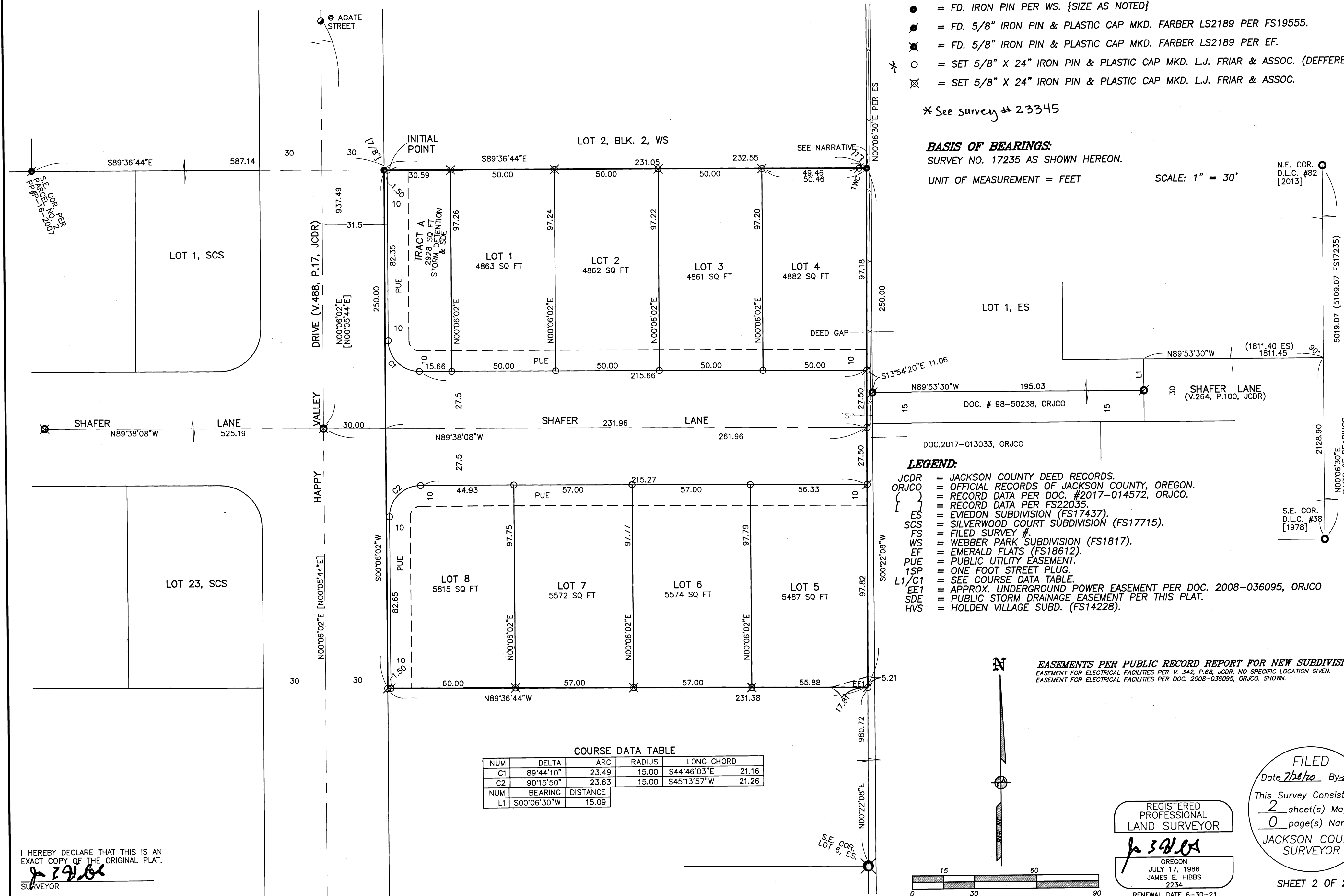
**BASIS OF BEARINGS:**

SURVEY NO. 17235 AS SHOWN HEREON.

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 30'

N.E. COR.  
 D.L.C. #82  
 [2013]



**LEGEND:**

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- { } = RECORD DATA PER DOC. #2017-014572, ORJCO.
- { } = RECORD DATA PER FS22035.
- ES = EVIEDON SUBDIVISION (FS17437).
- SCS = SILVERWOOD COURT SUBDIVISION (FS17715).
- FS = FILED SURVEY #.
- WS = WEBBER PARK SUBDIVISION (FS1817).
- EF = EMERALD FLATS (FS18612).
- PUE = PUBLIC UTILITY EASEMENT.
- 1SP = ONE FOOT STREET PLUG.
- L1/C1 = SEE COURSE DATA TABLE.
- EE1 = APPROX. UNDERGROUND POWER EASEMENT PER DOC. 2008-036095, ORJCO
- SDE = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.
- HVS = HOLDEN VILLAGE SUBD. (FS14228).

**EASEMENTS PER PUBLIC RECORD REPORT FOR NEW SUBDIVISION**  
 EASEMENT FOR ELECTRICAL FACILITIES PER V. 342, P.68, JCDR. NO SPECIFIC LOCATION GIVEN.  
 EASEMENT FOR ELECTRICAL FACILITIES PER DOC. 2008-036095, ORJCO. SHOWN.

**COURSE DATA TABLE**

NUM	DELTA	ARC	RADIUS	LONG CHORD
C1	89°44'10"	23.49	15.00	S44°46'03"E 21.16
C2	90°15'50"	23.63	15.00	S45°13'57"W 21.26
NUM	BEARING	DISTANCE		
L1	S00°06'30"W	15.09		

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

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

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

SHEET 2 OF 2