

*** APPROVALS ***

HOGUE HEAVEN ESTATES, PHASES 2 & 3 *** RECORDER'S CERTIFICATE ***

CITY OF MEDFORD
File LDS-19-004

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

A SUBDIVISION
In the S.E. 1/4 of Sec. 23, T.37S., R.2W., W.M. &
in the City of Medford Jackson County, Oregon
(Planning File No. LDS-19-004)

Filed for record this 30th day of December, 2020, at
10:54 o'clock A.M., and recorded in Volume 46 of Plats at Page 28
of the records of Jackson County, Oregon and recorded as Document No. 2020-50002,
Official Records of Jackson County, Oregon.

KEANS
Acting Planning Director
Date DECEMBER 23, 2020

EXAMINED AND APPROVED:
[Signature]
City Surveyor
Date 12/14/20

[Signature]
City Engineer
Date 12-18-20

SURVEY FOR:
HOGUE HEAVEN LLC
137 THOMAS ROAD
CENTRAL POINT, OR 97502

Christine D. Walker County Clerk
Jonas J. Morgan Deputy

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

MAE Maintenance Agreement recorded as Document No. 2020-050000, ORJCO.

EXAMINED AND APPROVED this 7th day of December, 2020.

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

DATE:
DECEMBER 7, 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:

Beginning at the Southwest corner of Parcel No. 1 per Partition Plat No. P-7-2018, according to the official plat thereof, in Volume 29, Page 7 of "Record of Partition Plats" of Jackson County, Oregon and Document No. 2018-014801, Official Records of Jackson County, Oregon and filed as Survey No. 22544 in the Office of the Jackson County Surveyor and the INITIAL POINT OF BEGINNING; thence along the West line of Ross Lane North, South 00°02'09" West, 112.98 feet to the South line of that tract set forth in Document No. 2019-000750, said Official Records; thence along said South line, North 89°59'53" East (record EAST), 352.63 feet to the West line of Nicholas Lee Drive; thence along said West line, North 00°00'14" West, 112.82 feet (record 113.0 feet) to the Northeast corner of that tract set forth in Document No. 2019-000750, said Official Records; thence along the North line thereof, North 89°58'30" West, (record WEST), 352.55 feet to the initial point of beginning.

EXAMINED AND APPROVED as required by ORS 92.100 as of December 28th, 2020.

[Signature]
Assessor, Department of Assessment

ALL TAXES, FEES, ASSESSMENTS AND OTHER CHARGES as required by ORS 92.095 have been paid as of December 28, 2020.

[Signature]
Tax Collector



*** DECLARATION ***

Know all men by these presents that HOGUE HEAVEN LLC, an Oregon Limited Liability Company, is the owner in fee 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 together with the Public Utility Easements (PUE), Riparian & Public Storm Drainage Easement (RSDE); (2) does hereby make and establish the Private Storm Drainage Easements (PSDE); and (3) does hereby make and establish the Sanitary Sewer Easement (SSE) for the benefit of Rogue Valley Sewer Services; (4) does hereby make and establish the Minimum Access and Private Utility Easement (MAE); and (5) does hereby grant to the City of Medford in fee the Street Plug (1SP) which shall automatically extinguish and be dedicated as street right of way upon the accepted dedication of street right of way adjoining Nicholas Lee Drive and said Street Plug and (6) does hereby designate said Subdivision as HOGUE HEAVEN ESTATES, PHASES 2 & 3.

[Signature]
BILLY HOGUE, Member
HOGUE HEAVEN LLC

STATE OF OREGON }
COUNTY OF JACKSON } ss.

PERSONALLY appeared the above named Billy Hogue and acknowledged the foregoing instrument to be his voluntary act and deed and was signed on behalf of Hogue Heaven LLC.

Dated this 7th day of December, 2020.

[Signature]
Notary Public - Oregon

Commission No. 992094A
My Commission Expires September 26, 2023

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

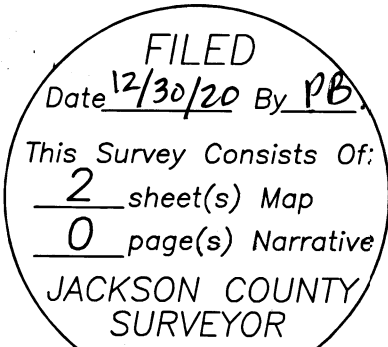
PURPOSE: TO SURVEY AND MONUMENT THE LOTS AND STREET RIGHT OF WAY OF HOGUE HEAVEN ESTATES, PHASES 2 & 3. A SUBDIVISION OF THAT TRACT SET FORTH IN DOC. 2019-000750, ORJCO. SEE MEDFORD FILE NO. LDS-19-044.

PROCEDURE: FROM CONTROL ESTABLISHED BY THIS OFFICE DURING FS22544 & FS22923, HELD THE NORTH LINE AS FOUND MONUMENTED. HELD DEED RECORD DISTANCE FROM THE N.W. CORNER TO POSITION THE S.W. CORNER. THE S.E. CORNER, BEING THE SAME AS THE N.E. CORNER OF DOC. 2016-008984, ORJCO, WAS POSITIONED AT DEED RECORD DISTANCE NORTHERLY FROM THE NORTH R/W OF MAPLE PARK DRIVE AS NOTED. COMPUTED THE POSITIONS OF THE LOTS AND STREET RIGHT OF WAY DEDICATIONS AND SET MONUMENTS AT THE LOCATIONS AS SHOWN ON SHEET 2.

APPROVED FOR RECORDING.

[Signature]
COUNTY COMMISSIONER/ADMINISTRATOR

12/29/20
DATE



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

SURVEY FOR:
HOGUE HEAVEN LLC
137 THOMAS ROAD
CENTRAL POINT, OR 97502

SURVEY BY:
L.J. FRIAR & ASSOCIATES, P.C.
CONSULTING LAND SURVEYORS
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(Planning File No. LDS-19-004)

DATE:
DECEMBER 7, 2020

EXCEPTIONS PER PUBLIC RECORD REPORT FOR NEW SUBDIVISION

Pursuant to Doc. 2019-008488, ORJCO the subject property is no longer subject to levies and assessments imposed by Medford Irrigation District.

Easement per Vol. 164, P.108, JCDR. Specific location not given.

Ingress-Egress & Utility Easement per Doc. 2019-024533, ORJCO. Shown.

Shared Ingress-Egress & Utility Easement per Doc. 2020-017702, ORJCO. Shown.

Declaration of Covenants for the Operation & Maintenance of Stormwater Facilities For Hogue Heaven Estates, Phase 2 & 3 per Doc. 2020-020770, ORJCO. Blanket.

LEGEND:

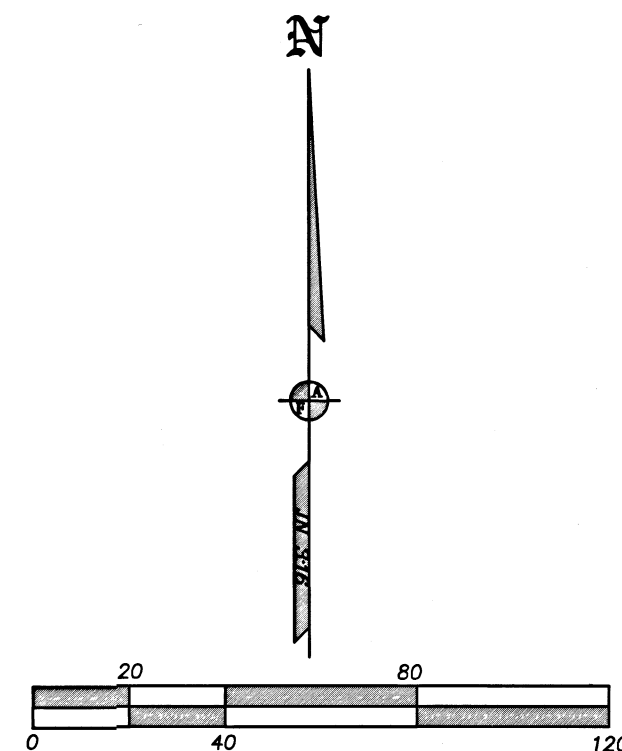
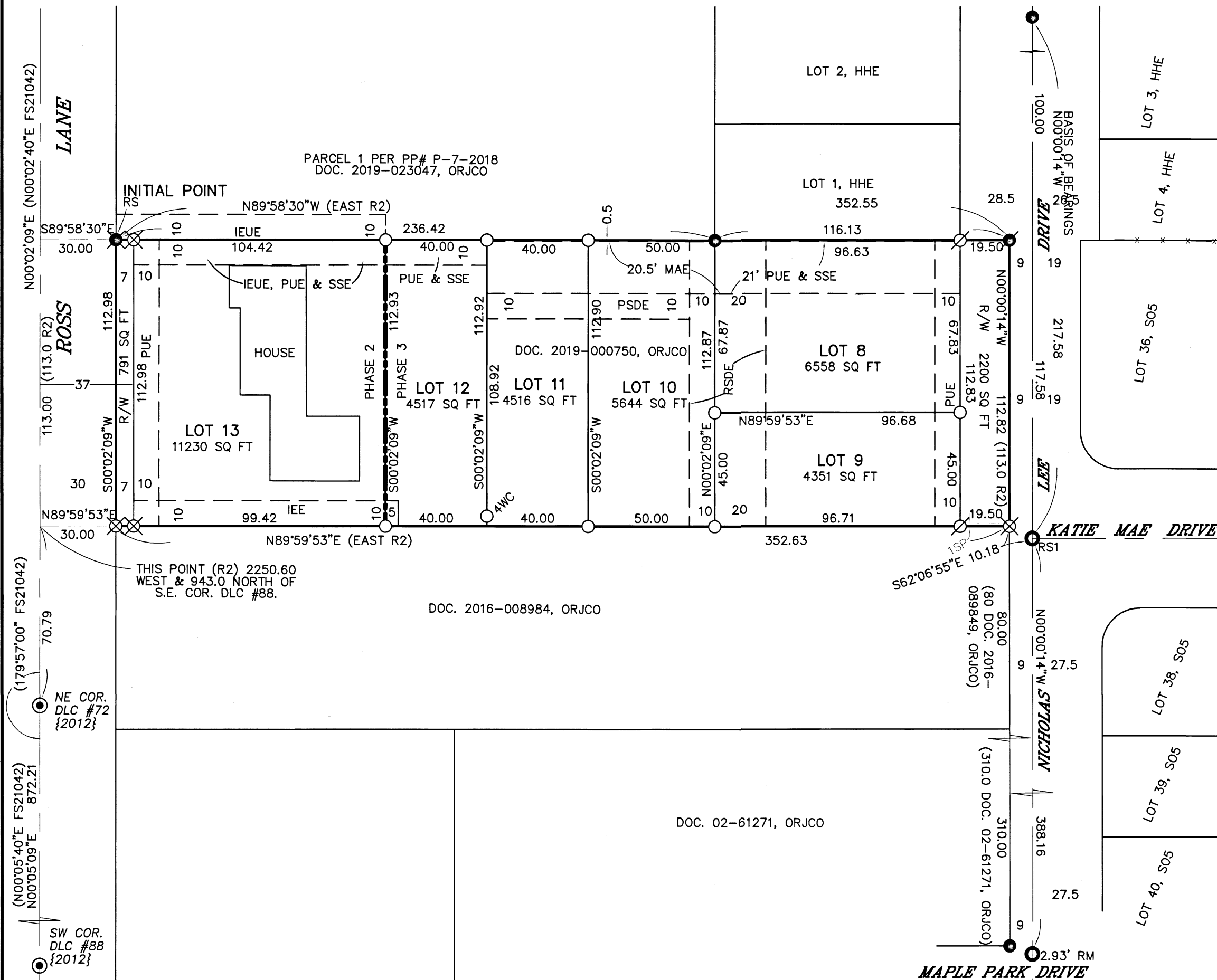
- ⊗ = FD. 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC & MAG NAIL IN ASPHALT PER HHE.
- = FD. 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC PER HHE OR S05.
- = FD. 5/8" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC. PER S05.
- ⊗ = FD. 5/8" IRON PIN & PLASTIC CAP MKD. JACKSON CO. ROADS & PARKS PER FS21042.
- = 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 2" BRASS WASHER MKD. L.J. FRIAR & ASSOC & 5" MAG NAIL IN ASPHALT.

- JCDR = JACKSON COUNTY DEED RECORDS.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- S05 = SILKY OAKS, PHASE 5 (FS22483).
- S03 = SILKY OAKS, PHASE 3 (FS21860).
- FS = FILED SURVEY #.
- PUE = PUBLIC UTILITY EASEMENT PER THIS PLAT.
- IEUE = SHARED INGRESS-EGRESS & UTILITY EASEMENT PER DOC. 2020-017702, ORJCO.
- HHE = HOGUE HEAVEN ESTATES (FS22923).
- () = RECORD DATA AS NOTED.
- RS = RESET 5/8" IRON PIN & PLASTIC CAP MKD. L.J. FRIAR & ASSOC.
- IEE = INGRESS-EGRESS EASEMENT PER DOC. 2019-024533, ORJCO.
- R2 = DOC. 2019-000750, ORJCO.
- MAE = 20.5' WIDE MINIMUM ACCESS & PRIVATE UTILITY EASEMENT PER THIS PLAT.
- PSDE = 10' WIDE PRIVATE STORM DRAINAGE EASEMENT PER THIS PLAT.
- RSDE = 30' WIDE RIPARIAN & PUBLIC STORM DRAINAGE EASEMENT PER THIS PLAT.
- PP# = PARTITION PLAT NO.
- R/W = STREET RIGHT OF WAY DEDICATION PER THIS PLAT.
- SSE = SANITARY SEWER EASEMENT TO RVSS PER THIS PLAT.
- 4WC = 4.00' WITNESS CORNER MONUMENT.
- 1SP = 1' X 19.50' STREET PLUG PER THIS PLAT.
- RS1 = RESET 5/8" IRON PIN & ALUMINUM CAP MKD. L.J. FRIAR & ASSOC.

BASIS OF BEARINGS:

HOGUE HEAVEN ESTATES AS SHOWN HEREON.

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



I HEREBY DECLARE THAT THIS IS AN EXACT COPY OF THE ORIGINAL PLAT.
James E. Hibbs
SURVEYOR

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

FILED
Date 12/30/20 By *PH*
This Survey Consists Of:
2 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR