

*** APPROVALS ***

File LDS-18-049

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

Assr. Planning Director [Signature] Date July 26, 2020

EXAMINED AND APPROVED as required by ORS 92.100 as of July 9, 2020

[Signature] City Surveyor

EXAMINED AND APPROVED this 22 day of JULY, 2020

[Signature] City Engineer

EXAMINED AND APPROVED as required by ORS 92.100 (d) and Oregon Laws 2015 Chapter 96 as of August 3rd, 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 August 3rd, 2020

[Signature] Deputy Tax Collector

*** DECLARATION ***

Know all men by these presents that HOWARD & HOWARD INVESTMENT GROUP LLC, is the owner in fee of the lands shown on Sheets 2 & 3, more particularly described in the Surveyor's Certificate, and has subdivided the same into the Lots as shown on Sheets 2 & 3; and (1) does hereby dedicate to the public for public use under the jurisdiction of the City of Medford the streets, Public Utility Easements (PUE) and Public Storm Drainage Easements (SDE1); (2) does hereby make and establish the Private Storm Drainage Easements (PSDE) for the benefit of and use by the Lots as shown; and (3) does hereby designate said Subdivision as MCKENZIE VILLAGE, which shall be subject to the Declaration of Covenants, Conditions and Restrictions to be recorded simultaneously with this plat.

[Signature] DONALD STEPHEN HOWARD, Member Howard & Howard Investment Group LLC

MCKENZIE VILLAGE

A Subdivision

In the N.E. 1/4 of Section 13, T.37S., R.2W., W.M. In the City of Medford Jackson County, Oregon (File LDS-18-149)

*** RECORDER'S CERTIFICATE ***

Filed for record this 6th day of August, 2020, at 9:29 o'clock A.M., and recorded in Volume 46 of Plats at Page 15 of the records of Jackson County, Oregon and recorded as Document No. 2020-027813 Official Records of Jackson County, Oregon.

SURVEY FOR:

HOWARD & HOWARD INVESTMENT GROUP 266 POMEROY DR. CAVE JUNCTION, OR 97523

Christine D Walker County Clerk Heather Simpson Deputy

SURVEY BY:

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

Declaration of Covenants, Conditions and Restrictions recorded as Document No. 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:

DATE: JULY 7, 2020

SHEET INDEX

SHEET 1 - SIGNATURES. SHEET 2 - NORTHERLY PORTION SHEET 3 - SOUTHERLY PORTION

Beginning at the Northeast corner of Lot 30 of CUMMINGS PLACE SUBDIVISION, according to the official plat thereof, now of record, in Volume 31, Page 66 of Plats of Jackson County, Oregon and the INITIAL POINT OF BEGINNING; thence along the exterior boundary of said SUBDIVISION the following three courses: along the arc of a 5434.58 foot radius curve to the right having a central angle of 00°38'12", distance of 60.40 feet (record 60.42 feet) (the long chord of which bears South 30°38'48" East, 60.40 feet (record 60.42 feet)) to an angle point; thence North 00°03'48" East, 63.23 feet (record North 00°02'53" East, 63.26 feet) to an angle point; thence North 89°02'28" East (record North 89°03'19" East), 26.23 feet to the Southwest corner of Lot 24 said CUMMINGS PLACE SUBDIVISION; thence along the Westerly line thereof, along the arc of a 5489.58 foot radius non-tangent curve to the left having a central angle of 00°06'30", a distance of 10.37 feet (record 10.32 feet) (the long chord of which bears North 30°49'03" West, 10.37 feet (record North 30°48'59" West, 10.32 feet) to the Northwest corner of that property described in Document No. 2018-025043, Official Records of Jackson County, Oregon; thence along the Northerly line thereof, North 56°55'29" East, 90.07 feet to the Southwesterly right of way line of Interstate No. 5; thence along said right of way line, along the arc of a 5579.58 foot radius non-tangent curve to the right having a central angle of 06°48'02", a distance of 662.25 feet (the long chord of which bears South 27°30'24" East, 661.86 feet) to the centerline of vacated Midway Road as disclosed in Document No. 2005-077295, said Official Records; thence along said centerline, North 89°58'20" West, 122.22 feet to the East line of Midway Road; thence along said East line, North 00°01'40" East, 20.00 feet to the Northeast corner thereof; thence along the North line of said Midway Road, North 89°58'20" West, 280.42 feet to the Southwest corner of that property described in Document No. 2018-025043, said Official Records; thence along the West line thereof, North 00°03'48" East (record North 00°02'53" East), 332.75 feet to the Southeast corner of said Lot 30; thence along the exterior of said Lot the following three courses: North 89°59'05" West (record WEST), 38.44 feet to the Southwest corner thereof; thence North 30°13'09" West, 134.99 feet (record North 30°12'49" East, 135.23 feet) to the Northwest corner thereof; thence North 57°48'01" East, 89.48 (record North 57°52'55" East, 89.49 feet) to the initial point of beginning.



SURVEY NARRATIVE TO COMPLY WITH O.R.S. 209.250

PURPOSE: To survey and monument the Lots and Streets of MCKENZIE VILLAGE being a subdivision of that property set forth in Doc. No. 2020-005836, ORJCO.

PROCEDURE: Using Trimble R8 GPS receivers and Trimble S8 robotic total station, made ties to monuments as shown on Sheets 2 & 3 to control the exterior of this Subdivision. The N.E. corner of Lot 11, CPS1 was held at plat record distance from the S.E. corner. Plat record angle at this corner and plat record distance was held to position the S.E. corner of Lot 29, CPS1. The S.E. corner of this property was computed at the intersection of the centerline of Midway Road and the SWly right of way of Interstate No. 5. The SWly right of way of I-5 was computed by holding map record data per FS12021, the radius of the right of way line per Vol. 489, P.8, JCDR and the position of the said right of way per FS22352 at the N.E. corner of Lot 13. The N.E. corner of Lot 13 was computed by holding map record data per FS22352. The found witness corner monument near the N.E. corner of Lot 13 appears to have been set during FS22352 as it appears the actual corner could not have been set due to the sound wall. Computed the position of the Lots and Streets and set monuments as shown hereon. Upon discussions with the City Surveyor, my request to set 2.00' witness corner monuments along the I-5 right of way was granted as a sound wall has been constructed along this line making the setting of the true corners impractical. At the angle point in the subdivision exterior boundary east of the initial point, I thought it best to set a mag spike and brass washer in this location as it falls in new pavement and will be within the new street dedication.

STATE OF OREGON) COUNTY OF JACKSON) SS.

PERSONALLY APPEARED THE ABOVE NAMED DONALD STEPHEN HOWARD AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND WAS SIGNED ON BEHALF OF HOWARD & HOWARD INVESTMENT GROUP LLC.

DATED THIS 8th DAY OF July, 2020

[Signature] NOTARY PUBLIC - OREGON COMMISSION NO. 982083 MY COMMISSION EXPIRES 12/10/22

CONSENT AFFIDAVIT

FROM BLUM FAMILY DYNASTY = DOC. #2020-027812, ORJCO

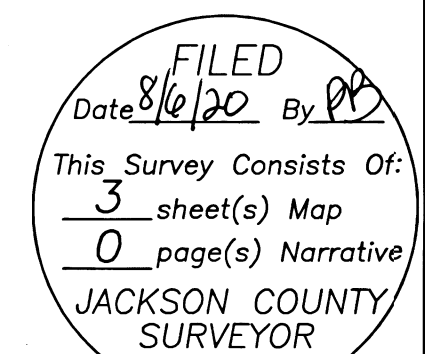
I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.

[Signature] SURVEYOR

APPROVED FOR RECORDING.

[Signature] COUNTY COMMISSIONER/ADMINISTRATOR

[Signature] DATE 8/5/20



372W13AA TL'S 601 & 700 372W13AB TL'S 211 & 235

THIS PLAT WAS PREPARED USING AN EPSON SC-T5200 WITH EPSON T6925 INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

SURVEY FOR:

HOWARD & HOWARD INVESTMENT GROUP
266 POMEROY DR.
CAVE JUNCTION, OR 97523

DATE:

JULY 7, 2020

MCKENZIE VILLAGE

A Subdivision

In the N.E. 1/4 of Section 13, T.37S, R.2W., W.M.
In the City of Medford Jackson County, Oregon
(File LDS-18-149)

SURVEY BY:

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

COURSE DATA TABLE

| NUM | DELTA | ARC | RADIUS | CHORD |
|-----|----------|------------------|---------|--|
| C1 | 0°38'12" | 60.40 | 5434.58 | S30°38'48"E 60.40 |
| C2 | 0°28'27" | 44.99 | 5434.58 | N30°43'41"W 44.99 |
| C3 | 0°09'45" | 15.41 | 5434.58 | N30°24'34"W 15.41 |
| C4 | 2°03'11" | 194.75 | 5434.58 | N29°18'06"W 194.74 |
| C5 | 0°18'43" | 29.59 | 5434.58 | N30°10'20"W 29.59 |
| C6 | 0°28'38" | 45.27 | 5434.58 | N29°46'40"W 45.27 |
| C7 | 0°56'35" | 89.44 | 5434.58 | N29°04'03"W 89.44 |
| C8 | 0°19'15" | 30.44 | 5434.58 | N28°26'08"W 30.44 |
| C9 | 1°32'35" | 147.09 | 5462.08 | N31°35'17"W 147.09 |
| C10 | 1°25'51" | 136.40 | 5462.08 | N31°38'39"W 136.40 |
| C11 | 0°06'44" | 10.69 | 5462.08 | N30°52'22"W 10.69 |
| C12 | 4°41'54" | 447.89 | 5462.08 | N28°28'03"W 447.765 |
| C13 | 3°02'52" | 290.55 | 5462.08 | N29°17'34"W 290.51 |
| C14 | 1°39'02" | 157.34 | 5462.08 | N26°56'37"W 157.34 |
| C16 | 0°06'30" | 10.37 (10.32) | 5489.58 | N30°49'03"W 10.37 (N30°48'59"W 10.32) |
| C17 | 1°05'38" | 106.53 | 5579.58 | N23°33'34"W 106.52 |
| C18 | 6°48'02" | 662.25 | 5579.58 | S27°30'24"E 661.86 |
| C19 | 0°39'32" | 64.16 | 5579.58 | N30°34'39"W 64.16 |
| C20 | 0°28'39" | 46.50 | 5579.58 | N30°00'34"W 46.50 |
| C21 | 0°28'39" | 46.51 | 5579.58 | N29°31'55"W 46.50 |
| C22 | 0°30'15" | 49.09 | 5579.58 | N29°02'28"W 49.09 |
| C23 | 0°28'39" | 46.50 | 5579.58 | N28°33'01"W 46.50 |
| C24 | 0°28'39" | 46.50 | 5579.58 | N28°04'22"W 46.50 |
| C25 | 0°28'39" | 46.51 | 5579.58 | N27°35'43"W 46.51 |
| C26 | 0°28'40" | 46.52 | 5579.58 | N27°07'03"W 46.52 |
| C27 | 0°28'40" | 46.53 | 5579.58 | N26°38'23"W 46.53 |
| C28 | 0°28'41" | 46.55 | 5579.58 | N26°09'43"W 46.55 |
| C29 | 0°29'09" | 47.31 | 5579.58 | N25°40'48"W 47.31 |
| C30 | 0°36'36" | 59.40 | 5579.58 | N25°07'56"W 59.40 |
| C31 | 0°43'14" | 70.18 | 5579.58 | N24°28'01"W 70.18 |

COURSE DATA TABLE

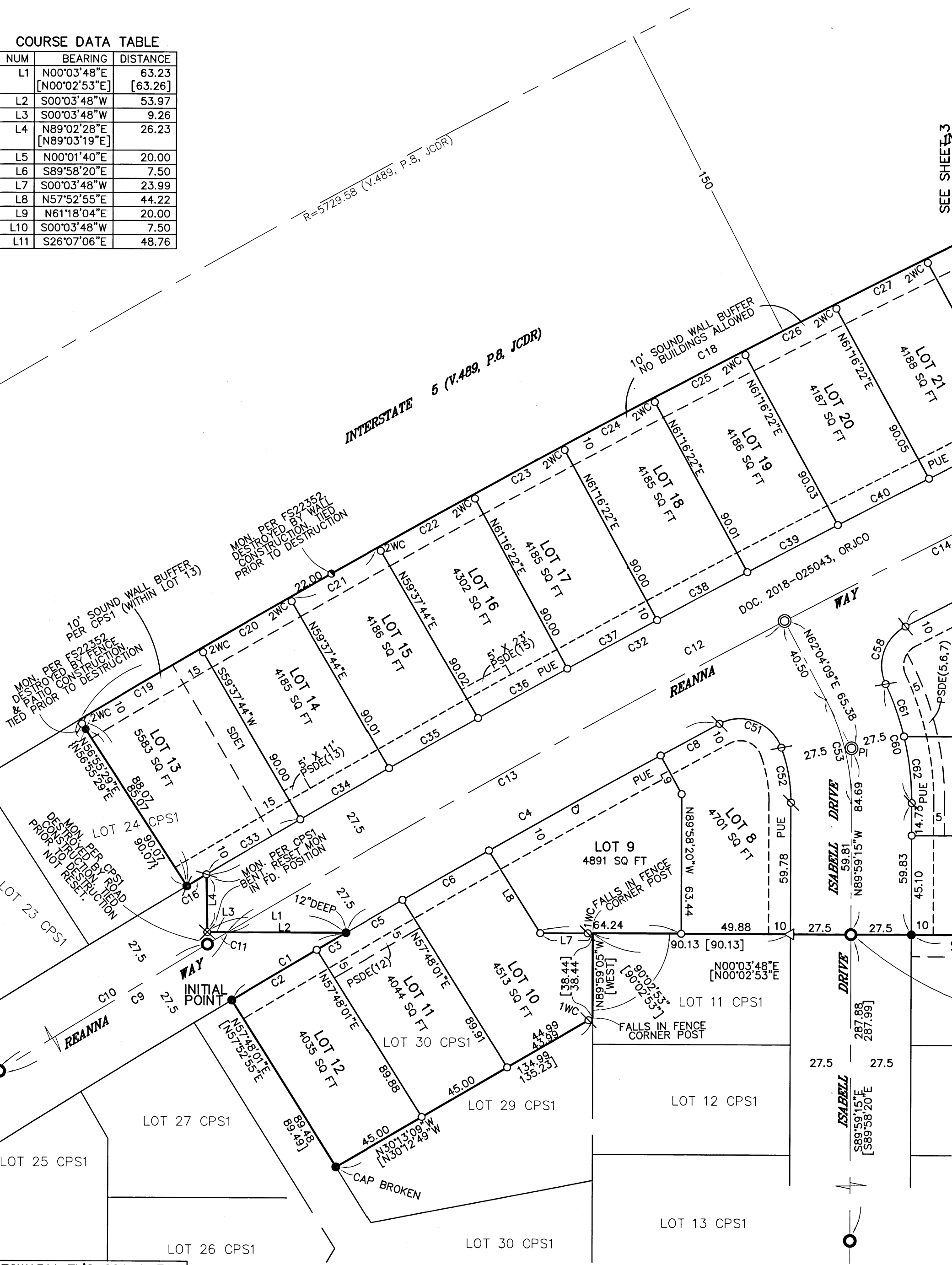
| NUM | DELTA | ARC | RADIUS | CHORD |
|-----|-----------|--------|---------|--------------------|
| C32 | 4°38'42" | 445.04 | 5489.58 | N28°26'27"W 444.91 |
| C33 | 0°31'01" | 49.54 | 5489.58 | N30°30'17"W 49.54 |
| C34 | 0°29'07" | 46.50 | 5489.58 | N30°00'13"W 46.50 |
| C35 | 0°29'07" | 46.51 | 5489.58 | N29°31'05"W 46.51 |
| C36 | 0°29'07" | 46.50 | 5489.58 | N29°01'58"W 46.50 |
| C37 | 0°29'07" | 46.50 | 5489.58 | N28°32'51"W 46.50 |
| C38 | 0°29'07" | 46.50 | 5489.58 | N28°03'44"W 46.50 |
| C39 | 0°29'08" | 46.51 | 5489.58 | N27°34'36"W 46.51 |
| C40 | 0°29'08" | 46.52 | 5489.58 | N27°05'28"W 46.52 |
| C41 | 0°29'08" | 46.53 | 5489.58 | N26°36'20"W 46.53 |
| C42 | 0°14'40" | 23.42 | 5489.58 | N26°14'26"W 23.42 |
| C43 | 16°59'28" | 70.43 | 237.50 | N17°37'22"W 70.17 |
| C44 | 5°36'00" | 23.21 | 237.50 | N23°19'06"W 23.20 |
| C45 | 11°23'28" | 47.22 | 237.50 | N14°49'22"W 47.14 |
| C46 | 47°16'12" | 8.66 | 10.50 | S32°45'44"E 8.42 |
| C47 | 56°25'30" | 51.70 | 52.50 | N28°11'05"W 49.64 |
| C48 | 38°48'39" | 35.56 | 52.50 | N36°59'31"W 34.89 |
| C49 | 17°36'51" | 16.14 | 52.50 | N08°46'46"W 16.08 |
| C50 | 26°08'46" | 95.83 | 210.00 | N13°02'43"W 95.00 |
| C51 | 98°05'18" | 34.24 | 20.00 | N20°46'09"E 30.21 |
| C52 | 20°11'57" | 25.56 | 72.50 | N79°54'47"E 25.43 |
| C53 | 27°56'37" | 48.77 | 100.00 | N76°02'27"E 48.29 |
| C54 | 21°02'15" | 67.01 | 182.50 | N15°35'58"W 66.63 |
| C55 | 1°08'54" | 108.92 | 5434.58 | N26°41'33"W 108.92 |
| C56 | 1°06'03" | 104.41 | 5434.58 | N26°42'59"W 104.41 |
| C57 | 0°02'51" | 4.51 | 5434.58 | N26°08'32"W 4.51 |
| C58 | 87°48'42" | 30.65 | 20.00 | N71°10'21"W 27.74 |
| C59 | 95°06'31" | 33.20 | 20.00 | N42°28'25"E 29.52 |
| C60 | 25°05'27" | 55.83 | 127.50 | N77°28'02"E 55.39 |
| C61 | 11°21'26" | 25.27 | 127.50 | N70°36'01"E 25.23 |
| C62 | 13°44'02" | 30.56 | 127.50 | N83°08'45"E 30.49 |

LEGEND:

- = FD. ALUMINUM CAP MKD. LS2541 PER CPS1.
- ⊗ = FD. BRASS CAP MKD. LS1913 PER MPS1 OR MPS2.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD LS2541 PER CPS1.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD D.HUCK LS2023 PER FS22352.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD HARDEY LS1990 PER FS12021.
- ⊙ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. MCMAHAN LS1913. SEE FS22352.
- ⊗ = 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 BRASS WASHER MKD. L.J. FRIAR & ASSOC. & MAG SPIKE IN ASPHALT.
- △ = SET BRASS TAG MKD. L.J. FRIAR & ASSOC. & MAG NAIL IN CONCRETE.
- ⊙ = SET 5/8" X 30" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.
- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- 1WC = ONE FOOT WITNESS CORNER MONUMENT.
- CPS1 = CUMMINGS PLACE SUBDIVISION, PHASE 1 (FS18966).
- MPS1 = MIDWAY PARK SUBDIVISION, PHASE 1 (FS13222).
- MPS2 = MIDWAY PARK SUBDIVISION, PHASE 2 (FS14294).
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- PSDE(1) = PRIVATE STORM DRAINAGE EASEMENT (LOT BENEFITTING) PER THIS PLAT.
- SDE1 = PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.
- SDE = PUBLIC STORM DRAINAGE EASEMENT PER CPS1.
- { } = PLAT RECORD DATA PER CPS1.
- { } = RECORD DATA PER DOC. 2018-025043, ORJCO.
- { } = 2.00 WITNESS CORNER MONUMENT.
- { } = RECORD DATA PER FS22352.

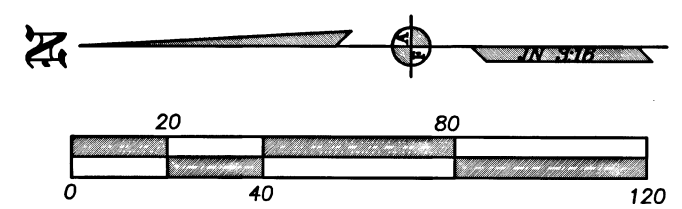
COURSE DATA TABLE

| NUM | BEARING | DISTANCE |
|-----|------------------------------|------------------|
| L1 | N00°03'48"E [N00°02'53"E] | 63.23 [63.26] |
| L2 | S00°03'48"W | 53.97 |
| L3 | S00°03'48"W | 9.26 |
| L4 | N89°02'28"E [N89°03'19"E] | 26.23 |
| L5 | N00°01'40"E | 20.00 |
| L6 | S89°58'20"E | 7.50 |
| L7 | S00°03'48"W | 23.99 |
| L8 | N57°52'55"E | 44.22 |
| L9 | N61°18'04"E | 20.00 |
| L10 | S00°03'48"W | 7.50 |
| L11 | S26°07'06"E | 48.76 |



BASIS OF BEARINGS:

CENTERLINE OF MIDWAY ROAD PER MPS2 AS SHOWN ON SHEET 3.
UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'



EXCEPTIONS PER PUBLIC RECORD REPORT

- EASEMENT DISCLOSED IN V.40, P.323, JCDR. UNABLE TO DETERMINE EXACT LOCATION.
- EASEMENT FOR TRANSMISSION OF ELECTRICITY PER V.347, P.41 & P.42, JCDR. EXACT LOCATION NOT DISCLOSED.
- NO RIGHT OF ACCESS TO, FROM OR ACROSS INTERSTATE PER V.489, P.8, V.493, P.232, V.493, P.317, V.494, P.79, V.495, P.268 & 271, JCDR.
- PUBLIC EASEMENTS PER CPS1 WITHIN THIS PLAT HAVE BEEN VACATED VIA DOC 2019-017941, ORJCO. TEMPORARY TURN-AROUND & PRIVATE STORM DRAIN EASEMENTS PER CPS1 ARE NOT WITHIN THIS SUBDIVISION. SOUND WALL EASEMENT PER CPS1 LIES WITHIN LOT 13. SHOWN.
- PUBLIC UTILITY EASEMENT OVER PORTION OF VACATED MIDWAY ROAD PER DOC. 2005-077295, ORJCO WAS VACATED PER DOC. 2019-017941, ORJCO AS NOTED ON SHEET 3.

NOTE REQUIRED BY PLANNING COMMISSION:

LOT 12 HAS NO ACCESS OR USE OF ACCESS/UTILITY EASEMENT LYING ADJACENT TO ITS NORTHERLY BOUNDARY.

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

J. E. Friar
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

J. E. Friar

OREGON
JULY 17, 1986
JAMES E. HIBBS
2234

RENEWAL DATE 6-30-21

FILED
Date 8/6/20 By PB
This Survey Consists Of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

SURVEY FOR:

HOWARD & HOWARD INVESTMENT GROUP
266 POMEROY DR.
CAVE JUNCTION, OR 97523

DATE:

JULY 7, 2020

MCKENZIE VILLAGE

A Subdivision

In the N.E. 1/4 of Section 13, T.37S., R.2W., W.M.
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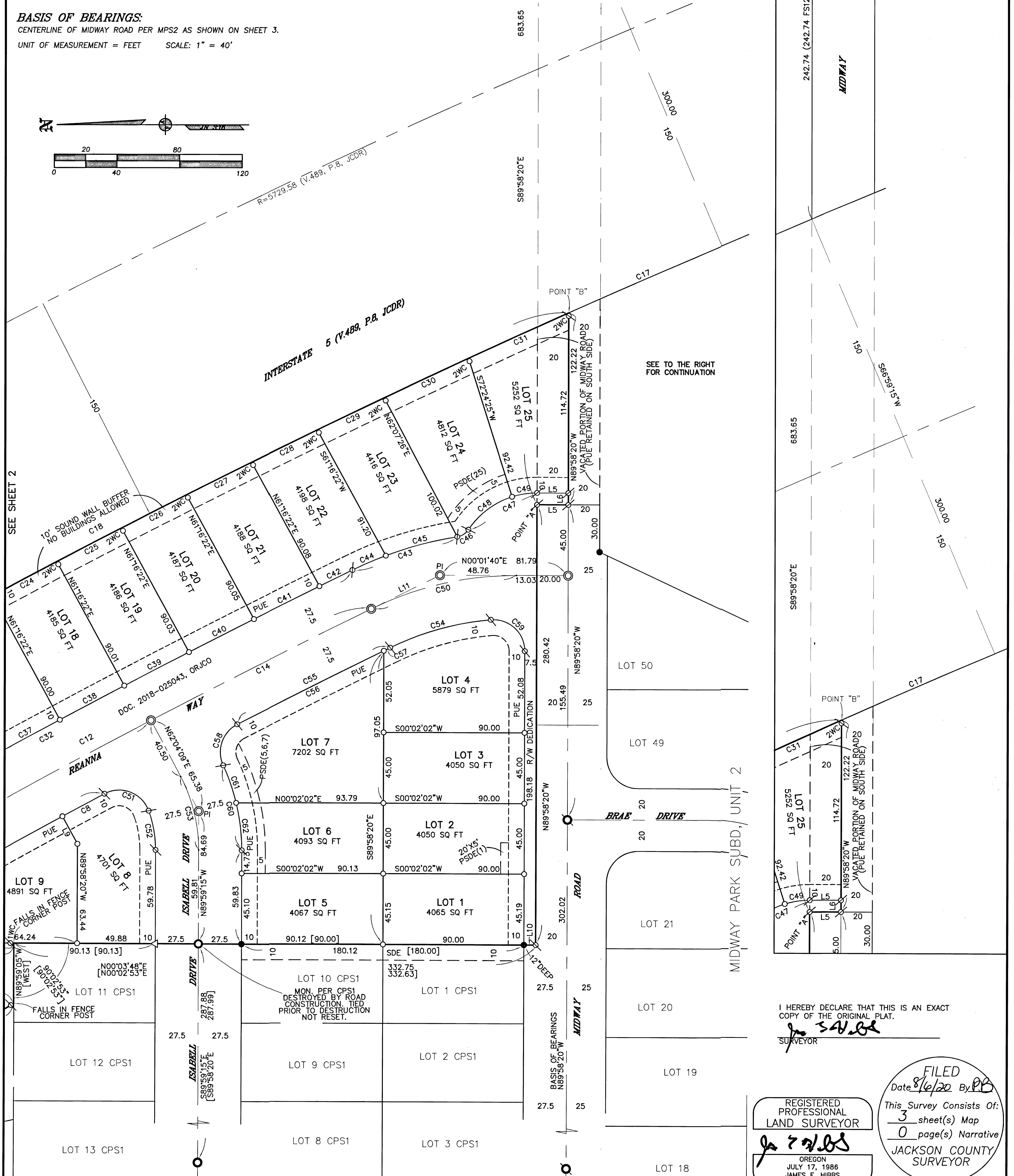
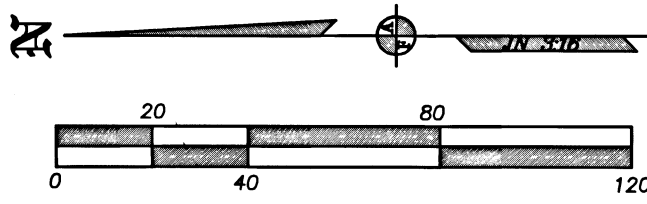
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
PO BOX 1947
PHOENIX, OR 97535
PHONE: (541) 772-2782
LJFRIARANDASSOCIATES@CHARTER.NET

SEE LEGEND & COURSE DATA TABLE ON SHEET 2

BASIS OF BEARINGS:

CENTERLINE OF MIDWAY ROAD PER MPS2 AS SHOWN ON SHEET 3.

UNIT OF MEASUREMENT = FEET SCALE: 1" = 40'



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, 1988
JAMES E. HIBBS 2234
RENEWAL DATE 6-30-21

FILED
Date 8/6/20 By PB
This Survey Consists Of:
3 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

23126
17L/64

372W13AA TL'S 601 & 700
372W13AB TL'S 211 & 235

THIS PLAT WAS PREPARED USING AN EPSON SC-T5200 WITH EPSON T6925 INK ON CONTINENTAL JPC4M2 POLYESTER FILM.

RENEWAL DATE 6-30-21